

TOWNSHIP OF MANALAPAN  
PLANNING BOARD

IN RE: :  
:  
:  
MIKE SHORE BUILDERS, LLC :  
:  
BLOCK: 76.03 :  
LOT: 11.01 :  
ZONE: RAG-4 :  
:  
WOODWARD ROAD :  
:

MARCH 12, 2026  
TRANSCRIPT OF PROCEEDINGS:  
HELD AT:  
MANALAPAN TOWNSHIP MUNICIPAL BUILDING  
120 ROUTE 522  
MANALAPAN NEW JERSEY, 07726  
COMMENCING AT 7:00 PM

B E F O R E:  
CHAIRWOMAN KATHRYN KWAAK  
VICE CHAIRMAN TODD BROWN  
MAYOR JACK MCNABOE  
RICHARD HOGAN  
ERIC NELSON  
BARRY JACOBSON  
JOHN CASTRONOVO  
STEVE KASTELL  
PAT GIVELEKIAN

RICHARD BRIGLIADORO, ESQ., BOARD ATTORNEY  
JENNIFER BEAHM, PP, BOARD PLANNER  
JORDAN RIZZO, PE, BOARD ENGINEER  
NANCY MCGRATH, RECORDING SECRETARY

HUDSON COURT REPORTING & VIDEO (732) 906-2078

**New York**  
**212-273-9911**

**Hudson Court Reporting & Video**  
**1-800-310-1769**

**New Jersey**  
**732-906-2078**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

A P P E A R A N C E S :

WILENTZ GOLDMAN & SPITZER, PA  
90 Woodbridge Center Drive  
Suite 900, Box 10  
Woodbridge, New Jersey 07095  
BY: DONNA JENNINGS, ESQ.

## 1 INDEX OF EXAMINATION

2	WITNESS	PAGE
3	Ted Pivovarnick	8
	Andrew Janiw	44

4

5

## 6 PUBLIC SPEAKER

	Ted Lukasiewski	70
7	Ivan Hauge	75
	Darian Zhalners	77

8

9

## INDEX OF EXHIBITS

10	NUMBER	DESCRIPTION	PAGE
11			
	A-1	colorized minor subdivision plan	10
12	A-2	color environmental area	12
	A-3	colored flood hazard	14
13	A-4	colored rendering of the wetlands area	13
14	A-5	color steep slope	15

15

16

## 17 REQUESTS FOR DOCUMENTS/INFORMATION

18	DESCRIPTION	PAGE
19	NONE	

20

## DIRECTIONS NOT TO ANSWER

21

PAGE-LINE

22

None

23

24

25

1                   CHAIRWOMAN KWAAK:     I'd like to call  
2 this meeting to order, the Manalapan Township  
3 Planning Board for March 12th at 7:00. Pursuant to  
4 section 5 of the Open Public Meetings Act, notice of  
5 this meeting was sent and advertised in the Asbury  
6 Park Press. A copy of that notice was posted on the  
7 bulletin board where public notices are displayed in  
8 municipal buildings. In addition, a copy of this  
9 notice is and has been available to the public and is  
10 on file in the office of the municipal clerk.  
11 Accordingly, this meeting is deemed to be in  
12 compliance with the Open Public Meetings Act. Can we  
13 please stand and salute the flag.

14

15                   (At which time, all stood for the Pledge  
16 of Allegiance).

17

18                   CHAIRWOMAN KWAAK:     John, can you please  
19 read the TV disclosure statement.

20                   MR. CASTRONOVO: The Township of Manalapan  
21 Television Network is recording this message to be  
22 broadcast on MTTN Channel 77, Cablevision, channel 42  
23 on Verizon FIOS and Verizon FIOS HD channel 2142. By  
24 remaining in this, in attendance, all participants  
25 acknowledge that the meeting is being recorded and

1 consent to a broadcast of their image on these  
2 channels. All attendees are expected to conduct  
3 themselves appropriately for our public meeting.  
4 Behavior that is disruptive, inappropriate or creates  
5 a safety concern is prohibited. Individual speakers  
6 should be advised that no right for privacy protects  
7 a citizen's public comments made in a public forum.  
8 Any statements made by members of the public to  
9 promote or alter public opinion about candidate or  
10 political office, a political party, or interest  
11 group are inappropriate and in violation of the MTTN  
12 broadcast policies. Accordingly, all participants  
13 bear responsibility for their own statements and  
14 character.

15 CHAIRWOMAN KWAAK: Thank you. Can you  
16 do roll call, please?

17 MR. CASTRONOVO: Mr. Fisher? Absent. Mr.  
18 Brown?

19 MR. BROWN: Here.

20 MR. CASTRONOVO: Castronovo is here. Mr.  
21 Jacobson?

22 MR. JACOBSON: Here.

23 MR. CASTRONOVO: Chairwoman Kwaak?

24 CHAIRWOMAN KWAAK: Here.

25 MR. CASTRONOVO: Mayor McNaboe?

1 MAYOR MCNABOE: Here.

2 MR. CASTRONOVO: Chief Hogan?

3 CHIEF HOGAN: Present.

4 MR. CASTRONOVO: Mr. Kastell?

5 MR. KASTELL: Here.

6 MR. CASTRONOVO: Committeeman Nelson?

7 COMMITTEEMAN NELSON: Here.

8 MR. CASTRONOVO: Mr. Givelekian?

9 MR. GIVELEKIAN: Here.

10 CHAIRWOMAN KWAAK: Preliminary and  
11 final major subdivision Woodward Road lot L3 lot  
12 subdivision. Please make sure you use the  
13 microphones we are being recorded.

14 MS. JENNINGS: Thank you. For the  
15 record, I'm Donna Jennings from the Law Firm of  
16 Wilentz, Goldman and Spitzer, on behalf of the  
17 applicant as was correctly indicated by the  
18 chairwoman. The applicant is here this evening  
19 seeking subdivision approval with bulk variances and  
20 design waivers with respect to approximately 15.62  
21 acre parcel located between Englewood Court and  
22 Woodward Road identified as block 76.01, lot 11.01.

23 The property is proposed to be subdivided  
24 into three single family residential lots. Proposed  
25 lot A to be comprised of approximately 4.01 acres,

1 proposed lot B comprised of 6.02 acres, and proposed  
2 lot 3 to be comprised of approximately 5.30 acres.

3 The property is located in the RAG-4 zone  
4 where single family residential dwellings are  
5 permitted on at least a four acre lot. There were  
6 several TRC meetings in this matter where the  
7 applicant initially sought to divide the property  
8 into four lots, but after discussions with the  
9 board's consultants, one of the lots was dropped and  
10 the lot was reconfigured to take into account the  
11 constraints on the site with respect to the  
12 environmental issues.

13 The applicant is also seeking relief for  
14 several bulk variances which the planner will go  
15 through in detail as well as several design waivers.  
16 With me this evening, I have two direct witnesses,  
17 Ted Pivovarnick who is sitting with me to the left  
18 who is the surveyor, we have in the audience, Kevin  
19 Brockel who is the site engineer who will come up and  
20 address any questions that Ted is not specifically  
21 qualified to address if need be, and then Andrew  
22 Janiw, the applicant's professional planner will put  
23 on the record the positive and negative criteria for  
24 the granting of the requested relief this evening.

25 So with that, I would like to have our

1 first witness sworn in and we can begin.

2

3 TED PIVOVARNICK, P-I-V-O-V-A-R-N-I-C-K, having first  
4 been duly sworn, testified under his oath as follows:

5 MR. BRIGLIADORO: Please tell us your  
6 name, spell your last name for the record and give us  
7 your business address.

8 MR. PIVOVARNICK: Ted Pivovarnick,  
9 P-I-V-O-V-A-R-N-I-C-K.

10 MS. JENNINGS: Okay, and if you could,  
11 give the benefit of your background and  
12 qualifications.

13 MR. PIVOVARNICK: Sure, if you could, can  
14 you give the benefit of your background and  
15 qualifications? I am a professional land surveyor in  
16 the State of New Jersey and I am also the director of  
17 surveying and land development at Robert's  
18 Engineering Group, I've held that position since  
19 January of 2016. Prior to that, I was a principal  
20 and partner at Princeton Junction Engineering where I  
21 worked since 1983.

22 I've been licensed as a surveyor in New  
23 Jersey since 1991, so for the past 35 years I've been  
24 a responsible charge of hundreds of surveys, site  
25 plans, major and minor subdivisions. So, for 43

1 years this year, I've made my livelihood in the civil  
2 and survey business. Although I haven't appeared in  
3 front of this board before, I have appeared in front  
4 of the environmental commission and health department  
5 for this application, and I've also appeared in front  
6 of the majority of planning and zoning boards in  
7 Mercer County and also other boards in Monmouth,  
8 Burlington, Middlesex, and Hunterdon County as a  
9 professional surveyor and also as project manager for  
10 land development projects.

11 We are also the municipal engineer for  
12 Heightstown Borough in Mercer County, and the  
13 Allentown and Roosevelt Boroughs in Monmouth County,  
14 so I am the municipal surveyor for those three  
15 boroughs.

16 I have been involved with these  
17 preparations of these plans and the exhibits and I've  
18 reviewed all the environmental constraints affecting  
19 the property and worked with the team in our office  
20 and developed the layout.

21 I'm going to describe the project --

22 MS. JENNINGS: Let's make sure they  
23 accept your qualifications.

24 CHAIRWOMAN KWAAK: Your credentials are  
25 sufficient. Thank you.

1 MS. JENNINGS: Thank you. I thought he  
2 was gonna stop there but he just kept going.

3 MR. PIVOARNICK: Yeah, there was a  
4 paragraph I should have stopped on. I'm going to  
5 describe the project and the subdivision application,  
6 but Kevin Brockel is also present tonight. Kevin is  
7 the project engineer and assisted on the preparation  
8 of the engineering aspects of the plans, and will be  
9 available to address any detailed engineering  
10 questions the board or consultants might have.

11 With that I'm going to start going  
12 through the exhibits. Exhibit, Nancy I don't know if  
13 -- A-1.

14 MS. MCGRATH: The minor subdivision  
15 plan?

16 MR. PIVOARNICK: That's right, the  
17 colorized minor subdivision plan that is on the  
18 screen.

19 MS. MCGRATH: Marked as A-1.

20 MR. PIVOARNICK: This property which is  
21 the subject of tonight's application is located  
22 between Eaglewood Court and Woodward Road, it's  
23 located in the rural/residential/agricultural zone  
24 which has four acre minimum lot sizes. The property  
25 is identified as block 76.03, lot 11.01 and consists

1 of about 15.47 acres. The tract is currently vacant  
2 and wooded. It is surrounded, surrounding area  
3 consists of single family residential development.  
4 The subject property is, has existed as a single lot  
5 of land since the adoption of the Municipal Land Use  
6 Law based on our review of the title history, the  
7 property appears in a 1965 deed and a 1967 township  
8 tax map, and there have been no prior subdivisions of  
9 the tract since that time. So, accordingly the  
10 proposed application does not represent a further  
11 subdivision of an already subdivided tract and is  
12 consistent with the township definition of a minor  
13 subdivision.

14 The subdivision exhibit shows the overall  
15 property boundaries and the proposed subdivision  
16 layout. Our proposal is a three-lot residential  
17 minor subdivision. When the application was  
18 originally evaluated, a four-lot subdivision layout  
19 was considered, however after reviewing environmental  
20 constraints of the property, the design was revised  
21 and reduced to three lots. So, the environmental  
22 constraints really dictated the final layout that  
23 you're looking at now.

24 The proposed lots are as follows: Lot A  
25 is 4.02 acres and has frontage on Eaglewood Court;

1 lot B will contain approximately 6.02 acres and has  
2 frontage on Eaglewood Court. I note that there is a  
3 typo error on the zoning chart on the plan that will  
4 be corrected on the submission, the lot area is 6.02  
5 acres; lot C will contain approximately 5.3 acres and  
6 will have frontage on Woodward Road. Each lot will  
7 ultimately contain a single family resident accessed  
8 by a private driveway. Lots A and B will share a  
9 common driveway with a cross access and maintenance  
10 agreement. The shared driveway configuration helps  
11 minimize the impervious coverage and land  
12 disturbance, and it's also due to the limited  
13 frontage that the overall lot has on Englewood Court.

14 For the shape of the land and the  
15 drainage, the entire site slopes inward towards  
16 Gander Brook which traverses the property. The  
17 existing drainage patterns naturally flow to the  
18 center of the property and the brook. The intent of  
19 the development of the three single family homes is  
20 to not create any adverse affects or drainage impacts  
21 on the neighboring properties or the public right of  
22 ways.

23 The next exhibit is A-2, this is the  
24 color environmental area exhibit. The property  
25 contains a number of environmental constraints

1 associated with Gander Brook. If the board will take  
2 a look at this exhibit, it illustrates the combined  
3 environmental limitation shown in blue over the  
4 entire property. These include wetlands, wetlands  
5 transition areas, flood hazard areas, township stream  
6 corridor buffers, and steep slopes. When all these  
7 constraints are mapped together, they limit where  
8 development can reasonably occur on the site. Again,  
9 the environmental conditions on the site have really  
10 dictated the layout of this subdivision.

11 With the current proposal, approximately  
12 12.12 acres or roughly 78 percent of the entire  
13 property will remain preserved in a conservation  
14 easement and will not be developed.

15 Exhibit A-3 which is a colored rendering  
16 of the wetlands area.

17 MS. MCGRATH: Wait, hold on, I have  
18 that marked as A-4. The flood hazard and corridor  
19 exhibit I have as A-3 and then the wetlands and  
20 transition area A-4.

21 MR. PIVOARNICK: Okay, you can do it  
22 that way, that's fine, this is A-4. The wetlands on  
23 the property have been verified by the DEP, that LOI  
24 line verification was issued on February 18, 2026.  
25 We will be applying for a wetlands transitioning area

1 averaging permit to compensate for transition area  
2 taken from lot C which is on Woodward Road. That  
3 compensation area will be located on lots A and B.  
4 The subdivision layout is designed based on those  
5 wetlands boundaries.

6 Exhibit A-3 which is the colored flood  
7 hazard exhibit. The flood hazard area shown on this  
8 exhibit has been determined using the most  
9 conservative method which is method 5. Method 5 is  
10 an estimation method and according to the DEP is  
11 intended to be conservative and overestimate the  
12 actual limits of the flooding onsite to ensure public  
13 safety. It's determined by setting the flood hazard  
14 elevation three feet above the culvert that crosses  
15 Woodward Road and nine feet from the center line of  
16 the stream bed. So that's where that elevation comes  
17 from. Adjacent to the flood hazard area is the 100  
18 foot wide stream corridor required by Manalapan.

19 We are asking for a partial waiver from  
20 this corridor for proposed lot C where a hundred feet  
21 is required, we're asking for 75 feet. This is a  
22 disturbance of the corridor of approximately 4300  
23 square feet. No flood hazard area permitting is  
24 anticipated and the verification is to be a condition  
25 of approval.

1                   And the final exhibit which is A-5 which  
2                   is the color steep slopes exhibit. The plans  
3                   identify the steep slope areas on the property. The  
4                   original plans that were submitted identify slopes of  
5                   10 percent or greater which is worse case scenario.  
6                   This exhibit breaks those slopes down farther into  
7                   different slopes. The blue area is 10 percent or  
8                   less, the yellow area or light green, kind of, is 10  
9                   to 15 percent. The orange area is 15 to 20 percent  
10                  and the red area is 20 percent or more. It's  
11                  important to note that no disturbance is proposed  
12                  within any of the slopes, any of the steep slopes,  
13                  nothing over 10 percent.

14                  The storm water management, the grading  
15                  of and improvements have been designed to limit the  
16                  total disturbance to under one acre for the entire  
17                  project. Therefore, storm water management for each  
18                  of the proposed lots will be addressed at the time of  
19                  the individual plot plan submission when the final  
20                  house locations and grading plans are prepared. The  
21                  facilities for each lot will be reviewed and approved  
22                  by the township engineer as part of the plot plan  
23                  process with a specific condition that cumulative  
24                  total disturbance for all three lots shall remain  
25                  under one acre. If, for any reason the disturbance

1 for the three lots is over an acre, all three lots  
2 will be subject to the current DEP major development  
3 storm water rules.

4 The conservation easement, the township  
5 conservation easement is shown on each of these  
6 exhibits and it follows the most restrictive  
7 environmental constraint line. Where appropriate,  
8 that easement line will have a split rail fence  
9 installed clearly defining the limits of that  
10 easement.

11 For the utilities, lots A and B will be  
12 served by individual wells and septic systems. It's  
13 noted that the entire lot is in the sewer service  
14 area, but lots A and B are separated by the sewer  
15 service, the actual utility by Gander Brook. Lot C  
16 will connect to the public sewer and water in  
17 Woodward Road. Extending the utilities across Gander  
18 Brook to serve Eaglewood Court lots, require  
19 significant disturbance to the environmental  
20 sensitive areas, and therefore it's not practical.

21 The tree clearing for each of the lots,  
22 tree clearing for construction of each home will  
23 occur at that time of the original plot plan  
24 submission. At that stage, the township engineer  
25 will review the clearing limits and landscaping

1 requirements associated with each lot. How we're  
2 going to perfect the subdivision, if the board  
3 approves the subdivision, it will be perfected by  
4 filing of a subdivision plat in accordance with the  
5 map filing law.

6 The application does require several bulk  
7 variances due to unique conditions and environmental  
8 constraints affecting the site. I just want to  
9 highlight them right now, I know the planner will  
10 talk about them later. But, the minimum lot  
11 frontages for lots A and B, they require 200 feet  
12 where 25 feet is required. The minimum lot width for  
13 lot A has a requirement of 200 feet where 121.74 feet  
14 is proposed. The minimum improvable lot diameter  
15 circle for lot B where a hundred feet is required,  
16 we're proposing 92 feet for lot B and 44.9 feet for  
17 proposed lot C. Lot C is the one that fronts on  
18 Woodward Road.

19 Front yard setback for lot C, and that's  
20 the one on Woodward Road, a hundred feet is required  
21 and we're proposing 65 feet which matches the lots on  
22 the other side of Woodward Road. And finally, the  
23 minimal improvable lot area for lot C where 20,000  
24 square feet is required, we're proposing 4635, 4,635  
25 square feet. There are also a few design waivers.

1 The limit of disturbance in the stream corridor for  
2 lot C, we are proposing a disturbance in the stream  
3 corridor of 4,341 square feet. We are proposing to  
4 not install curb along Woodward Road because the  
5 installation would require disturbance within the  
6 wetlands buffers, the flood hazard, the stream  
7 corridor areas. This installation would require  
8 grading in sensitive area and existing trees would be  
9 removed even though curbs don't exist on either side  
10 of this property.

11 Also new side -- we're not proposing to  
12 put any new sidewalks on Woodward Road for the same  
13 reasons because the installation would require  
14 disturbance within the sensitive areas and would  
15 result in isolated sidewalk segments on Woodward Road  
16 and the disturbance would require the removal of  
17 existing trees. There is already sidewalks on the  
18 opposite side of Woodward Road, and there is a  
19 sidewalk on Eaglewood Court that actually comes up to  
20 this property.

21 And finally, there is a shared driveway  
22 for lots A and B that results in a zero offset from  
23 the property line from the driveway, that is because  
24 it actually goes over the property line and this is  
25 to reduce site disturbance and it's specifically

1 because of the limited frontage this lot has on  
2 Eaglewood Court.

3 The outside agency approvals. As a  
4 condition of approval, we will obtain the DEP  
5 transition area averaging permits and the flood  
6 hazard verifications. The same goes for the Monmouth  
7 County Planning Board and the township tax assessor.  
8 I have met with the environmental commission  
9 previously on this application and one of their main  
10 concerns was how was this conservation easement going  
11 to be marked? So, the proposal is to install a split  
12 rail fence along the entire limit and we also  
13 requested their final approval be a condition of this  
14 board's approval.

15 The police department, we have a letter  
16 dated November 13, 2025 which had no comments. Fire  
17 prevention, the chief has asked us to explore the  
18 extension of the waterline from Woodward Road to  
19 Eaglewood Court which is not really feasible to the  
20 project due to the length of the extension and that  
21 it would have to run directly through all these  
22 environmental areas. He was also asked that we  
23 review the fire suppression for the two new houses on  
24 Eaglewood Court. I'm not quite sure what to do with  
25 that other than they would be the same standards that

1 would apply to all the other houses in Eaglewood  
2 Court development, they are all under wells and  
3 septic.

4 Freehold Soil Conservation, we expect to  
5 get that as a condition of approval, but each  
6 individual plot plan will be subject to approval by  
7 the Soil Conservation District at the time of the  
8 plot plan. The Freehold Health Department, they  
9 issued a letter dated February 2, 2026 that  
10 incorrectly interpreted the plans. Their concern was  
11 that the septic system proposed on lot C was located  
12 in an environmentally sensitive area. That's not  
13 correct, there is no septic system proposed on lot C.  
14 I have reached out to the health department this  
15 week, I haven't heard back anything yet, and we asked  
16 that their final approval of, be a condition of  
17 approval, but we note that for lots A and B, their  
18 approval will be needed for the septic designs that  
19 are going to be installed on those two lots.

20 We've had a chance to review and meet  
21 with the township engineer based on his latest memo  
22 dated March 3rd and all these conditions we talked  
23 about and we will agree to all the conditions and  
24 comments in that memo.

25 So, in conclusion, the proposed

1 subdivision represents a reasonable residential  
2 development and the layout was really carefully  
3 designed to respect the significant environmental  
4 concerns and we are preserving over three quarters of  
5 the tract and conservation easement, and our  
6 development will only disturb up to one acre. That's  
7 all I have.

8 CHAIRWOMAN KWAAK: Professionals, do  
9 you have questions?

10 MR. RIZZO: Yes, thank you, Madam Chair.  
11 I'll start with a comment to clarify the improvable  
12 lot area. I have it noted in my letter that it's  
13 4,678 square feet and this is basically taking the  
14 building envelope which on a conditional, would be  
15 the front, side and rear property lines. In this  
16 case, instead of the rear setback, it's the  
17 environmental constraints, so that envelope is the  
18 improvable lot area. I had said approximately 4,678,  
19 today I spoke to Ted and it's a little bit less than  
20 what I had, the actual calculation, so it's 4,635  
21 square feet so I want to note that for the record.

22 The minor subdivision that is proposed is  
23 based on several criteria, it's three lots. It was  
24 mentioned that there is no previous subdivision which  
25 would usually take it into a major. The other

1 criteria is that it provides curb and sidewalk on all  
2 frontages. The language, though, says installation  
3 of curb and sidewalks and the last not required  
4 specific conditions in the area. So that is a little  
5 open ended. You heard some testimony with regard to  
6 the waiver request, I think they're two separate  
7 topics but it's the same testimony so keep that in  
8 mind with regard to the type of application they're  
9 seeking.

10 I would like to recommend a condition of  
11 any approval that they do be recorded by plat verses  
12 by deed because there is a lot going on with all the  
13 environmental constraints.

14 MS. JENNINGS: Understood.

15 MR. RIZZO: The storm water is important,  
16 I would like to make sure that is a condition as well  
17 in any resolution. The threshold for a major  
18 development is one acre and this application is just  
19 shy of that, it's probably around .95 .99 acres of  
20 disturbance. So, future homeowners would be limited  
21 to that, if you want to exceed it, all three lots are  
22 going to pretty much pull back in and they all need  
23 to be reviewed again as a major development. So  
24 currently they will be reviewed -- with a minor  
25 development requirement which is per the ordinance,

1 there is something to go by. It's just a reduction  
2 in runoff, but if future residents you want to see  
3 that, it will be much more strict requirements.

4 And then also that the tree removal, I  
5 guess I don't have any questions. The tree removal  
6 will be at the property line as well, we'll review  
7 that once there's no trees coming down as part of  
8 this application. Thank you.

9 MS. BEAHM: I just have one question and  
10 honestly, Donna, I think it's for you because I  
11 didn't hear you bring an architect with you.

12 MS. JENNINGS: No, we don't have an  
13 architect.

14 MS. BEAHM: Can you just stipulate on the  
15 record that the height associated with the three  
16 homes would be compliant and no variances would be  
17 needed for building height?

18 MS. JENNINGS: Correct, no height  
19 variance.

20 MS. BEAHM: Thank you.

21 CHAIRWOMAN KWAAK: That's it, Jen?

22 MS. BEAHM: Yeah, that's it.

23 CHAIRWOMAN KWAAK: Rich, anything?

24 MR. BRIGLIADORO: I have no questions.

25 CHAIRWOMAN KWAAK: Chief?

1 CHIEF HOGAN: Looks like you, according  
2 to my notes, when was the last time you visited the  
3 bureau of fire prevention to review that water issue?  
4 I know you just testified tonight that you can't do  
5 it or you cannot add in a line or do some home  
6 suppression, this goes back to 2024, it was the last  
7 time you attended a fire bureau meeting?

8 MR. PIVOARNICK: I have not attended a  
9 fire bureau meeting.

10 CHIEF HOGAN: Has anybody from your  
11 firm attended?

12 MR. PIVOARNICK: No.

13 CHIEF HOGAN: Would you object to going  
14 to the next fire bureau meeting to present your  
15 application to that board?

16 MS. JENNINGS: Sure.

17 Mr. PIVOARNICK: Sure, certainly.

18 CHIEF HOGAN: I appreciate that. Two,  
19 with regard to the sidewalks, is there sidewalks on  
20 Eagle now?

21 MR. PIVOARNICK: You can just, if you  
22 look at the plan, you can just see it on the south  
23 side of Eaglewood Court, it comes up and it stops  
24 right at the end of the cul-de-sac.

25 CHIEF HOGAN: And with regard to

1 Woodward Road, there is no sidewalks on that side of  
2 the road?

3 MR. PIVOVARNICK: There is on the  
4 opposite side of Woodward Road. There is no  
5 sidewalks on either side of our project, but there is  
6 across the street.

7 CHIEF HOGAN: Across the street. Thank  
8 you, that's all I have right now.

9 CHAIRWOMAN KWAAK: Jack?

10 MAYOR MCNABOE: I'm sorry I didn't hear,  
11 who else will we be hearing from?

12 MS. JENNINGS: Our planner.

13 MAYOR MCNABOE: Will be the only other  
14 one?

15 MS. JENNINGS: Correct.

16 MAYOR MCNABOE: And an engineer if we  
17 need it. You're not testifying as an engineer, just  
18 as the land surveyor?

19 MR. PIVOVARNICK: That's correct.

20 MAYOR MCNABOE: Okay, great. I'll ask  
21 the questions and you could decide where we're going  
22 with these.

23 MS. JENNINGS: Sure.

24 MAYOR MCNABOE: So, sometimes a lot with  
25 all these restrictions limits as far as what you can

1 do. So, with 15 acres maximum number of houses is  
2 three, 15 plus, you're less than 16 so a fourth one  
3 was never on the table, so we're down to three and  
4 we're trying to do three. I'm trying to figure out  
5 if one of them disappeared, wouldn't a whole bunch of  
6 these variances and asks go away as well? I think  
7 the one on Woodward is being pushed trying to put it  
8 in there, I think we're doing shifts of land, you  
9 know or buffering, and moving other areas in, it's  
10 done all the time but I'm just trying to figure out  
11 the logic with so many environmentalists on here, other  
12 than money, what is the reason for trying to get  
13 three houses on here?

14 MR. PIVOVARNICK: Well, the one on  
15 Woodward Road would be a smaller house up in that  
16 front corner, so they're not planning on building one  
17 of the larger houses like would be on Eaglewood  
18 Court. The, let me just, can I zoom in on that? And  
19 what we attempted to do with lot C is hold the front  
20 setback line from the zoning across the street which  
21 is 65 feet as opposed to 100 feet and you're  
22 absolutely right, if it was 100 feet, the house would  
23 sit back farther and the entire thing would be  
24 farther into the environmental sensitive areas that  
25 we were trying to stay out of.

1                   So, we thought a reasonable place to put  
2 the house is up away from, as far away from the  
3 wetlands and the actual flood hazard area. What we  
4 do encroach in is the stream corridor and the 150  
5 foot wetlands buffer. So, and those we can get, for  
6 the wetlands buffer we can get a permit to do that  
7 and we can gain relief from this board for the stream  
8 corridor. So, it's not really in the environmental  
9 areas, it's in the buffers adjacent to the  
10 environmental areas.

11                   MAYOR MCNABOE: Yes, I agree with you.  
12 So now you're relocating those to what would be the  
13 left bottom of our page here where it says wooded and  
14 then there is a storm easement through your property  
15 which will be the next thing we will talk about.

16                   MR. PIVOARNICK: Excuse me, can you say  
17 that again?

18                   MAYOR MCNABOE: Yeah, did you not, when  
19 you did away with the buffering averaging here, you  
20 moved that buffering.

21                   MR. PIVOARNICK: That's correct, what  
22 we did was --

23                   MAYOR MCNABOE to the left side of the  
24 page, the left side of the screen.

25                   MR. PIVOARNICK: What we did was, let me

1 get to the wetlands, you can see it on this one. We  
2 took the wetlands transmission area averaging that  
3 we're encroaching into on lot C and you can see it  
4 located, it's a hatched area on lot A and B. On B,  
5 it's the hatched area just south, southeast of  
6 Eaglewood Court, you can see there is a hatched area  
7 that goes over an easement.

8 MAYOR MCNABOE: A larger sewerage area.

9 MR. PIVOVARNICK: That's right, and  
10 then along the buffer line in the back we've  
11 increased it on lot A. So those areas compensate it  
12 for the area we're taking on lot C.

13 MAYOR MCNABOE: I got it. So, now that  
14 area, that compensation that you have, there appears  
15 to be a 30 foot wide storm easement, is that a pipe  
16 or is that a ditch or what is that?

17 MR. PIVOVARNICK: Underground pipe.

18 MAYOR MCNABOE: Underground pipe, how did  
19 that get, you did research back to 1965 and '67, did  
20 you turn up how that pipe ended up on the property?

21 MR. PIVOVARNICK: That's a good question,  
22 it's not in any of the title work, it was put in as  
23 part of the subdivision of Eaglewood Court. I show  
24 that easement based on physical locations, we went  
25 out and actually physically located the manholes and

1 it comes down and turns right and then turns left and  
2 then goes to a head wall on Gander Brook so it was  
3 put in with the subdivision of Eaglewood Court, but  
4 we could not find that easement in any of the title  
5 work. I actually couldn't find it on the subdivision  
6 plans either.

7 MAYOR MCNABOE: So, you are saying that  
8 you went back to '65/'67 on the tax map for your  
9 property. Do you happen to know when Eaglewood Court  
10 was built in your research, did that turn up?

11 MR. PIVOVARNICK: I don't recall when  
12 Eaglewood Court was put in.

13 MAYOR MCNABOE: I don't happen to know.

14 MR. PIVOVARNICK: Certainly after  
15 that, I'm pretty sure.

16 MAYOR MCNABOE: And somehow in the good  
17 old days when you just ran through somebody else's  
18 property?

19 MR. PIVOVARNICK: That's right.

20 MAYOR MCNABOE: So, now you have a pipe  
21 through your wetlands buffer area and into the actual  
22 stream corridor itself, you're saying it's a head  
23 wall, an existing head wall there?

24 MR. PIVOVARNICK: That's right.

25 MAYOR MCNABOE: Is that any issue when

1 you go for all your EEP permit? It's on your  
2 property?

3 MR. PIVOARNICK: No, no for transition  
4 area averaging permits or flood hazard, no.

5 MAYOR MCNABOE: Pipe replacement, you're  
6 going to be disturbing of the --

7 MR. PIVOARNICK: No, we're not doing  
8 anything with that pipe.

9 MAYOR MCNABOE: When and if it goes,  
10 that's the reason there is an easement there is to  
11 get the pipe in the future.

12 MR. PIVOARNICK: No, no, the pipe is  
13 there.

14 MAYOR MCNABOE: I realize that, but  
15 nothing is forever. So, I'm saying you have an  
16 easement there so somebody can go on the property to  
17 change, fix, clean out the pipe, whatever has to  
18 happen.

19 MR. PIVOARNICK: Oh, that's right, that  
20 would be the intention of the easement in case there  
21 ever had to be maintenance.

22 MAYOR MCNABOE: Okay, I'm just concerned  
23 because it's in a wetlands and we don't know how we  
24 got there.

25 I happen to have been with the, so I'm

1 speaking strictly for myself, not for the fire  
2 bureau, but the concern was, look at the driveway on  
3 B, do you happen to know how long that driveway is?

4 MR. PIVOARNICK: It looks like it's  
5 about 250 feet, 300 feet, and we're actually  
6 contemplating moving that house closer.

7 MAYOR MCNABOE: All right, and so that  
8 might be something you want to see if you do before  
9 you go to the fire bureau meeting because the concern  
10 is you can imagine the size of the trucks and the  
11 size of Eaglewood Court and coming in, not being able  
12 to get any trucks into the driveway, the distance  
13 they have to have. So, the reason bureau asked about  
14 suppression in the house is that gives some  
15 protection to the dwelling for what needs to be done.

16 MR. PIVOARNICK: Okay.

17 MAYOR MCNABOE: So, in-well systems, I'm  
18 sure somebody, an architect, somebody on your side  
19 can do some research on how that's done on wells,  
20 it's done all the time, through holding tanks, that  
21 kind of stuff. But something you might want to look  
22 at and the fire bureau did have an issue with it  
23 because of the secludedness, the size of the street,  
24 all of that rolled together just made them a little  
25 nervous.

1 MR. PIVOVARNICK: I would think so, I  
2 don't know if it was the length of the driveway  
3 specifically, but it was probably one of the factors.

4 MAYOR MCNABOE: I'm sure it was many  
5 things, no hydrant, the width of the street and the  
6 length of the driveway, wood frame structure, wooded  
7 area, we could just keep piling on to that if we want  
8 to. I'll hold for now, I think I'm good.

9 CHAIRWOMAN KWAAK: I just have a couple  
10 of questions. The conservation easement that you're  
11 speaking about with marking them out with the  
12 fencing, this is gonna be split wood fencing?

13 MR. PIVOVARNICK: Yes.

14 CHAIRWOMAN KWAAK: So, who is going to  
15 maintain the wood fencing when it deteriorates over  
16 time, or these homeowners don't like the way they  
17 look and take it down, because they do it all the  
18 time.

19 MR. PIVOVARNICK: Right, it will be the  
20 responsibility of the private homeowner of where that  
21 fence sits, so everything on lot C would be the  
22 responsibility of lot C and A would be A and B would  
23 take care of the fence on lot B.

24 CHAIRWOMAN KWAAK: Can we have something  
25 in the deeds, the plot plans, something they cannot

1 touch it, they cannot take it down?

2 MS. JENNINGS: That would be in a deed  
3 restriction.

4 CHAIRWOMAN KWAAK: A lot of times  
5 attorneys don't read deed restrictions and when  
6 they're closing on a property --

7 MS. JENNINGS: It would be in the title,  
8 it would be in the deed. Deeds have to be recorded,  
9 all these conservation easements.

10 CHAIRWOMAN KWAAK: I understand that  
11 but people, sometimes you know, well nobody is around  
12 and they keep going and going into the conservation  
13 easement.

14 MS. JENNINGS: I understand.

15 MS. BEAHM: Maybe another, in addition to  
16 putting in a deed, maybe a note on the plat that is  
17 filed with the county that the split rail fence is  
18 intended to demarcate the conservation easement and  
19 cannot be removed.

20 MR. PIVOARNICK: That was almost word  
21 for word what the environmental commission said. So,  
22 that's why it's a fence now. We had proposed to put  
23 up signs and they said that's not acceptable.

24 CHAIRWOMAN KWAAK: Okay, my other  
25 concern, I have a question, were you at this property

1 as all this snow and rain was melting?

2 MR. PIVOVARNICK: No, I was not there.

3 CHAIRWOMAN KWAAK: To see, my concern  
4 is house C or lot C, whatever you want to call it  
5 because the property goes down and is this house  
6 going to have a basement because it's going to flood.

7 MR. PIVOVARNICK: Well, they are going to  
8 have basements, I can tell you I did the soil testing  
9 out there for the septic systems, and the soils are  
10 great. It's all sand out there and we did not hit  
11 water down to 10 feet or more.

12 CHAIRWOMAN KWAAK: I understand that  
13 but I'm just telling you living in this town my whole  
14 life where we have had so much rain and water doesn't  
15 know where to go, it's going to be in that person's  
16 house unless you raise the house and have the  
17 basement elevated.

18 MR. PIVOVARNICK: I can also tell you  
19 that because of all the environmental conditions on  
20 the site, that all three of these houses are set at  
21 the highest points on the lot, only because the lower  
22 points have the wetlands and the flood hazard. So  
23 they are up and out of those wet areas.

24 CHAIRWOMAN KWAAK: You mentioned that  
25 you had spoken with the DEP and in the letter that I

1 have from the health department dated February 2nd,  
2 do you have anything in writing from the DEP, or  
3 you're waiting for our decisions to go back to the  
4 DEP?

5 MR. PIVOVARNICK: Waiting on your  
6 decision for the transition area averaging plans  
7 because the way the lots are configured depends on  
8 how we apply to them.

9 CHAIRWOMAN KWAAK: Okay, I think we  
10 talked about the sidewalk, would your client consider  
11 contributing to the sidewalk fund for house C since  
12 they can't do a sidewalk?

13 MS. JENNINGS: Yes.

14 MR. RIZZO: Madam chair, any waiver would  
15 come with a fee.

16 CHAIRWOMAN KWAAK: I think that's it  
17 for now, let me double check. That's all I have for  
18 right now, thank you. Eric?

19 COMMITTEEMAN NELSON: This is more for our  
20 professionals. His testimony was, it's not practical  
21 for the sewer or the water line to be installed  
22 across the property, do we agree with that?

23 MS. BEAHM: I mean, it would be very  
24 difficult for them to get a permit to run the water  
25 and the sewer through that level of environmental

1 crossing a stream, et cetera. So, I don't take  
2 exception to what he put on the record. I think it  
3 would be a very, I mean, anything is possible right  
4 with any kind of financial commitment, but this is a  
5 three-lot minor subdivision; if this was a bigger  
6 project, it may be somewhat at least a conversation  
7 but for the modest development that's being proposed,  
8 I would say it would be very, very challenging for  
9 them to get a permit and in all likelihood, they  
10 would probably should meet the alternative analysis.

11 COMMITTEEMAN NELSON: That satisfies my  
12 inquiry, thank you, that's all I have.

13 CHAIRWOMAN KWAAK: Barry?

14 MR. JACOBSON: Yeah, my questions on the  
15 Eaglewood Court, where the two driveways merge, so  
16 you have two property owners having to like you know  
17 something to each owner, they have to cooperate with  
18 you because you have a adjoined property, you both  
19 have to use the driveway, someone has to clear it,  
20 someone has to maintain it. So that's just a comment  
21 and that's all I have.

22 CHAIRWOMAN KWAAK: John?

23 MR. CASTRONOVO: I have no questions.

24 CHAIRWOMAN KWAAK: Todd?

25 MR. BROWN: Educate me with regard to the

1 definition of disturbance of the lots. I don't know  
2 if that's a question for the applicant surveyor or  
3 for our professionals.

4 MR. PIVOVARNICK: So, for right now it's  
5 going to be primarily any structures, anywhere they  
6 have to disturb soil essentially, so, any grade. So  
7 if they're setting the house on a certain elevation  
8 and they have to grade down on a certain slope to get  
9 back to the existing grade, all that area would be  
10 included. So, in the future if you're looking at  
11 A-2, A-1, there is the other shade of green, the  
12 smaller one.

13 CHAIRWOMAN KWAAK: We have black and  
14 white on this side.

15 MR. BROWN: I have the digital which is  
16 what was on the PDF in a lighter green.

17 MS. BEAHM: It's just the green area.

18 MR. RIZZO: So, that area is the  
19 disturbance, outside that they can still use for  
20 activities, they can set up temporary soccer net or  
21 something, they can't build a pool on it, though, or  
22 they can't regrade it and put a retaining wall or  
23 something like that.

24 MR. BROWN: Gotcha, so just the removal  
25 of the trees isn't considered a disturbance?

1 MR. RIZZO: A removal of trees, I would  
2 say it is, yes.

3 MR. BROWN: Okay, so how accurate are the  
4 footprints to the actual hole that is to be built,  
5 that are shown on the plan?

6 MR. PIVOARNICK: Oh, that are shown on  
7 the plan, they are just representations of the  
8 locations and about the correct house size.

9 MR. BROWN: So, based on your testimony  
10 and the confirmation from our professional engineer,  
11 you're almost at a major --

12 MR. RIZZO: Development.

13 MR. BROWN: Development for storm water.

14 MR. PIVOARNICK: That's correct. I can  
15 tell you --

16 MR. BROWN: What is shown today.

17 MR. PIVOARNICK: That's correct.

18 MR. BROWN: What I note is not shown are  
19 all the amenities that would be found in a typical  
20 rear yard, a patio, a pool, any of that sort. So  
21 you're limiting all of these three residents that  
22 they are not able to put a patio in, or a walkway to  
23 the front of the house which may push over that one  
24 acre.

25 MR. PIVOARNICK: Well, there will be

1 room in the front of the house for the walkways to  
2 the driveway. There will be limited room in the  
3 backyard for steps or a small patio, but you are  
4 absolutely correct that they will be limited to a  
5 cumulative one acre of the entire project. Our  
6 design for lot C contemplates a walkout basement, so  
7 we're not filling up to the back and having this long  
8 slope leading down to the environmental areas. So,  
9 it's going to be on grade walking out of that house.

10 MR. BROWN: So, how would that be managed  
11 five years from now when a resident wants to build a  
12 pool and they can't? Or if it's cumulative, is it  
13 the first person that gets there gets the remainder  
14 of that acre for disturbance and the rest of them are  
15 stuck?

16 MR. RIZZO: That's correct. So with each  
17 individual plot line and each zoning permit after  
18 that, they will submit to the town. The town does  
19 have to catch that which is why I want to include it  
20 both on the plat subdivision plan, and in the  
21 resolution which probably will all be referenced when  
22 an application comes in. So, a lot of the check in  
23 disturbance. But yeah, it is first-come,  
24 first-served for that. If resident A wants to use up  
25 whatever is left, resident B will be told they can't

1 without having to go knock on their neighbors door  
2 and say hey we have to all create an HOA if we want  
3 to do this.

4 MR. BROWN: So, the practicality of that  
5 in your opinion is what? Is that common would you  
6 think?

7 MR. PIVOARNICK: It's not uncommon, I  
8 would say it's rare, but it's not uncommon, I've seen  
9 it done before for a cumulative area of disturbances.  
10 How it's policed, I guess that would be up to the  
11 town to make sure that it's done. I think it goes a  
12 long way to have the map filed so it's on record and  
13 then any plan that gets submitted will have that  
14 file, that reference plan on it and then you have to  
15 look at that reference plan to find that note.

16 MR. BROWN: So, as you're saying also, if  
17 you were to eliminate lot C from this subdivision,  
18 would that allow more room for these homes to have a  
19 typical patio?

20 MR. PIVOARNICK: Yes.

21 MR. BROWN: I'm having a hard time  
22 understanding how this isn't a major development for  
23 storm water, setting these future residents not to  
24 fail, not to not have a typical back patio of more  
25 than an 8 by 10, or having a pool which are now

1 popular when they weren't maybe 20 years ago when you  
2 were looking at homes, it wasn't popular to have a  
3 pool. So, I'm looking at just the practicality of  
4 having all three lots, what are you leaving these  
5 lots to be for a typical single family home that  
6 wants to have entertainment area in the rear?

7 So that's why I think we're kind of  
8 pushing the envelope on this one to have a typical  
9 single family home that would have a back patio or a  
10 pool or anything like that. But, like you said, if  
11 you eliminate one of the lots on lot C, that is  
12 eating into the transition area, that is close to the  
13 environmental, practically in the environmental  
14 restricted area, what would that practicality be in  
15 the long run for, I guess the good of the minor  
16 subdivision application? Other than that, that's all  
17 the questions I have.

18 CHAIRWOMAN KWAAK: Steve?

19 MR. KASTELL: Yes, so I'm, Barry and,  
20 with the question about the driveway, I'm looking at  
21 lot A and I'm just concerned about the size of the  
22 frontage on lot A that you're looking at 25 feet and  
23 I failed to see on the drawing how that is only a 25  
24 feet frontage. How are you lighting that home that  
25 is only seeing 25 feet of frontage?

1                   MR. PIVOVARNICK: Okay, Eaglewood Court  
2 is a 50 foot wide right of way and it essentially  
3 just goes up and butts right up against our property  
4 line. So, it was, it's half of that right of way is  
5 the 25 feet. So we just divided that in half and we  
6 gave half of that frontage to lot A and half of that  
7 frontage to lot B. The driveway, that happens to  
8 coincide with the north edge, approximately the north  
9 edge of that storm sewer easement that runs through  
10 there and you can see that their driveway runs right  
11 along the north edge of that easement, and that's  
12 where that common driveway is.

13                   MR. RIZZO: So, two 25 foot dimensions  
14 are labeled, it's just probably really difficult to  
15 see it on the 11 by 17, but they are labeled on  
16 there.

17                   MR. KASTELL: So, technically it's not  
18 a 25 foot limitation, it's just a technicality?

19                   MR. PIVOVARNICK: Right.

20                   CHAIRWOMAN KWAAK: Pat?

21                   MR. GIVELEKIAN: Nothing at this time.

22                   CHAIRWOMAN KWAAK: I have one other  
23 question. Looking at proposed lot A, so the way the  
24 driveway is, the house is basically facing not  
25 Eaglewood, it's just facing, not the street.

1                   MR. PIVOVARNICK:        It's parallel to the  
2 side line and you're right, it's facing down south as  
3 opposed to facing the street. It's certainly not  
4 finalized, that's to be, that will happen at the plot  
5 plan stage. What we didn't want to do was have it  
6 face the back of the houses on Eaglewood Court. We  
7 don't want people to be standing on their front porch  
8 looking into someone's backyard, and we don't want  
9 people in their backyard looking into the front.

10                   CHAIRWOMAN KWAAK:     I understand that.  
11 We have just seen over the years this board, they  
12 presented like this and then as they're building it  
13 or it's gotten past the board, and it's gotten it's  
14 approvals, they wind up putting also little aprons,  
15 parking aprons in front because they turned the house  
16 or so forth. So I just wanted to make sure. Do you  
17 understand what I'm saying, Jordan?

18                   MR. RIZZO:    I don't know.

19                   CHAIRWOMAN KWAAK:     The driveway is  
20 going to the garages, and what if they add in the  
21 building or the homeowner adds extra parking in the  
22 front or widens their driveway longer than, it's  
23 gotta be something.

24                   MR. RIZZO:    You mean illegally or without  
25 a permit?

1 CHAIRWOMAN KWAAK: Either legally or  
2 illegally, that's going to impact on their coverage.

3 MR. RIZZO: Right.

4 MS. JENNINGS: They're awful long  
5 driveways, I don't know how many cars they're going  
6 to have.

7 MR. PIVOARNICK: Right, it impacts the  
8 impervious and the limit of disturbance.

9 CHAIRWOMAN KWAAK: Okay, that's all I  
10 have. You want to bring up your next witness?

11 MS. JENNINGS: Sure. Andrew?

12

13 ANDREW JANIW, J-A-N-I-W, having first been duly  
14 sworn, testified under his oath as follows:

15 MR. BRIGLIADORO: Please tell us your  
16 name, spell your last name and give us your business  
17 address.

18 MR. JANIW: Sure, it's Andrew Janiw,  
19 J-A-N-I-W, principal with Beacon Planning and  
20 Consulting Services, 315 Highway 34, Colts Neck, New  
21 Jersey.

22 MS. JENNINGS: Andrew, if you could  
23 please give your benefit of the background and  
24 qualifications.

25 MR. JANIW: Certainly. So, I have a

1 bachelors and masters degree in civil engineering  
2 from the New Jersey Institute of Technology, I am a  
3 licensed professional planner in the State of New  
4 Jersey, as well as a member of the American Institute  
5 of Certified Planners, been a principal in the firm  
6 of Beacon Planning for the past 28 years, currently  
7 serving as the planner for the Borough of Freehold  
8 and the Borough of Carteret, as well as redevelopment  
9 planner for South Amboy and Bayonne. And in 2022, I  
10 was appointed to the State Board of Professional  
11 Planners by Governor Murphy.

12 MS. JENNINGS: Will the board accept his  
13 qualifications?

14 CHAIRWOMAN KWAAK: Your credentials are  
15 sufficient, thank you.

16 MR. JANIW: Thank you.

17 MS. JENNINGS: Thank you so much. And  
18 if you could, Andrew, have you had an opportunity to  
19 visit the site and the area around the site?

20 MR. JANIW: Yes, I've been to the site,  
21 I've reviewed your ordinances, the correspondence, as  
22 well as the plans prepared related to this  
23 application, and I'm familiar with the requested  
24 relief.

25 MS. JENNINGS: And if you could just

1 from your professional opinion, describe the relief  
2 requested and whether or not you believe that the  
3 applicant satisfies both positive and negative  
4 criteria in order for this board to grant the relief  
5 requested.

6 MR. JANIW: Sure, so as was testified to,  
7 this property is located within your RAG/4 district.  
8 This permits single family homes on four-acre lots.  
9 This property is 15.64 acres, just shy of the lot  
10 area that's required for four. We are seeking a  
11 minor subdivision for three single family homes, the  
12 uses are permitted, we meet the lot area requirement  
13 pursuant to the zoning district, however we have some  
14 constraints on the site mostly related to  
15 environmental. We also have two frontages on this  
16 property, one on Eaglewood Court, one on Woodward  
17 Court. However, those cannot interconnect  
18 essentially because of the extensive wetlands and  
19 slopes that separate the two road frontages.

20 So, the relief we're seeking this  
21 evening, with respect to lot A, we are looking for  
22 relief related to minimum lot frontage. The zone  
23 requires 200 feet, 25 feet is proposed, and that is  
24 the right of way that is being split on Eaglewood  
25 Court between lots A and B. We are also seeking

1 relief on minimum lot width, 200 feet is required  
2 where 121.74 is proposed. Lot B, again, we are  
3 seeking lot frontage relief of 25 feet where 200 is  
4 required, and that's a similar situation with respect  
5 to Eaglewood Court. The minimum approvable diameter  
6 that is proposed on lot B is 92 feet where 100 feet  
7 is required.

8           With respect to lot C, and lot C is the  
9 lot that fronts now on Woodward, we are seeking  
10 relief for a 100 foot setback that is required by the  
11 zone to 65 feet and 65 feet is consistent with, and  
12 if you look at the zoning map that I passed out, it  
13 is consistent with the R-20/R-40 districts that are  
14 adjacent to this property. Those both require a 60  
15 foot frontage and I believe you heard Ted testify  
16 that the frontage that we're proposing is consistent  
17 with the frontage along Woodward. Minimum approvable  
18 lot area we are seeking 4,635 where 20,000 square  
19 feet is required and that is a function of the relief  
20 that we'll be requesting with respect to the wetlands  
21 buffers transition areas.

22           And finally, a minimum approvable  
23 diameter of 100 feet where 44.9 feet is proposed for  
24 lot C, and that's a function of the diameter being  
25 measured from the 100 foot setback where we are

1 asking for relief of 65. So technically the  
2 developable areas would be deeper but the strict  
3 interpretation of the ordinance leaves us with a  
4 circle there of 44.9 feet.

5 We are also seeking design waivers from  
6 section 95-8.12, stream corridors and stream corridor  
7 buffers shall remain in their natural state with no  
8 clearing or cutting of trees, whereas we are  
9 proposing a disturbance within the stream corridor  
10 for the construction of lot C, that is the area  
11 adjacent to that buffer area.

12 We are seeking a waiver of section  
13 95-9.284 with respect to curbing on Woodward, we  
14 indicated that curbing and sidewalk is located across  
15 the street and we are agreeable to the, would be fine  
16 with the payment in lieu of the curbing given the  
17 consistency of what is out there. Similar situation  
18 with sidewalks, 95-9.286, and finally 95-9.2B4D. The  
19 minimum driveway setback required from the side  
20 property line for a single family dwelling is 10 feet  
21 whereas a driveway setback of zero is proposed,  
22 that's because of the shared driveway that's proposed  
23 to serve as lots A and B from Eaglewood Court.

24 So, going back to, I had mentioned that  
25 this is an oversized lot, it's 15.62 acres, we are

1 proposing three new lots, lot A would be 4.01 acres,  
2 lot B would be 6.02 acres, and lot C is 5.3 acres.  
3 Property is currently vacant, and as you heard,  
4 historically, there has not been a subdivision of  
5 this property since, at the very least, 1964/1965,  
6 that area.

7 We are asking to provide three single  
8 family lots in this area, the footprints that have  
9 been depicted on this property show homes that are of  
10 actually a fairly generous scale, I think those  
11 footprints are roughly 40 x 60 or 2400 foot  
12 footprints, give or take and they certainly can fit  
13 on these properties. We are proposing the  
14 appropriate driveways, the appropriate parking, we  
15 will be consistent with your height ordinance, and we  
16 will be maintaining quite almost 78.4 percent of the  
17 property that will be preserved with respect to the  
18 environmental constraints associated with that  
19 property.

20 Additionally, we are being requested to  
21 provide an 8 and a half foot right of way easement,  
22 right of way dedication along Woodward Road, that  
23 would be consistent with the subdivision of lot C.  
24 So with respect to that, as this board knows, we need  
25 to reconcile this application with your master plan,

1 with the Municipal Land Use Law since an application  
2 cannot grant variances solely for the benefit of the  
3 applicant, there has to be a public purpose, so I  
4 would like to go through that briefly before we go  
5 into the C variance criteria.

6 With respect to your master plan's goals  
7 and objectives, they're very much so oriented towards  
8 neighborhood preservation, character preservation.  
9 If we could, can we go to the zoning map, Nancy. And  
10 as you can see the property itself while in the four  
11 acre zone is surrounded by the R-20 and R-40 district  
12 which are 20,000 square foot and 40,000 square foot  
13 lots. The Woodward Road frontage is actually split  
14 between the R-20 and R-40 zone, however you can see  
15 these lots are generally smaller in nature, and the  
16 setbacks, we can go Nancy to the aerial along  
17 Woodward. The setbacks of those lots on Woodward  
18 scale to approximately 60/65 feet. So we are, with  
19 lot C, consistent with the character in terms of not  
20 only the size of homes, but the setback of the home  
21 to the street.

22 With respect to the two lots in  
23 Eaglewood, this Eaglewood itself is within the R-40,  
24 those are 40,000 square foot lots. There is one  
25 other lot that is accessed off of Eaglewood, and that

1 is essentially to the right of that cul-de-sac bulb,  
2 but we would then come in to the terminus of that  
3 cul-de-sac where the right of way terminates at our  
4 property line, split the driveway there breaking to  
5 the left for lot A, breaking to the right for lot B,  
6 and again, the homes in Eaglewood are a little bit  
7 larger as you can see, but are certainly consistent  
8 with the neighborhood pattern. We're not in such a  
9 large agricultural zone where we would be a standout  
10 in terms of how these homes are concentrated on the  
11 lots or placed on the lot. The limitations imposed  
12 by the variance relief that we're seeking still  
13 creates lots and home sizes that are consistent with  
14 the character of the neighborhood.

15 So when we look at your master plan  
16 goals, it talks about, and I'll quote, encourage the  
17 most appropriate use of land consistent with it's  
18 suitability for development, and again, we are  
19 maintaining the environmental restrictions on this  
20 property with over 78 percent of the property  
21 preserved because of the constraints and the steep  
22 slopes and the stream corridors.

23 And finally, establishing appropriate  
24 population densities to ensure the neighborhood  
25 community and regional wellbeing and preserving the

1 character of the neighborhood, even how the lot C  
2 breaks on Woodward while certainly a little bit  
3 different in character than lots A and B consistent  
4 with the road frontage that it's upon.

5 With respect to the Municipal Land Use  
6 Law, as this board knows, there is 16 purposes of  
7 zoning, these are the public purposes that create  
8 essentially a public benefit of an application. I  
9 believe this application promotes the following and  
10 they are by letter: E, is to promote the  
11 establishment of appropriate population densities and  
12 concentrations that will contribute to the wellbeing  
13 of persons, neighborhoods, communities and regions,  
14 and preservation of the environment. So, this zoning  
15 district RAG-4 says the zoning density should be one  
16 unit for every four acres, we're consistent with that  
17 density, we're consistent with the character, and  
18 even though we're surrounded by smaller lots and  
19 higher density, we believe that the lots are  
20 configured such that they will essentially blend with  
21 that character, but we are at the appropriate  
22 population density.

23 G is to provide sufficient space in  
24 appropriate locations for a variety of agricultural,  
25 residential, recreational, commercial, and industrial

1 uses and open space both public and private according  
2 to their respective environmental requirements in  
3 order to meet the needs of New Jersey citizens. So  
4 again, we're proposing three single family homes on  
5 16 acres. We're respecting the environmental  
6 constraints on the property, we're not creating  
7 exceptional stress on the environment here. There is  
8 modest modifications to the transition areas related  
9 to wetlands. Ted indicated where that tradeoff will  
10 occur and I understand the conversation we had  
11 regarding the easement, but my understanding is that  
12 easements and the like can cross transition areas,  
13 that's something that can be certainly contemplated  
14 with the permitting when it gets to the DEP. So, we  
15 are protecting the environmental character of the  
16 property and still providing for the density that is  
17 envisioned for this area.

18 J is to promote the conservation of  
19 historic sites and districts, open space, energy  
20 resources, natural resources, to prevent urban sprawl  
21 and degradation of the environment. Again, what  
22 we're doing is being protective of the environment.  
23 We're not degrading the environment, we're working  
24 within the constraints that are placed upon us.  
25 We've created the pockets for development that are

1 largely outside of any of the constraints area and  
2 granted, they are limited on this property, but they  
3 certainly provide for access to the homes, to a  
4 reasonably sized home and protective of the character  
5 of the neighborhood, so I believe we promote that.

6           And finally M is to encourage the  
7 coordination of various public and private procedures  
8 and activities shaping land development with a view  
9 of lessening the cost of such development and to the  
10 more efficient use of land. And this is important  
11 particularly today because housing has become such an  
12 issue with respect to affordability and this was  
13 added to the MLUL in order to say we really need to  
14 look at lots that have existing frontage,  
15 infrastructure were possible in here, lot C can  
16 certainly take advantage of the water and sewer  
17 that's within Woodward Road. We can't unfortunately  
18 extend that to lots A and B because of the  
19 environmental constraints, but well and septic can  
20 certainly be provided. I indicated the soils are  
21 adequate and receptive to the use of septic systems  
22 and we're certainly willing to meet and will be  
23 meeting with the fire commissioner and the like in  
24 order to make sure that this is safely promoted and  
25 there will be sufficient water to fight fire on the

1 two lots that won't have access to public water.

2 So, we talk about the view of lessening  
3 the cost of such, we have two road frontages, we  
4 can't interconnect the lots internally because of the  
5 constraints and the stream corridors and the slopes  
6 and whatnot. And we do have very limited street  
7 frontage along Eaglewood Court, but we're splitting  
8 that and still creating safe access to the property's  
9 driveway widths that are appropriate for these and  
10 there will have to be some kind of an agreement  
11 between the properties that will probably be part of  
12 the contracts and deeds related to this in order to  
13 maintain the access to both driveways. But, I think  
14 it's consistent with the ability to provide housing  
15 where we have reasonable access to land and to lots.

16 So, in order to qualify for relief, what  
17 we're seeking today are known as C variances or bulk  
18 variances and the criteria would either be a C(1) or  
19 C(2). The C(1) is what's known as the hardship  
20 variance. Under the hardship variance we have to  
21 indicate that there is some kind of preexisting  
22 condition where the strict application of the  
23 ordinance would result in undue hardships. This  
24 could be unique shapes, topographic conditions,  
25 environmental constraints and the like. We have all

1 that. We have topography, we have environmental  
2 constraints, we have limited road frontage, we have  
3 the lack of interconnectability between the three  
4 lots. However, we do believe we can create building  
5 envelopes and access to the building envelopes that  
6 would provide for safe homes of consistent size with  
7 the neighborhood character.

8           So, when we look at the C(1) criteria, I  
9 certainly think that we would qualify for the lot  
10 frontage due to the limited access and frontage we  
11 have along Eaglewood Court that also dictates the  
12 minimum lot width for lot A and the approvable  
13 diameter for lot B. With respect to lot C, we have  
14 constraints of wetlands and stream corridor  
15 requirements. We are going to request some relief  
16 with respect to the wetlands buffer there, but that  
17 drives the front setback of 65 where 100 feet is  
18 required. And again, the 65 feet is consistent with  
19 the neighborhood, I don't think it would be out of  
20 character. The improvable lot area where 20 thousand  
21 square feet is required and 4800 is concerning,  
22 that's because we don't count the buffer or the  
23 stream corridor that we're looking to seek relief  
24 from the DEP.

25           And finally, the improvable diameter of

1 100 feet where 44.9 is proposed and that's again, a  
2 function of measuring that diameter at the hundred  
3 foot setback even though we're requesting a 65 foot  
4 setback.

5           So, we also have to look at the negative  
6 criteria and the negative criteria essentially is  
7 just creating any kind of substantial detriment to  
8 the community or to the neighborhood or to the  
9 public. I don't believe it is, this is zoned for  
10 four acre lots, this is anticipating all the noise,  
11 traffic, all the conditions that would be anticipated  
12 with single family homes.

13           So the zone plan has a density prescribed  
14 to this area, we meet that density, we're not  
15 exceeding the density, we're not creating anything  
16 that creates any extraordinary conditions. There  
17 will have to be some conditions with respect to this  
18 in order to police further development on the lots,  
19 however there are fairly decent building envelopes,  
20 reasonably sized homes here and access to those  
21 homes, so I think we're not creating something that's  
22 of substantial detriment.

23           With respect to your zone plan and the  
24 master plan, as well as the MLUL, I believe we're  
25 consistent in providing homes that the density that

1 is prescribed to the area, albeit we are looking for  
2 some dimensional relief. All of that is driven by  
3 the conditions on the property. But I don't think  
4 it's something that is so egregious to the plan that  
5 we need to consider it inconsistent with your master  
6 plan.

7 I would also opine, by the way that this  
8 would qualify under the C(2) criteria which is the  
9 balance test. Anyway, I was getting on to qualifying  
10 this under the C(2) criteria as well. The C(2)  
11 criteria is known as the balance test. And under the  
12 balance test, we have three prongs of the positive,  
13 two prongs of the negative. I already spoke about  
14 the negative criteria, that would be the same, but  
15 with respect to the positive criteria, the relief  
16 indicates that the application must relate to a  
17 specific piece of property and it does; that the  
18 purposes of the Municipal Land Use Law would be  
19 advanced by a deviation, I read I believe four  
20 purposes that I believe would be advanced into the  
21 record; and finally, that the benefits of the  
22 deviation outweigh any detriment.

23 When we're looking at detriment and  
24 balancing the positive criteria here, so we're  
25 providing housing in an area that's zoned for

1 housing, we're providing it at the appropriate  
2 density, we're providing it and respecting the  
3 limitations with respect to the environment, we're  
4 working with the frontage we have, the road frontage  
5 we have, however we're still creating homes that are  
6 consistent with the character of the neighborhood, we  
7 have a very unique condition where we have a large  
8 lot zoning that is surrounded by two zones that  
9 require smaller lots, half acre and one acre lots.

10           So, when we look at the benefits of  
11 granting more housing opportunities and essentially  
12 housing opportunities where housing is desired and  
13 wanted, I would say that the benefits outweigh any  
14 detriment given that we can't fault anything here  
15 that we're doing with respect to perhaps some future  
16 expansion for pools and the like, but that's  
17 something that's going to have to be disclosed to the  
18 homeowners, they're going to be buying with knowledge  
19 of that. We have to create the proper vehicles to  
20 make sure that that can be policed properly by the  
21 community when the deeds are filed and the resolution  
22 is filed. So, we can create mechanisms to control  
23 that, but it is an opportunity to provide new housing  
24 in an area that's zoned for new housing.

25           With respect to the waivers, again the

1 relief here is that these are essentially benefits to  
2 the property we will be putting into the fund for the  
3 curbing and for the sidewalks. It's not practical to  
4 put sidewalks here, they essentially wouldn't go  
5 anywhere on this side of Woodward Road, the sidewalks  
6 and curbing are across the street.

7 With respect to the driveway setback,  
8 again the zero setback as far as shared driveway,  
9 there really isn't any detriment to anyone other than  
10 the two people that will be sharing that and that  
11 will be by agreement.

12 And then finally, with respect to the  
13 stream corridor, we are disturbing a small intrusion  
14 of approximately 4,341 square feet for the use of the  
15 site and the home. However, this will be something  
16 that will be not only reviewed and approved by the  
17 DEP, but it would also be mitigated somewhat by a  
18 walkout basement, so there will not be that much  
19 disturbance, there won't be sloping to the house.  
20 So, when we look at the benefits of that, I think it  
21 creates the opportunity for reasonable homes within  
22 this area that will match the character of the area  
23 and I think certainly we can justify the variance  
24 relief that is sought for the three homes.

25 MS. JENNINGS: Thank you, Andrew.

1 CHAIRWOMAN KWAAK: That's his  
2 testimony?

3 MS. JENNINGS: Yes.

4 MS. BEAHM: So I have a couple of  
5 comments. I understand that there is a reliance upon  
6 the existing development pattern along Woodward Road  
7 to justify setback relief that is not in accordance  
8 with this zone, but keep in mind that all of those  
9 homes that you're equating a setback are in a totally  
10 different zone. It's in the R-20 zone which is the  
11 20,000 square foot zone which is the four acre zone.  
12 I also don't necessarily, I don't know if I would  
13 characterize this as an efficient use of land, I  
14 didn't take exception with the other bulks of zoning  
15 that you advocated, but a public/private partnership  
16 for an efficient use of land, I don't necessarily  
17 think it is applicable in this instance.

18 But, I just want to point out that like  
19 lot C, which is what we've been talking about here  
20 along Woodward, that property has like 0 backyard.  
21 Like you basically put the house on the disturbance  
22 line, they're not even going to be able to put a  
23 patio behind the house because the area is so  
24 constrained that just because you can, doesn't mean  
25 you should and I feel like you're so tight on the

1 disturbance that removal of that one unit and  
2 allowing that disturbance area to be utilized by lots  
3 A and B which would enable them to have a more usable  
4 yard is something to consider. And the reason why I  
5 say that is because that lot not only need a setback  
6 variance, but it needs like the improvable area  
7 variances which are basically saying you don't have  
8 the requisite diameters needed for development which  
9 we would require of every residential development.

10 So you know, it would eliminate the front  
11 yard setback variance, the minimal lot area, and then  
12 minimal approvable lot diameter for that property  
13 while freeing up potential disturbance enabling the  
14 other two lots a little more flexibility in providing  
15 amenities, especially considering the lot on Woodward  
16 is so tight, that nothing is else is going to be able  
17 to go there. So, it's just something visible to  
18 consider. While yes, they do have the area  
19 necessary, they are compliant with the density of the  
20 zoning district a hundred percent, but if you look at  
21 the constraints that are surrounding that lot on  
22 Woodward, number one, they are averaging, they need  
23 relief from our stream corridor buffer, plus to even  
24 get enough usable area for the house to go there. So  
25 that's just something to consider. You know,

1 requiring three homeowners to create an HOA and  
2 manage storm water management is a lot, too. So  
3 those are definitely things that I think you should  
4 consider. I understand the frontage concerns from  
5 lots A and B, they only have 50 feet of frontage,  
6 there's not much we can do about that, and there's  
7 absolutely zero ability to expand that right of way  
8 because it's people's yards on either side of that  
9 that are existing.

10 So, for those two properties, they do  
11 need some relief given the unique shape of them,  
12 however, that might not be the case if it was a two  
13 lot subdivision verses a three lot subdivision. The  
14 lot width may be able to be accommodated, so just  
15 something for the board to consider. I do think that  
16 this is a pretty tough site. There is a lot going on  
17 here and it's every square inch has been squeezed so,  
18 and it's not as of right, there is relief required,  
19 so. That will be my comments.

20 MR. JANIW: Just to respond to Jen's  
21 comments, and again, I take no exception with them  
22 and Jen is talking to the strictest relief based on  
23 the interpretation of the ordinance with respect to  
24 approvable area and the approvable diameter, and as I  
25 mentioned, the diameter is mentioned from the hundred

1 foot setback line, we are proposing a 65 foot setback  
2 line. So, from practicality, if this board is okay  
3 with the 65 foot setback which is consistent with the  
4 R-20 and R-40 zone on either side of us, we  
5 essentially have an 80 foot diameter there when you  
6 add the extra 35 feet to that with the enhanced  
7 frontage essentially. And for comparative purposes,  
8 the R-20 would require a 60 foot diameter.

9 MS. BEAHM: Andy, we're going to stop  
10 comparing the R -- the four acre zone to the R-20  
11 because we have had many, many applicants come here  
12 and various pieces of property throughout the town  
13 asking the town to consider rezoning them to a higher  
14 density to allow for smaller lot sizes and the  
15 township committee has routinely said no. So, this  
16 is intentionally zoned, it's been zoned like this for  
17 quite a while.

18 MR. JANIW: I understand.

19 MS. BEAHM: If they wanted it to be R-20,  
20 it would be R-20. So, I don't feel like comparing a  
21 four acre zone to a 20,000 square foot zone is  
22 something that is comparable.

23 MR. JANIW: And I only offer it because  
24 that 20,000 square foot lot is directly across the  
25 street and what we're proposing would not be out of

1 character of that. We're not harming the character  
2 of the neighborhood by this additional relief, it's  
3 something that is consistent with what's right across  
4 the street on either side of us.

5 MS. JENNINGS: And we're not impacting  
6 density, the density is --

7 MS. BEAHM: I agree with that, but even  
8 at an 80 foot diameter, you still don't comply.

9 MR. JANIW: No, I agree we don't comply  
10 with our zone, but --

11 MS. BEAHM: This lot has relief  
12 associated with it including the setback and so I  
13 think that there are other factors that go towards  
14 whether or not the board is going to consider the  
15 relief you're requesting for that lot to outweigh  
16 the, a two lot subdivision. And we had a number of  
17 those that have come in for three and the board has  
18 felt strongly should be two, so it's not an uncommon  
19 situation for the board to consider.

20 CHAIRWOMAN KWAAK: Jordan?

21 MR. RIZZO: Just to quickly piggyback off  
22 of that, I don't know if this is for Mr. Janiw, but  
23 the rear constraint was essentially set by the  
24 applicant, so it's a combination of the stream  
25 corridor buffer which we're seeking relief for plus

1 the wetlands transition area which the applicant  
2 determined that's where they want to set it and then  
3 offset it somewhere else on the property. So I'm  
4 just curious if that line was set for a reason, if  
5 there is a particular dimension to the house that you  
6 felt was comfortable backyard or how you ultimately  
7 found it.

8 MS. JENNINGS: Probably like, Ted's  
9 question.

10 MR. JANIW: That's a Ted question.

11 CHAIRWOMAN KWAAK: We have a handheld.

12 MR. PIVOVARNICK: The transition area  
13 averaging, the transition area was established by the  
14 DEP at 150 feet, so that 75 foot limit is set by  
15 them, we can only reduce that in half, it's not  
16 something we said, it's something the DEP says from  
17 the wetlands line.

18 MR. RIZZO: Okay, so it is what it is.

19 CHAIRWOMAN KWAAK: Is that it, Jordan?

20 MR. RIZZO: Yeah, thank you.

21 CHAIRWOMAN KWAAK: Rick?

22 CHIEF HOGAN: Nothing.

23 CHAIRWOMAN KWAAK: Jack?

24 MAYOR MCNABOE: Nothing.

25 CHAIRWOMAN KWAAK: I have nothing right

1 now either.

2 MR. JANIW: Thank you.

3 COMMITTEEMAN NELSON: I know we said it a  
4 few times, but just to remind the board which we all  
5 know, anything we do, if we approve the three lot  
6 subdivision, that really restricts what these people  
7 can do, like Todd said, this is what unofficially, --  
8 so you're going to pay a lot of money for a really  
9 nice house and not be able to do one thing in the  
10 yard, just something to think about. With the cost  
11 of what I imagine it's going to be, and to not be  
12 able to do any substantial improvements is unusual  
13 for the size of the homes that were developed. They  
14 normally have the resource to fix up the yard, do  
15 pavers or whatever you choose to do, but we're really  
16 restricting the homes to not have the ability to do  
17 that, which means they will probably do it and not  
18 get a permit and we don't have that either. But  
19 that's all I have, thank you.

20 CHAIRWOMAN KWAAK: Barry?

21 MR. JACOBSON: I agree with what was  
22 just said, thank you.

23 CHAIRWOMAN KWAAK: John?

24 MR. CASTRONOVO: Yeah, I concur with the  
25 other comments that were made by the professionals

1 and Committeeman Nelson.

2 CHAIRWOMAN KWAAK: Todd?

3 MR. BROWN: I also concur and agree.

4 CHAIRWOMAN KWAAK: Okay, Barry?

5 MR. FISHER: So, can I ask a question that  
6 I'm looking at here has the max building height is 35  
7 feet and then if it's less than 35 feet that requires  
8 a variance, I'm confused.

9 MS. BEAHM: I had it in there as a  
10 potential variance because we didn't get any  
11 architectural plans, which is why I asked Ms.  
12 Jennings earlier in the hearing if they were gonna  
13 conform to the 35 feet and she indicated yes, so  
14 that's no longer --

15 MR. FISHER: With the walk-out basement on  
16 a third of the lot, you're still going to comply?

17 MR. JANIW: Yeah, we will not seek  
18 variance relief for the height.

19 MR. FISHER: Okay, if I were to agree, I  
20 want to embellish that if they do build without, it  
21 really troubles me that we're trying to put three  
22 pounds in a two pound bag. If they do build without  
23 permits then, they're building then on wetland areas  
24 and stream areas and so on. So it's not like they're  
25 just building and they're draining watershed issues

1 and changing natural habitats by doing that, so it's  
2 more important that if they build without permits, if  
3 they build without permits and they destroy  
4 watersheds, we'll keep it in place as part of this  
5 agreement. That's all we got.

6 CHAIRWOMAN KWAAK: Pat?

7 MR. GIVELEKIAN: I concur with all the  
8 other comments and again reiterate the point, I  
9 personally don't like the race of who gets there  
10 first as far as improvements to the elevations if we  
11 have the three properties. So I guess it raises the  
12 question we're all indirectly asking is to whether  
13 consideration will be given to making this a two lot  
14 project.

15 MS. JENNINGS: I would have to talk to  
16 the applicant about that.

17 COMMITTEEMAN NELSON: Can I ask another  
18 question? 35 foot, is that, where is that measured  
19 from if you have a walkout basement, is that the  
20 front or the back?

21 MS. BEAHM: Average grade.

22 COMMITTEEMAN NELSON: Average grade.

23 MS. BEAHM: So you basically take the  
24 four corners and divide by four.

25 COMMITTEEMAN NELSON: Thank you.

1 CHAIRWOMAN KWAAK: Do you have any  
2 other?

3 MS. JENNINGS: No, that's all our  
4 witnesses.

5 CHAIRWOMAN KWAAK: That's all your  
6 witnesses. Professionals, any other questions before  
7 I open it to the public?

8 MS. BEAHM: No, ma'am.

9 CHAIRWOMAN KWAAK: Anyone from the  
10 public have any questions, comments about this  
11 application for the applicant? Please come forward,  
12 and you're gonna get sworn in and you have to use the  
13 microphone, sir.

14

15 TED LUKASIEWSKI, L-U-K-A-S-I-E-W-S-K-I having first  
16 been duly sworn, testified under his oath as follows:

17 MR. BRIGLIADORO: Please tell us your  
18 name, spell your last name and give us your address.

19 MR. LUKASIEWSKI: My name is Ted  
20 Lukasiewski, sorry, I'm a little jazzed up,  
21 L-U-K-A-S-I-E-W-S-K-I.

22 CHAIRWOMAN KWAAK: And your address,  
23 sir?

24 MR. LUKASIEWSKI: 6 Darlington Drive.

25 I've lived at Darlington Drive since August 8, 1991,

1 and I believe that the pipe that we were discussing  
2 earlier was definitely put in when the development  
3 for Eaglewood Court was put in because I remember  
4 taking Polaroid pictures of it saying boy, someday,  
5 somebody is going to be putting in some kind of  
6 subdivision out there.

7 I heard a lot of stuff here, I didn't get  
8 a notification that this meeting was happening and my  
9 next door neighbor did and I just happened to learn  
10 about this meeting on Sunday. So, if my comments are  
11 a little disjointed, I'm just trying to put some  
12 stuff out there. Have any of you visited the site by  
13 any chance? I don't see any hands.

14 MAYOR MCNABOE: You're not supposed to  
15 poll the board.

16 MR. LUKASIEWSKI: No, no, no, because  
17 it's kind of a steep slope, woody kind of place,  
18 really nice looking and so, also I don't know if you  
19 noticed this on the tax map, the brook is  
20 misidentified as the Stillhouse Brook so you might  
21 want to change that because I have a copy of the map  
22 I took off line that was kind of interesting.

23 So just basically, the master, Manalapan  
24 master plan addendum amendment 01-2, land use plan  
25 element conservation areas page 7, fringe planning

1 areas, basically indicates this was from the website  
2 and I downloaded it the other day, fringe planning  
3 area PA-3, and one of the things that I just wanted  
4 to know was that, has there been an environmental  
5 impact study on this property been done?

6 CHAIRWOMAN KWAAK: That's a question  
7 for the applicant.

8 MR. PIVOVARNICK: We have an  
9 environmental consultant who visited the site and  
10 did the wetlands flagging and he submitted the DEP  
11 for their analysis, part of their analysis was the  
12 environmental, that's why we have 150 foot wetland  
13 buffer as opposed to the 55 wide buffer.

14 MR. LUKASIEWSKI: And this is also  
15 according to, I have documents here from New Jersey  
16 Field Office, the US Fish and Wildlife Service.

17 MS. JENNINGS: I'm gonna kind of object,  
18 he didn't author these, he's not an expert in this  
19 field.

20 MR. LUKASIEWSKI: Well, I'm just --

21 MS. JENNINGS: You can't just do that.

22 MR. LUKASIEWSKI: Well --

23 MS. JENNINGS: I was just going to  
24 object because this is not documents he produced,  
25 it's some other documents that somebody else

1 produced, I can't cross-examine the author of the  
2 documents, you can't introduce those or talk to them  
3 or read them into the record.

4 MR. BRIGLIADORO: Counsel is correct.

5 MR. LUKASIEWSKI: Okay. Basically, my  
6 understanding is based on things I've seen -- is that  
7 acceptable? Thank you. That the, evidentially,  
8 we've had the same discussion when they've wanted to  
9 put in one of the other developments, the Eaglewood  
10 Court development, actually, the swamp pink and the  
11 Bog turtle, and I was wondering if there had been  
12 any, it's well within the range based on the maps  
13 that I've seen, so has anybody taken a look at if  
14 that's there and then I believe that --

15 MR. PIVOVARNICK: Yes.

16 MS. BEAHM: Let me just jump in here one  
17 second. Number 1, I just want the record to be very  
18 clear that you did submit an EIS as part of your  
19 overall application and it was on file and part of  
20 the original submission, and this application has  
21 been hanging around for quite some time. That  
22 document was available at the -- secondly, with  
23 respect to threatened and endangered species, the DEP  
24 regulates threatened and endangered species through  
25 the transition area waiver that is assigned to a

1 wetland. There has already been testimony that  
2 there's 150 foot buffer associated with all the  
3 wetlands on the property, that's the acceptable  
4 resource value which indicates the present, or there  
5 is some kind of threatened and endangered species in  
6 proximity to this wetlands complex. So, that is the  
7 only way the DEP regulates for that and they already  
8 require to provide the largest buffer. The buffer  
9 goes from zero to 50 to 150 and they're at that 150  
10 which tells me that they're either sighting on site  
11 or close by so that would have addressed the swamp  
12 pink and the bog turtle. It's not regulated in  
13 upland areas, just in wetland areas.

14 MR. LUKASIEWSKI: Okay, just wanted to  
15 know. So the other question I have is the runoff  
16 issues or whatnot, and I guess the, that will be what  
17 it is and I do agree with, I think the general  
18 sentiment of the board that seems like we're putting  
19 in a lot of shoehorning three houses into an area  
20 that just doesn't seem like it's really a great fit  
21 and the, Mr. Janiw had mentioned hardship concerns,  
22 affordability, this particular piece of property I  
23 believe from what I have, once again I guess I can't  
24 indicate but I got the deed information, it looks  
25 like it was bought in February for X dollars and I

1 hopefully, that they would be able to get a couple of  
2 multimillion dollar houses into the area. So I don't  
3 see how affordability, housing, or hardship can come  
4 into play here and I just don't think that's a good  
5 place for a bunch of houses and I just don't know if  
6 this would be something, or consider a green acres  
7 acquisition and it could be a win-win for everybody.

8 MS. JENNINGS: And just for the record,  
9 hardship has nothing to do with financial, it has to  
10 do with the shape of the property, the constraints of  
11 the property which we obviously all recognize is  
12 significantly environmentally constrained, so that's  
13 where the hardship comes. We meet the lot area and  
14 there is a case right on point called Green Meadow  
15 which I'm sure the board attorney knows, it talks all  
16 about that so it's not a hardship financially.

17 MR. LUKASIEWSKI: Thank you.

18 CHAIRWOMAN KWAAK: Thank you, sir.  
19 Anyone else from the public have any questions or  
20 comments? Come on up, sir.

21

22 IVAN HAUGE, H-A-U-G-E, having first been duly sworn,  
23 testified under his oath as follows:

24 MR. BRIGLIADORO: Can you give us your  
25 name, spell your last name and give us your address.

1 MR. HAUGE: My name is Ivan Hauge,  
2 H-A-U-G-E, I own property on the corner of Lamb and  
3 Woodward, 7602, 1201, and 1202. So, my concern  
4 coming to the meeting was how this would affect my  
5 property whether it would cause any sort of flooding  
6 or any extra costs to me in the future, and from what  
7 I gather, the flooding issue is okay and the issue of  
8 curbing on Woodward, I can see in the future going up  
9 to me and causing some sort of expenses. I point out  
10 that there is no curbing on Woodward on the west side  
11 all the way up to 33, so.

12 CHAIRWOMAN KWAAK: So, for your  
13 property, where is your property located?

14 MR. HAUGE: It's on the corner of the  
15 yellow line, Lamb Lane and Woodward Road.

16 CHAIRWOMAN KWAAK: Okay.

17 MR. HAUGE: So, as I said there is no  
18 western curb on Woodward Road all the way up to 33.  
19 So that's basically it, and if you start putting in  
20 curb there, I can see that it will extend all the way  
21 up and cause extra expense somewhere down the line.  
22 All right.

23 CHAIRWOMAN KWAAK: Thank you. Anyone  
24 else from the public? Yes, ma'am.

25

1 DARIAN ZHALNERS, Z-H-A-L-N-E-R-S having first been  
2 duly sworn, testified under her oath as follows:

3 MR. BRIGLIADORO: Please tell us your  
4 name, spell your last name and give us your address.

5 MS. ZHALNERS: It's Darian Zhalners,  
6 first name is spelled D-A-R-I-A-N, last name is  
7 spelled Z-H-A-L-N-E-R-S.

8 CHAIRWOMAN KWAAK: Your address, ma'am.

9 MS. ZHALNERS: 24 Hillside Road. So, I  
10 live pretty much directly across the street from  
11 where they're trying to put lot C, I believe. So I  
12 know the habitat and ecological issues have been  
13 somewhat covered, but even so, tearing down trees in  
14 any of that area is gonna affect the other animals in  
15 that area. We feed them, the deer, the raccoons, the  
16 birds, everything at my house, it's a big part of us  
17 being in that area. My grandmother bought that house  
18 in about 1970, I lived in that house all my life and  
19 having our privacy invaded by now having another home  
20 across the street is not ideal. It's nice having to  
21 walk out, you see the woods, you have the animals  
22 coming, everything like that and I think personally,  
23 the last thing that Manalapan needs is more building.  
24 You know, nobody moved here to be -- everybody moved  
25 out of Staten Island to come here, we're not looking

1 to create another Staten Island. Every farm that's  
2 been around my house is practically gone. When my  
3 grandparents moved in, it was all farmland and now  
4 it's more traffic, it's more lights, it's more, and  
5 it's getting to the point where we don't know if we  
6 want to stay here anymore which breaks my heart  
7 because this has always been my home and I want it to  
8 stay how it is. So I'm not going to bring up  
9 variances and everything because honestly, I don't  
10 know the legalities of it, but I at least want to say  
11 how this would affect the people in the neighborhood.  
12 So, thank you.

13 CHAIRWOMAN KWAAK: Thank you. Anyone  
14 else have any comments or questions for this  
15 applicant? Seeing no more I close the public. Okay,  
16 professionals do you have any other questions?

17 MS. BEAHM: I don't.

18 MR. RIZZO: No.

19 CHAIRWOMAN KWAAK: Board members, do  
20 you? No more questions, okay?

21 MS. JENNINGS: So, if you don't mind,  
22 maybe we can take maybe a five minute break because  
23 I'd like to talk to my clients.

24 CHAIRWOMAN KWAAK: Sure. So --

25 MS. JENNINGS: They're here and they're

1 hearing your comments so.

2 CHAIRWOMAN KWAAK: Okay, it's 8:45, so  
3 let's take a 10 minute recess.

4

5 (At which time a short break was taken)

6 CHAIRWOMAN KWAAK: I'd like to call  
7 this meeting back to order, it's 9:03.

8 MS. JENNINGS: Thank you for the  
9 opportunity to talk with my client. They did hear  
10 all of your concerns and comments and they asked me  
11 if we could amend the application to do the two lots  
12 and eliminate lot C, that seems to be a sticking  
13 point with most of the board members, if that would  
14 be acceptable.

15 MR. BRIGLIADORO: I think that's a good  
16 idea, the only thing I would say is I think we should  
17 reschedule this so you could revise the plan, show us  
18 the two lots, see if there is any, I assume there  
19 will be a reduction in variances and then we can  
20 resolve it the next meeting that you will be  
21 available for.

22 MS. JENNINGS: Well, I guess I was just  
23 hoping that we would just literally take the lot  
24 lines that are between lot A and B and draw it  
25 straight out to Woodward and your consultants would

1 just review it, so an approval subject to your  
2 consultants confirming because you're going to  
3 eliminate all 3 variances on lot C, so you're  
4 definitely eliminating significant variances.

5 MS. BEAHM: There is one on lot --

6 MS. JENNINGS: A.

7 MS. BEAHM: There is one additional lot  
8 variance, I think on A, not the frontage, but the  
9 other one, the width I think, that would be  
10 eliminated through the redrawings?

11 MR. JANIW: No, because the idea is just  
12 to bring that lot line straight out because that lot  
13 is skewed such as to create the ridge height in the  
14 area so we wouldn't be able to --

15 MS. BEAHM: Yeah, I was just curious,  
16 that's all.

17 MR. RIZZO: Just to be clear, you don't  
18 have the flexibility to now create a line that is  
19 bisecting.

20 MR. JANIW: No, because that was kind of  
21 independent of lot C.

22 MR. RIZZO: Okay.

23 MAYOR MCNABOE: We also had the clause if  
24 you were going to look at moving them because the  
25 fire bureau would still like to.

1                   MR. JANIW: Bringing them closer to the  
2 street, yes, closer to the cul-de-sac, it will  
3 certainly --

4                   MAYOR MCNABOE: Well, obviously the fire  
5 bureau has an interest in being able to handle  
6 emergencies on the property.

7                   MS. BEAHM: It would also eliminate the  
8 stream corridor relief that you need from --

9                   MR. JANIW: The back of lot C.

10                  MS. BEAHM: For lot C, correct.

11                  MS. JENNINGS: Yes.

12                  CHAIRWOMAN KWAAK: Okay, so you want an  
13 answer this evening as opposed to, I think the board  
14 would rather see a clean application on two lots.  
15 I'm speaking for myself, but knowing the board the  
16 way I do, since you're going from three to two, and  
17 it would be nice to typically, I think we would also  
18 like to see some architectural for the homes because  
19 this is the high end side of town.

20                  MS. BEAHM: Those are typical, I think I  
21 would say just like a typical.

22                  CHAIRWOMAN KWAAK: Yeah, typical,  
23 nothing drastic.

24                  MR. JACOBSON: Is it possible that a  
25 preliminary approval could be considered?

1 MR. BRIGLIADORO: Well, this is a  
2 minor subdivision, so I don't know how you grant an  
3 approval.

4 MS. BEAHM: You can't really break that  
5 up.

6 MR. BRIGLIADORO: One of the things if,  
7 it could be helpful if we get the plans in early, if  
8 based on the consensus the way I understand from the  
9 board, the board can authorize me to draft a  
10 favorable resolution subject to you coming in that  
11 next month or at the next meeting, present, and I can  
12 work with you, Ms. Jennings so I --

13 MS. BEAHM: So you don't lose a month, if  
14 that would be acceptable.

15 MS. JENNINGS: Understood, yes, I  
16 understand.

17 CHAIRWOMAN KWAAK: So we would like to  
18 carry this application so you can make your changes.  
19 Nancy, what does the calendar look like?

20 MS. MCGRATH: So, Madam Chair, we can  
21 carry to April 23rd if you're going to resubmit. If  
22 we, I don't know about how much we expect from them  
23 as far as plans are concerned.

24 MS. BEAHM: Just a revised survey I would  
25 think, right?

1 MS. JENNINGS: Yes.

2 MS. MCGRATH: So, March 26th.

3 CHAIRWOMAN KWAAK: Can you get it to  
4 the professionals?

5 MS. JENNINGS: I'm not available March  
6 26th.

7 CHAIRWOMAN KWAAK: We only have one  
8 meeting in April, correct?

9 MS. MCGRATH: April 23rd.

10 CHAIRWOMAN KWAAK: But, we can put them  
11 on first.

12 MS. MCGRATH: Yeah, there's a couple  
13 others, nothing solid, so.

14 CHAIRWOMAN KWAAK: How's April 23rd?

15 MS. JENNINGS: We can do April 23rd.

16 CHAIRWOMAN KWAAK: And you will be the  
17 first ones on the agenda. And just submit everything  
18 so we can move it along.

19 MAYOR MCNABOE: The third Monday is  
20 usually the fire meetings, the two fire meetings for  
21 January and February were two big snowstorms, so  
22 there was one this month, but maybe you can check in  
23 with the officer downstairs and see when is the next  
24 fire meeting and if time is important to you, you  
25 would want to get in there sooner than later.

1                   CHAIRWOMAN KWAAK:     Also, just to bring  
2     to your attention, on the February 2nd health  
3     department it also says that the health officer will  
4     schedule a second presentation for this application  
5     so just confirm with them as well.

6                   MS. JENNINGS:     Will do.

7                   CHAIRWOMAN KWAAK:     So, we're going to  
8     carry this application then.

9                   MR. BRIGLIADORO:    So, we're going to  
10    carry it to April 23rd, no further notice to the  
11    public and the board can authorize me to draft a  
12    favorable resolution. We haven't voted on it yet,  
13    but based on the representations.

14                  CHAIRWOMAN KWAAK:     So, can I have a  
15    motion so that Rich can come up with a positive  
16    resolution for this application when we rehear them  
17    on April 23rd.

18                  MR. JACOBSON:     I make the motion for  
19    Rich to make a positive resolution while we rehear  
20    their application on the 23rd.

21                  CHAIRWOMAN KWAAK:     How about a second?

22                  MAYOR MCNABOE:     Second.

23                  MS. JENNINGS:     Thank you, goodnight.

24

25                                        (Application was adjourned at 9:09 p.m.)

C E R T I F I C A T E

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I, Deanna Wizbicki, certify that the foregoing is a true and accurate verbatim transcript of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.

Deanna Wizbicki

Notary ID No: 2330518

<b>A</b>			
<b>A-1</b> 3:11 10:13 10:19 37:11	57:10 59:9,9 61:11 64:10 64:21	<b>adverse</b> 12:20 <b>advertised</b> 4:5 <b>advised</b> 5:6 <b>advocated</b> 61:15 <b>aerial</b> 50:16 <b>affect</b> 76:4 77:14 78:11 <b>affordability</b> 54:12 74:22 75:3 <b>agency</b> 19:3 <b>agenda</b> 83:17 <b>ago</b> 41:1 <b>agree</b> 20:23 27:11 35:22 65:7,9 67:21 68:3,19 74:17 <b>agreeable</b> 48:15 <b>agreement</b> 12:10 55:10 60:11 69:5 <b>agricultural</b> 51:9 52:24 <b>albeit</b> 58:1 <b>Allegiance</b> 4:16 <b>Allentown</b> 9:13 <b>allow</b> 40:18 64:14 <b>allowing</b> 62:2 <b>alter</b> 5:9 <b>alternative</b> 36:10 <b>Amboy</b> 45:9 <b>amend</b> 79:11 <b>amendment</b> 71:24 <b>amenities</b> 38:19 62:15 <b>American</b> 45:4 <b>analysis</b> 36:10 72:11,11 <b>Andrew</b> 3:3 7:21 44:11 44:13,18,22 45:18 60:25 <b>Andy</b> 64:9	<b>animals</b> 77:14 77:21 <b>answer</b> 3:20 81:13 <b>anticipated</b> 14:24 57:11 <b>anticipating</b> 57:10 <b>anybody</b> 24:10 73:13 <b>anymore</b> 78:6 <b>Anyway</b> 58:9 <b>appeared</b> 9:2,3 9:5 <b>appears</b> 11:7 28:14 <b>applicable</b> 61:17 <b>applicant</b> 6:17 6:18 7:7,13 37:2 46:3 50:3 65:24 66:1 69:16 70:11 72:7 78:15 <b>applicant's</b> 7:22 <b>applicants</b> 64:11 <b>application</b> 9:5 10:5,21 11:10,17 17:6 19:9 22:8,18 23:8 24:15 39:22 41:16 45:23 49:25 50:1 52:8,9 55:22 58:16 70:11 73:19,20 79:11 81:14 82:18 84:4,8 84:16,20,25 <b>apply</b> 20:1 35:8 <b>applying</b> 13:25 <b>appointed</b> 45:10 <b>appreciate</b> 24:18
<b>A-2</b> 3:12 12:23 37:11	<b>acres</b> 6:25 7:1 7:2 11:1,25 12:1,5,5 13:12 22:19 26:1 46:9 48:25 49:1,2 49:2 52:16 53:5 75:6 <b>Act</b> 4:4,12 <b>action</b> 85:11 85:13 <b>activities</b> 37:20 54:8 <b>actual</b> 14:12 16:15 21:20 27:3 29:21 38:4 <b>add</b> 24:5 43:20 64:6 <b>added</b> 54:13 <b>addendum</b> 71:24 <b>addition</b> 4:8 33:15 <b>additional</b> 65:2 80:7 <b>Additionally</b> 49:20 <b>address</b> 7:20 7:21 8:7 10:9 44:17 70:18,22 75:25 77:4,8 <b>addressed</b> 15:18 74:11 <b>adds</b> 43:21 <b>adequate</b> 54:21 <b>adjacent</b> 14:17 27:9 47:14 48:11 <b>adjoined</b> 36:18 <b>adjourned</b> 84:25 <b>adoption</b> 11:5 <b>advanced</b> 58:19 58:20 <b>advantage</b> 54:16		
<b>A-3</b> 3:12 13:15 13:19 14:6			
<b>A-4</b> 3:13 13:18 13:20,22			
<b>A-5</b> 3:14 15:1			
<b>ability</b> 55:14 63:7 67:16			
<b>able</b> 31:11 38:22 61:22 62:16 63:14 67:9,12 75:1 80:14 81:5			
<b>Absent</b> 5:17			
<b>absolutely</b> 26:22 39:4 63:7			
<b>accept</b> 9:23 45:12			
<b>acceptable</b> 33:23 73:7 74:3 79:14 82:14			
<b>access</b> 12:9 54:3 55:1,8 55:13,15 56:5,10 57:20			
<b>accessed</b> 12:7 50:25			
<b>accommodated</b> 63:14			
<b>account</b> 7:10			
<b>accurate</b> 38:3 85:4			
<b>acknowledge</b> 4:25			
<b>acquisition</b> 75:7			
<b>acre</b> 6:21 7:5 10:24 15:16 15:25 16:1 21:6 22:18 38:24 39:5 39:14 50:11			

<b>appropriate</b> 16:7 49:14 49:14 51:17 51:23 52:11 52:21,24 55:9 59:1	18:8 19:5 20:12 21:12 21:18 22:4 27:3 28:2,4 28:5,6,8,12 28:14 29:21 30:4 32:7 35:6 37:9,17 37:18 40:9 41:6,12,14 45:19 46:10 46:12 47:18 48:10,11 49:6,8 53:17 54:1 56:20 57:14 58:1 58:25 59:24 60:22,22 61:23 62:2,6 62:11,18,24 63:24 66:1 66:12,13 72:3 73:25 74:19 75:2 75:13 77:14 77:15,17 80:14	<b>assigned</b> 73:25 <b>assisted</b> 10:7 <b>associated</b> 13:1 17:1 23:15 49:18 65:12 74:2 <b>assume</b> 79:18 <b>attempted</b> 26:19 <b>attendance</b> 4:24 <b>attended</b> 24:7 24:8,11 <b>attendees</b> 5:2 <b>attention</b> 84:2 <b>attorney</b> 1:20 75:15 85:9 85:13 <b>attorneys</b> 33:5 <b>audience</b> 7:18 <b>August</b> 70:25 <b>author</b> 72:18 73:1 <b>authorize</b> 82:9 84:11 <b>available</b> 4:9 10:9 73:22 79:21 83:5 <b>Average</b> 69:21 69:22 <b>averaging</b> 14:1 19:5 27:19 28:2 30:4 35:6 62:22 66:13 <b>awful</b> 44:4	62:3 63:5 79:24 <b>bachelors</b> 45:1 <b>back</b> 20:15 22:22 24:6 26:23 28:10 28:19 29:8 35:3 37:9 39:7 40:24 41:9 43:6 48:24 69:20 79:7 81:9 <b>background</b> 8:11,14 44:23 <b>backyard</b> 39:3 43:8,9 61:20 66:6 <b>bag</b> 68:22 <b>balance</b> 58:9 58:11,12 <b>balancing</b> 58:24 <b>Barry</b> 1:17 36:13 41:19 67:20 68:4 <b>based</b> 11:6 14:4 20:21 21:23 28:24 38:9 63:22 73:6,12 82:8 84:13 <b>basement</b> 34:6 34:17 39:6 60:18 68:15 69:19 <b>basements</b> 34:8 <b>basically</b> 21:13 42:24 61:21 62:7 69:23 71:23 72:1 73:5 76:19 <b>Bayonne</b> 45:9 <b>Beacon</b> 44:19 45:6 <b>BEAHM</b> 1:21 23:9,14,20 23:22 33:15 35:23 37:17
<b>appropriately</b> 5:3 <b>approvable</b> 47:5,17,22 56:12 62:12 63:24,24 <b>approval</b> 6:19 14:25 19:4 19:13,14 20:5,6,16,17 20:18 22:11 80:1 81:25 82:3 <b>approvals</b> 19:3 43:14 <b>approve</b> 67:5 <b>approved</b> 15:21 60:16 <b>approves</b> 17:3 <b>approximately</b> 6:20,25 7:2 12:1,5 13:11 14:22 21:18 42:8 50:18 60:14 <b>April</b> 82:21 83:8,9,14,15 84:10,17 <b>aprons</b> 43:14 43:15 <b>architect</b> 23:11,13 31:18 <b>architectural</b> 68:11 <b>architecturals</b> 81:18 <b>area</b> 3:12,13 11:2 12:4,24 13:16,20,25 14:1,3,7,17 14:23 15:7,8 15:9,10 16:14 17:23	<b>areas</b> 13:5,5 15:3 16:20 18:7,14 19:22 26:9 26:24 27:9 27:10 28:11 34:23 39:8 47:21 48:2 53:8,12 68:23,24 71:25 72:1 74:13,13 <b>Asbury</b> 4:5 <b>asked</b> 19:17,22 20:15 31:13 68:11 79:10 <b>asking</b> 14:19 14:21 48:1 49:7 64:13 69:12 <b>asks</b> 26:6 <b>aspects</b> 10:8 <b>assessor</b> 19:7	<b>B</b> <b>B</b> 1:14 7:1 12:1,8 14:3 16:11,14 17:11,15,16 18:22 20:17 28:4,4 31:3 32:22,23 39:25 42:7 46:25 47:2,6 48:23 49:2 51:5 52:3 54:18 56:13	

61:4 64:9,19 65:7,11 68:9 69:21,23 70:8 73:16 78:17 80:5,7 80:15 81:7 81:10,20 82:4,13,24 <b>bear</b> 5:13 <b>bed</b> 14:16 <b>behalf</b> 6:16 <b>Behavior</b> 5:4 <b>believe</b> 46:2 47:15 52:9 52:19 54:5 56:4 57:9,24 58:19,20 71:1 73:14 74:23 77:11 <b>benefit</b> 8:11 8:14 44:23 50:2 52:8 <b>benefits</b> 58:21 59:10,13 60:1,20 <b>big</b> 77:16 83:21 <b>bigger</b> 36:5 <b>birds</b> 77:16 <b>bisecting</b> 80:19 <b>bit</b> 21:19 51:6 52:2 <b>black</b> 37:13 <b>blend</b> 52:20 <b>block</b> 1:5 6:22 10:25 <b>blue</b> 13:3 15:7 <b>board</b> 1:1,20 1:21,21 4:3 4:7 9:3 10:10 13:1 17:2 19:7 24:15 27:7 43:11,13 45:10,12 46:4 49:24 52:6 63:15 64:2 65:14 65:17,19	67:4 71:15 74:18 75:15 78:19 79:13 81:13,15 82:9,9 84:11 85:6 <b>board's</b> 7:9 19:14 <b>boards</b> 9:6,7 <b>body</b> 85:6 <b>bog</b> 73:11 74:12 <b>Borough</b> 9:12 45:7,8 <b>boroughs</b> 9:13 9:15 <b>bottom</b> 27:13 <b>bought</b> 74:25 77:17 <b>boundaries</b> 11:15 14:5 <b>Box</b> 2:3 <b>boy</b> 71:4 <b>break</b> 78:22 79:5 82:4 <b>breaking</b> 51:4 51:5 <b>breaks</b> 15:6 52:2 78:6 <b>briefly</b> 50:4 <b>BRIGLIADORO</b> 1:20 8:5 23:24 44:15 70:17 73:4 75:24 77:3 79:15 82:1,6 84:9 <b>bring</b> 23:11 44:10 78:8 80:12 84:1 <b>Bringing</b> 81:1 <b>broadcast</b> 4:22 5:1,12 <b>Brockel</b> 7:19 10:6 <b>brook</b> 12:16,18 13:1 16:15 16:18 29:2 71:19,20 <b>Brown</b> 1:15	5:18,19 36:25 37:15 37:24 38:3,9 38:13,16,18 39:10 40:4 40:16,21 68:3 <b>buffer</b> 27:5,6 28:10 29:21 48:11 56:16 56:22 62:23 65:25 72:13 72:13 74:2,8 74:8 <b>buffering</b> 26:9 27:19,20 <b>buffers</b> 13:6 18:6 27:9 47:21 48:7 <b>build</b> 37:21 39:11 68:20 68:22 69:2,3 <b>BUILDERS</b> 1:4 <b>building</b> 1:10 21:14 23:17 26:16 43:12 43:21 56:4,5 57:19 68:6 68:23,25 77:23 <b>buildings</b> 4:8 <b>built</b> 29:10 38:4 <b>bulb</b> 51:1 <b>bulk</b> 6:19 7:14 17:6 55:17 <b>bulks</b> 61:14 <b>bulletin</b> 4:7 <b>bunch</b> 26:5 75:5 <b>bureau</b> 24:3,7 24:9,14 31:2 31:9,13,22 80:25 81:5 <b>Burlington</b> 9:8 <b>business</b> 8:7 9:2 44:16 <b>butts</b> 42:3 <b>buying</b> 59:18 <b>BY: DONNA</b> 2:4	<b>C</b>
			<b>C</b> 2:1 12:5 14:2,20 16:15 17:17 17:17,19,23 18:2 20:11 20:13 26:19 28:3,12 32:21,22 34:4,4 35:11 39:6 40:17 41:11 47:8,8 47:24 48:10 49:2,23 50:5 50:19 52:1 54:15 55:17 56:13 61:19 77:11 79:12 80:3,21 81:9 81:10 85:1,1 <b>C (1)</b> 55:18,19 56:8 <b>C (2)</b> 55:19 58:8,10,10 <b>Cablevision</b> 4:22 <b>calculation</b> 21:20 <b>calendar</b> 82:19 <b>call</b> 4:1 5:16 34:4 79:6 <b>called</b> 75:14 <b>candidate</b> 5:9 <b>care</b> 32:23 <b>carefully</b> 21:2 <b>carry</b> 82:18,21 84:8,10 <b>cars</b> 44:5 <b>Carteret</b> 45:8 <b>case</b> 15:5 21:16 30:20 63:12 75:14 85:14 <b>Castronovo</b> 1:18 4:20 5:17,20,20 5:23,25 6:2 6:4,6,8 36:23 67:24

<b>catch</b> 39:19	84:14,21	<b>close</b> 41:12	54:23
<b>cause</b> 76:5,21	<b>challenging</b>	74:11 78:15	<b>commitment</b>
<b>causing</b> 76:9	36:8	<b>closer</b> 31:6	36:4
<b>center</b> 2:3	<b>chance</b> 20:20	81:1,2	<b>committee</b>
12:18 14:15	71:13	<b>closing</b> 33:6	64:15
<b>certain</b> 37:7,8	<b>change</b> 30:17	<b>coincide</b> 42:8	<b>Committeeman</b>
<b>certainly</b>	71:21	<b>color</b> 3:12,14	6:6,7 35:19
24:17 29:14	<b>changes</b> 82:18	12:24 15:2	36:11 67:3
43:3 44:25	<b>changing</b> 69:1	<b>colored</b> 3:12	68:1 69:17
49:12 51:7	<b>channel</b> 4:22	3:13 13:15	69:22,25
52:2 53:13	4:22,23	14:6	<b>common</b> 12:9
54:3,16,20	<b>channels</b> 5:2	<b>colorized</b> 3:11	40:5 42:12
54:22 56:9	<b>character</b> 5:14	10:17	<b>communities</b>
60:23 81:3	50:8,19	<b>Colts</b> 44:20	52:13
<b>Certified</b> 45:5	51:14 52:1,3	<b>combination</b>	<b>community</b>
<b>certify</b> 85:3,9	52:17,21	65:24	51:25 57:8
<b>cetera</b> 36:1	53:15 54:4	<b>combined</b> 13:2	59:21
<b>chair</b> 21:10	56:7,20 59:6	<b>come</b> 7:19	<b>comparable</b>
35:14 82:20	60:22 65:1,1	35:15 51:2	64:22
<b>CHAIRMAN</b> 1:15	<b>characterize</b>	64:11 65:17	<b>comparative</b>
<b>chairwoman</b>	61:13	70:11 75:3	64:7
1:15 4:1,18	<b>charge</b> 8:24	75:20 77:25	<b>comparing</b>
5:15,23,24	<b>chart</b> 12:3	84:15	64:10,20
6:10,18 9:24	<b>check</b> 35:17	<b>comes</b> 14:16	<b>compensate</b>
21:8 23:21	39:22 83:22	18:19 24:23	14:1 28:11
23:23,25	<b>chief</b> 6:2,3	29:1 39:22	<b>compensation</b>
25:9 32:9,14	19:17 23:25	75:13	14:3 28:14
32:24 33:4	24:1,10,13	<b>comfortable</b>	<b>complex</b> 74:6
33:10,24	24:18,25	66:6	<b>compliance</b>
34:3,12,24	25:7 66:22	<b>coming</b> 23:7	4:12
35:9,16	<b>choose</b> 67:15	31:11 76:4	<b>compliant</b>
36:13,22,24	<b>circle</b> 17:15	77:22 82:10	23:16 62:19
37:13 41:18	48:4	<b>COMMENCING</b>	<b>comply</b> 65:8,9
42:20,22	<b>citizen's</b> 5:7	1:12	68:16
43:10,19	<b>citizens</b> 53:3	<b>comment</b> 21:11	<b>comprised</b> 6:25
44:1,9 45:14	<b>civil</b> 9:1 45:1	36:20	7:1,2
61:1 65:20	<b>clarify</b> 21:11	<b>comments</b> 5:7	<b>concentrated</b>
66:11,19,21	<b>clause</b> 80:23	19:16 20:24	51:10
66:23,25	<b>clean</b> 30:17	61:5 63:19	<b>concentrations</b>
67:20,23	81:14	63:21 67:25	52:12
68:2,4 69:6	<b>clear</b> 36:19	69:8 70:10	<b>concern</b> 5:5
70:1,5,9,22	73:18 80:17	71:10 75:20	20:10 31:2,9
72:6 75:18	<b>clearing</b> 16:21	78:14 79:1	33:25 34:3
76:12,16,23	16:22,25	79:10	76:3
77:8 78:13	48:8	<b>commercial</b>	<b>concerned</b>
78:19,24	<b>clearly</b> 16:9	52:25	30:22 41:21
79:2,6 81:12	<b>clerk</b> 4:10	<b>commission</b> 9:4	82:23
81:22 82:17	<b>client</b> 35:10	19:8 33:21	<b>concerning</b>
83:3,7,10,14	79:9	85:6	56:21
83:16 84:1,7	<b>clients</b> 78:23	<b>commissioner</b>	<b>concerns</b> 19:10

21:4 63:4 74:21 79:10	<b>consideration</b> 69:13	<b>contemplated</b> 53:13	<b>count</b> 56:22
<b>conclusion</b> 20:25	<b>considered</b> 11:19 37:25	<b>contemplates</b> 39:6	<b>county</b> 9:7, 8 9:12, 13 19:7 33:17
<b>concur</b> 67:24 68:3 69:7	81:25	<b>contemplating</b> 31:6	<b>couple</b> 32:9 61:4 75:1 83:12
<b>condition</b> 14:24 15:23 19:4, 13 20:5 20:16 22:10 22:16 55:22 59:7	<b>considering</b> 62:15	<b>contracts</b> 55:12	<b>court</b> 1:25 6:21 10:22 11:25 12:2 12:13 16:18 18:19 19:2 19:19, 24 20:2 24:23 26:18 28:6 28:23 29:3, 9 29:12 31:11 36:15 42:1 43:6 46:16 46:17, 25 47:5 48:23 55:7 56:11 71:3 73:10 85:5
<b>conditional</b> 21:14	<b>consistency</b> 48:17	<b>contribute</b> 52:12	<b>coverage</b> 12:11 44:2
<b>conditions</b> 13:9 17:7 20:22, 23 22:4 34:19 55:24 57:11 57:16, 17 58:3	<b>consistent</b> 11:12 47:11 47:13, 16 49:15, 23 50:19 51:7 51:13, 17 52:3, 16, 17 55:14 56:6 56:18 57:25 59:6 64:3 65:3	<b>contributing</b> 35:11	<b>covered</b> 77:13
<b>conduct</b> 5:2	<b>consists</b> 10:25 11:3	<b>control</b> 59:22	<b>create</b> 12:20 40:2 52:7 56:4 59:19 59:22 63:1 78:1 80:13 80:18
<b>configuration</b> 12:10	<b>constrained</b> 61:24 75:12	<b>conversation</b> 36:6 53:10	<b>created</b> 53:25 85:6
<b>configured</b> 35:7 52:20	<b>constraint</b> 16:7 65:23	<b>cooperate</b> 36:17	<b>creates</b> 5:4 51:13 57:16 60:21
<b>confirm</b> 84:5	<b>constraints</b> 7:11 9:18 11:20, 22 12:25 13:7 17:8 21:17 22:13 46:14 49:18 51:21 53:6, 24 54:1 54:19 55:5 55:25 56:2 56:14 62:21 75:10	<b>coordination</b> 54:7	<b>creating</b> 53:6 55:8 57:7, 15 57:21 59:5
<b>confirmation</b> 38:10	<b>constrains</b> 10:25 11:3	<b>copy</b> 4:6, 8 71:21	<b>credentials</b> 9:24 45:14
<b>confirming</b> 80:2	<b>constrained</b> 61:24 75:12	<b>corner</b> 26:16 76:2, 14	<b>criteria</b> 7:23 21:23 22:1 46:4 50:5 55:18 56:8 57:6, 6 58:8 58:10, 11, 14 58:15, 24
<b>conform</b> 68:13	<b>constraint</b> 16:7 65:23	<b>corners</b> 69:24	
<b>confused</b> 68:8	<b>constraints</b> 7:11 9:18 11:20, 22 12:25 13:7 17:8 21:17 22:13 46:14 49:18 51:21 53:6, 24 54:1 54:19 55:5 55:25 56:2 56:14 62:21 75:10	<b>correct</b> 20:13 23:18 25:15 25:19 27:21 38:8, 14, 17 39:4, 16 73:4 81:10 83:8	
<b>connect</b> 16:16	<b>constrains</b> 10:25 11:3	<b>corrected</b> 12:4	
<b>consensus</b> 82:8	<b>constrained</b> 61:24 75:12	<b>correctly</b> 6:17	
<b>consent</b> 5:1	<b>constraint</b> 16:7 65:23	<b>correspondence</b> 45:21	
<b>conservation</b> 13:13 16:4, 5 19:10 20:4, 7 21:5 32:10 33:9, 12, 18 53:18 71:25	<b>constraints</b> 7:11 9:18 11:20, 22 12:25 13:7 17:8 21:17 22:13 46:14 49:18 51:21 53:6, 24 54:1 54:19 55:5 55:25 56:2 56:14 62:21 75:10	<b>corridor</b> 13:6 13:18 14:18 14:20, 22 18:1, 3, 7 27:4, 8 29:22 48:6, 9 56:14 56:23 60:13 62:23 65:25 81:8	
<b>conservative</b> 14:9, 11	<b>construction</b> 16:22 48:10	<b>corrected</b> 12:4	
<b>consider</b> 35:10 58:5 62:4, 18 62:25 63:4 63:15 64:13 65:14, 19 75:6	<b>consultant</b> 72:9	<b>corridor</b> 13:6 13:18 14:18 14:20, 22 18:1, 3, 7 27:4, 8 29:22 48:6, 9 56:14 56:23 60:13 62:23 65:25 81:8	
	<b>consultants</b> 7:9 10:10 79:25 80:2	<b>corridors</b> 48:6 51:22 55:5	
	<b>Consulting</b> 44:20	<b>cost</b> 54:9 55:3 67:10	
	<b>contain</b> 12:1, 5 12:7	<b>costs</b> 76:6	
	<b>contains</b> 12:25	<b>counsel</b> 73:4 85:10, 13	

<b>cross</b> 12:9 53:12	22:12 33:2,5 33:8,16 74:24	<b>design</b> 6:20 7:15 11:20 17:25 39:6 48:5	52:3 61:10
<b>cross-examine</b> 73:1	<b>deeds</b> 32:25 33:8 55:12 59:21	<b>designed</b> 14:4 15:15 21:3	<b>difficult</b> 35:24 42:14
<b>crosses</b> 14:14	<b>deemed</b> 4:11	<b>designs</b> 20:18	<b>digital</b> 37:15
<b>crossing</b> 36:1	<b>deeper</b> 48:2	<b>desired</b> 59:12	<b>dimension</b> 66:5
<b>cul-de-sac</b> 24:24 51:1,3 81:2	<b>deer</b> 77:15	<b>destroy</b> 69:3	<b>dimensional</b> 58:2
<b>culvert</b> 14:14	<b>defining</b> 16:9	<b>detail</b> 7:15	<b>dimensions</b> 42:13
<b>cumulative</b> 15:23 39:5 39:12 40:9	<b>definitely</b> 63:3 71:2 80:4	<b>detailed</b> 10:9	<b>direct</b> 7:16
<b>curb</b> 18:4 22:1 22:3 76:18 76:20	<b>definition</b> 11:12 37:1	<b>deteriorates</b> 32:15	<b>DIRECTIONS</b> 3:20
<b>curbing</b> 48:13 48:14,16 60:3,6 76:8 76:10	<b>degradation</b> 53:21	<b>determined</b> 14:8,13 66:2	<b>directly</b> 19:21 64:24 77:10
<b>curbs</b> 18:9	<b>degrading</b> 53:23	<b>detriment</b> 57:7 57:22 58:22 58:23 59:14 60:9	<b>director</b> 8:16
<b>curious</b> 66:4 80:15	<b>degree</b> 45:1	<b>developable</b> 48:2	<b>disappeared</b> 26:5
<b>current</b> 13:11 16:2	<b>demarcate</b> 33:18	<b>developed</b> 9:20 13:14 67:13	<b>disclosed</b> 59:17
<b>currently</b> 11:1 22:24 45:6 49:3	<b>densities</b> 51:24 52:11	<b>development</b> 8:17 9:10 11:3 12:19 13:8 16:2 20:2 21:2,6 22:18,23,25 36:7 38:12 38:13 40:22 51:18 53:25 54:8,9 57:18 61:6 62:8,9 71:2 73:10	<b>disclosure</b> 4:19
<b>cutting</b> 48:8	<b>density</b> 52:15 52:17,19,22 53:16 57:13 57:14,15,25 59:2 62:19 64:14 65:6,6	<b>developments</b> 73:9	<b>discussing</b> 71:1
<b>D</b>	<b>DEP</b> 13:23 14:10 16:2 19:4 34:25 35:2,4 53:14 56:24 60:17 66:14,16 72:10 73:23 74:7	<b>deviation</b> 58:19,22	<b>discussion</b> 73:8
<b>D-A-R-I-A-N</b> 77:6	<b>department</b> 9:4 19:15 20:8 20:14 35:1 84:3	<b>diameter</b> 17:14 47:5,23,24 56:13,25 57:2 62:12 63:24,25 64:5,8 65:8	<b>discussions</b> 7:8
<b>Darian</b> 3:7 77:1,5	<b>depends</b> 35:7	<b>diameters</b> 62:8	<b>disjointed</b> 71:11
<b>Darlington</b> 70:24,25	<b>depicted</b> 49:9	<b>dictated</b> 11:22 13:10	<b>displayed</b> 4:7
<b>date</b> 85:7	<b>deposition</b> 85:11	<b>dictates</b> 56:11	<b>disruptive</b> 5:4
<b>dated</b> 19:16 20:9,22 35:1	<b>describe</b> 9:21 10:5 46:1	<b>different</b> 15:7	<b>distance</b> 31:12
<b>day</b> 72:2	<b>DESCRIPTION</b> 3:10,18		<b>district</b> 20:7 46:7,13 50:11 52:15 62:20
<b>days</b> 29:17			<b>districts</b> 47:13 53:19
<b>Deanna</b> 85:3,19			<b>disturb</b> 21:6 37:6
<b>decent</b> 57:19			<b>disturbance</b> 12:12 14:22 15:11,16,24 15:25 16:19 18:1,2,5,14 18:16,25 22:20 37:1 37:19,25 39:14,23 44:8 48:9
<b>decide</b> 25:21			
<b>decision</b> 35:6			
<b>decisions</b> 35:3			
<b>dedication</b> 49:22			
<b>deed</b> 11:7			

60:19 61:21 62:1,2,13 <b>disturbances</b> 40:9 <b>disturbing</b> 30:6 60:13 <b>ditch</b> 28:16 <b>divide</b> 7:7 69:24 <b>divided</b> 42:5 <b>document</b> 73:22 <b>documents</b> 72:15,24,25 73:2 <b>DOCUMENTS/I...</b> 3:17 <b>doing</b> 26:8 30:7 53:22 59:15 69:1 <b>dollar</b> 75:2 <b>dollars</b> 74:25 <b>Donna</b> 6:15 23:10 <b>door</b> 40:1 71:9 <b>double</b> 35:17 <b>downloaded</b> 72:2 <b>downstairs</b> 83:23 <b>draft</b> 82:9 84:11 <b>drainage</b> 12:15 12:17,20 <b>draining</b> 68:25 <b>drastic</b> 81:23 <b>draw</b> 79:24 <b>drawing</b> 41:23 <b>Drive</b> 2:3 70:24,25 <b>driven</b> 58:2 <b>drives</b> 56:17 <b>driveway</b> 12:8 12:9,10 18:21,23 31:2,3,12 32:2,6 36:19 39:2 41:20 42:7,10,12 42:24 43:19 43:22 48:19	48:21,22 51:4 55:9 60:7,8 <b>driveways</b> 36:15 44:5 49:14 55:13 <b>dropped</b> 7:9 <b>due</b> 12:12 17:7 19:20 56:10 <b>duly</b> 8:4 44:13 70:16 75:22 77:2 <b>dwelling</b> 31:15 48:20 <b>dwelling</b> 7:4 <hr/> <b>E</b> <b>E</b> 1:14,14 2:1 2:1 52:10 85:1,1 <b>Eagle</b> 24:20 <b>Eaglewood</b> 10:22 11:25 12:2 16:18 18:19 19:2 19:19,24 20:1 24:23 26:17 28:6 28:23 29:3,9 29:12 31:11 36:15 42:1 42:25 43:6 46:16,24 47:5 48:23 50:23,23,25 51:6 55:7 56:11 71:3 73:9 <b>earlier</b> 68:12 71:2 <b>early</b> 82:7 <b>easement</b> 13:14 16:4,5,8,10 19:10 21:5 27:14 28:7 28:15,24 29:4 30:10 30:16,20 32:10 33:13 33:18 42:9	42:11 49:21 53:11 <b>easements</b> 33:9 53:12 <b>eating</b> 41:12 <b>ecological</b> 77:12 <b>edge</b> 42:8,9,11 <b>Educate</b> 36:25 <b>EEP</b> 30:1 <b>efficient</b> 54:10 61:13 61:16 <b>egregious</b> 58:4 <b>EIS</b> 73:18 <b>either</b> 18:9 25:5 29:6 44:1 55:18 63:8 64:4 65:4 67:1,18 74:10 <b>element</b> 71:25 <b>elevated</b> 34:17 <b>elevation</b> 14:14,16 37:7 <b>elevations</b> 69:10 <b>eliminate</b> 40:17 41:11 62:10 79:12 80:3 81:7 <b>eliminated</b> 80:10 <b>eliminating</b> 80:4 <b>else's</b> 29:17 <b>embellish</b> 68:20 <b>emergencies</b> 81:6 <b>employed</b> 85:10 85:13 <b>employee</b> 85:12 <b>enable</b> 62:3 <b>enabling</b> 62:13 <b>encourage</b> 51:16 54:6 <b>encroach</b> 27:4 <b>encroaching</b>	28:3 <b>endangered</b> 73:23,24 74:5 <b>ended</b> 22:5 28:20 <b>energy</b> 53:19 <b>engineer</b> 1:21 7:19 9:11 10:7 15:22 16:24 20:21 25:16,17 38:10 <b>engineering</b> 8:18,20 10:8 10:9 45:1 <b>Englewood</b> 6:21 12:13 <b>enhanced</b> 64:6 <b>ensure</b> 14:12 51:24 <b>entertainment</b> 41:6 <b>entire</b> 12:15 13:4,12 15:16 16:13 19:12 26:23 39:5 <b>envelope</b> 21:14 21:17 41:8 <b>envelopes</b> 56:5 57:19 <b>envelops</b> 56:5 <b>environment</b> 52:14 53:7 53:21,22,23 59:3 <b>environmental</b> 3:12 7:12 9:4,18 11:19 11:21 12:24 12:25 13:3,9 16:7,19 17:7 19:8,22 21:3 21:17 22:13 26:24 27:8 27:10 33:21 34:19 35:25 39:8 41:13 41:13 46:15
--	--	---	--

49:18 51:19	<b>Excuse</b> 27:16	<b>failed</b> 41:23	68:13
53:2,5,15	<b>exhibit</b> 10:12	<b>fairly</b> 49:10	<b>felt</b> 65:18
54:19 55:25	11:14 12:23	57:19	66:6
56:1 72:4,12	12:24 13:2	<b>familiar</b> 45:23	<b>fence</b> 16:8
<b>environment...</b>	13:15,19	<b>family</b> 6:24	19:12 32:21
20:12 75:12	14:6,7,8	7:4 11:3	32:23 33:17
<b>environmentals</b>	15:1,2,6	12:7,19 41:5	33:22
26:11 72:9	<b>exhibits</b> 3:9	41:9 46:8,11	<b>fencing</b> 32:12
<b>envisioned</b>	9:17 10:12	48:20 49:8	32:12,15
53:17	16:6	53:4 57:12	<b>field</b> 72:16,19
<b>equating</b> 61:9	<b>exist</b> 18:9	<b>far</b> 25:25 27:2	<b>fight</b> 54:25
<b>Eric</b> 1:17	<b>existed</b> 11:4	60:8 69:10	<b>figure</b> 26:4,10
35:18	<b>existing</b> 12:17	82:23	<b>file</b> 4:10
<b>error</b> 12:3	18:8,17	<b>farm</b> 78:1	40:14 73:19
<b>especially</b>	29:23 37:9	<b>farmland</b> 78:3	<b>filed</b> 33:17
62:15	54:14 61:6	<b>farther</b> 15:6	40:12 59:21
<b>ESQ</b> 1:20 2:4	63:9	26:23,24	59:22
<b>essentially</b>	<b>expand</b> 63:7	<b>fault</b> 59:14	<b>filing</b> 17:4,5
37:6 42:2	<b>expansion</b>	<b>favorable</b>	<b>filling</b> 39:7
46:18 51:1	59:16	82:10 84:12	<b>final</b> 6:11
52:8,20 57:6	<b>expect</b> 20:4	<b>feasible</b> 19:19	11:22 15:1
59:11 60:1,4	82:22	<b>February</b> 13:24	15:19 19:13
64:5,7 65:23	<b>expected</b> 5:2	20:9 35:1	20:16
<b>established</b>	<b>expense</b> 76:21	74:25 83:21	<b>finalized</b> 43:4
66:13	<b>expenses</b> 76:9	84:2	<b>finally</b> 17:22
<b>establishing</b>	<b>expert</b> 72:18	<b>fee</b> 35:15	18:21 47:22
51:23	<b>explore</b> 19:17	<b>feed</b> 77:15	48:18 51:23
<b>establishment</b>	<b>extend</b> 54:18	<b>feel</b> 61:25	54:6 56:25
52:11	76:20	64:20	58:21 60:12
<b>estimation</b>	<b>Extending</b>	<b>feet</b> 14:14,15	<b>financial</b> 36:4
14:10	16:17	14:20,21,23	75:9
<b>et</b> 36:1	<b>extension</b>	17:11,12,13	<b>financially</b>
<b>evaluated</b>	19:18,20	17:13,15,16	75:16 85:14
11:18	<b>extensive</b>	17:16,20,21	<b>find</b> 29:4,5
<b>evening</b> 6:18	46:18	17:24,25	40:15
7:16,24	<b>extra</b> 43:21	18:3 21:13	<b>fine</b> 13:22
46:21 81:13	64:6 76:6,21	21:21 26:21	48:15
<b>everybody</b> 75:7	<b>extraordinary</b>	26:21,22	<b>FIOS</b> 4:23,23
77:24	57:16	31:5,5 34:11	<b>fire</b> 19:16,23
<b>evidentially</b>		41:22,24,25	24:3,7,9,14
73:7	<b>F</b>	42:5 46:23	31:1,9,22
<b>EXAMINATION</b>	<b>F</b> 1:14 85:1	46:23 47:1,3	54:23,25
3:1	<b>face</b> 43:6	47:6,6,11,11	80:25 81:4
<b>exceed</b> 22:21	<b>facilities</b>	47:19,23,23	83:20,20,24
<b>exceeding</b>	15:21	48:4,20	<b>firm</b> 6:15
57:15	<b>facing</b> 42:24	50:18 56:17	24:11 45:5
<b>exception</b> 36:2	42:25 43:2,3	56:18,21	<b>first</b> 8:1,3
61:14 63:21	<b>factors</b> 32:3	57:1 60:14	39:13 44:13
<b>exceptional</b>	65:13	63:5 64:6	69:10 70:15
53:7	<b>fail</b> 40:24	66:14 68:7,7	75:22 77:1,6

83:11,17	85:8	<b>further</b> 11:10	10:2,4,11,11
<b>first-come</b>	<b>forum</b> 5:7	57:18 84:10	17:2 19:10
39:23	<b>forward</b> 70:11	85:9,12	20:19 22:12
<b>first-served</b>	<b>found</b> 38:19	<b>future</b> 22:20	22:22 24:13
39:24	66:7	23:2 30:11	25:21 30:6
<b>Fish</b> 72:16	<b>four</b> 7:5,8	37:10 40:23	32:14 33:12
<b>Fisher</b> 5:17	10:24 46:10	59:15 76:6,8	33:12 34:6,6
68:5,15,19	50:10 52:16		34:7,15 37:5
<b>fit</b> 49:12	57:10 58:19	<b>G</b>	39:9 43:20
74:20	61:11 64:10	<b>G</b> 52:23	44:2,5 48:24
<b>five</b> 39:11	64:21 69:24	<b>gain</b> 27:7	56:15 59:17
78:22	69:24	<b>Gander</b> 12:16	59:18 61:22
<b>fix</b> 30:17	<b>four-acre</b> 46:8	13:1 16:15	62:16 63:16
67:14	<b>four-lot</b> 11:18	16:17 29:2	64:9 65:14
<b>flag</b> 4:13	<b>fourth</b> 26:2	<b>garages</b> 43:20	67:8,11
<b>flagging</b> 72:10	<b>frame</b> 32:6	<b>gather</b> 76:7	68:16 71:5
<b>flexibility</b>	<b>Freehold</b> 20:4	<b>general</b> 74:17	72:23 76:8
62:14 80:18	20:8 45:7	<b>generally</b>	78:8 80:2,24
<b>flood</b> 3:12	<b>freeing</b> 62:13	50:15	81:16 82:21
13:5,18 14:6	<b>fringe</b> 71:25	<b>generous</b> 49:10	84:7,9
14:7,13,17	72:2	<b>getting</b> 58:9	<b>Goldman</b> 2:2
14:23 18:6	<b>front</b> 9:3,3,5	78:5	6:16
19:5 27:3	17:19 21:15	<b>give</b> 8:6,11,14	<b>gonna</b> 10:2
30:4 34:6,22	26:16,19	44:16,23	32:12 68:12
<b>flooding</b> 14:12	38:23 39:1	49:12 70:18	70:12 72:17
76:5,7	43:7,9,15,22	75:24,25	77:14
<b>flow</b> 12:17	56:17 62:10	77:4	<b>good</b> 28:21
<b>following</b> 52:9	69:20	<b>Givelekian</b>	29:16 32:8
<b>follows</b> 8:4	<b>frontage</b> 11:25	1:19 6:8,9	41:15 75:4
11:24 16:6	12:2,6,13	42:21 69:7	79:15
44:14 70:16	19:1 41:22	<b>given</b> 48:16	<b>goodnight</b>
75:23 77:2	41:24,25	59:14 63:11	84:23
<b>foot</b> 14:18	42:6,7 46:22	69:13	<b>Gotcha</b> 37:24
27:5 28:15	47:3,15,16	<b>gives</b> 31:14	<b>gotta</b> 43:23
42:2,13,18	47:17 50:13	<b>go</b> 7:14 23:1	<b>gotten</b> 43:13
47:10,15,25	52:4 54:14	26:6 30:1,16	43:13
49:11,21	55:7 56:2,10	31:9 34:15	<b>Governor</b> 45:11
50:12,12,24	56:10 59:4,4	35:3 40:1	<b>grade</b> 37:6,8,9
57:3,3 61:11	63:4,5 64:7	50:4,4,9,16	39:9 69:21
64:1,1,3,5,8	80:8	60:4 62:17	69:22
64:21,24	<b>frontages</b>	62:24 65:13	<b>grading</b> 15:14
65:8 66:14	17:11 22:2	<b>goals</b> 50:6	15:20 18:8
69:18 72:12	46:15,19	51:16	<b>grandmother</b>
74:2	55:3	<b>goes</b> 18:24	77:17
<b>footprints</b>	<b>fronts</b> 17:17	19:6 24:6	<b>grandparents</b>
38:4 49:8,11	47:9	28:7 29:2	78:3
49:12	<b>function</b> 47:19	30:9 34:5	<b>grant</b> 46:4
<b>foregoing</b> 85:3	47:24 57:2	40:11 42:3	50:2 82:2
<b>forever</b> 30:15	<b>fund</b> 35:11	74:9	<b>granted</b> 54:2
<b>forth</b> 43:16	60:2	<b>going</b> 9:21	<b>granting</b> 7:24

59:11	<b>HD</b> 4:23	51:13 54:4	57:2 62:20
<b>great</b> 25:20	<b>head</b> 29:2, 22	60:15 77:19	63:25
34:10 74:20	29:23	78:7	<b>hundreds</b> 8:24
<b>greater</b> 15:5	<b>health</b> 9:4	<b>homeowner</b>	<b>Hunterdon</b> 9:8
<b>green</b> 15:8	20:8, 14 35:1	32:20 43:21	<b>hydrant</b> 32:5
37:11, 16, 17	84:2, 3	<b>homeowners</b>	
75:6, 14	<b>hear</b> 23:11	22:20 32:16	<b>I</b>
<b>group</b> 5:11	25:10 79:9	59:18 63:1	<b>ID</b> 85:19
8:18	<b>heard</b> 20:15	<b>homes</b> 12:19	<b>idea</b> 79:16
<b>guess</b> 23:5	22:5 47:15	23:16 40:18	80:11
40:10 41:15	49:3 71:7	41:2 46:8, 11	<b>ideal</b> 77:20
69:11 74:16	<b>hearing</b> 25:11	49:9 50:20	<b>identified</b>
74:23 79:22	68:12 79:1	51:6, 10 53:4	6:22 10:25
<b>H</b>	<b>heart</b> 78:6	54:3 56:6	<b>identify</b> 15:3
<b>H-A-U-G-E</b>	<b>height</b> 23:15	57:12, 20, 21	15:4
75:22 76:2	23:17, 18	57:25 59:5	<b>illegally</b>
<b>habitat</b> 77:12	49:15 68:6	60:21, 24	43:24 44:2
<b>habitats</b> 69:1	68:18 80:13	61:9 67:13	<b>illustrates</b>
<b>half</b> 42:4, 5, 6	<b>Heightstown</b>	67:16 81:18	13:2
42:6 49:21	9:12	<b>honestly</b> 23:10	<b>image</b> 5:1
59:9 66:15	<b>held</b> 1:10 8:18	78:9	<b>imagine</b> 31:10
<b>handheld</b> 66:11	<b>helpful</b> 82:7	<b>hopefully</b> 75:1	67:11
<b>handle</b> 81:5	<b>helps</b> 12:10	<b>hoping</b> 79:23	<b>impact</b> 44:2
<b>hands</b> 71:13	<b>hereinbefore</b>	<b>house</b> 15:20	72:5
<b>hanging</b> 73:21	85:8	26:15, 22	<b>impacting</b> 65:5
<b>happen</b> 29:9, 13	<b>hey</b> 40:2	27:2 31:6, 14	<b>impacts</b> 12:20
30:18, 25	<b>high</b> 81:19	34:4, 5, 16, 16	44:7
31:3 43:4	<b>higher</b> 52:19	35:11 37:7	<b>impervious</b>
<b>happened</b> 71:9	64:13	38:8, 23 39:1	12:11 44:8
<b>happening</b> 71:8	<b>highest</b> 34:21	39:9 42:24	<b>important</b>
<b>happens</b> 42:7	<b>highlight</b> 17:9	43:15 60:19	15:11 22:15
<b>hard</b> 40:21	<b>Highway</b> 44:20	61:21, 23	54:10 69:2
<b>hardship</b> 55:19	<b>Hillside</b> 77:9	62:24 66:5	83:24
55:20 74:21	<b>historic</b> 53:19	67:9 77:16	<b>imposed</b> 51:11
75:3, 9, 13, 16	<b>historically</b>	77:17, 18	<b>improvable</b>
<b>hardships</b>	49:4	78:2	17:14, 23
55:23	<b>history</b> 11:6	<b>houses</b> 19:23	21:11, 18
<b>harming</b> 65:1	<b>hit</b> 34:10	20:1 26:1, 13	56:20, 25
<b>hatched</b> 28:4, 5	<b>HOA</b> 40:2 63:1	26:17 34:20	62:6
28:6	<b>Hogan</b> 1:16 6:2	43:6 74:19	<b>improvements</b>
<b>Hauge</b> 3:7	6:3 24:1, 10	75:2, 5	15:15 67:12
75:22 76:1, 1	24:13, 18, 25	<b>housing</b> 54:11	69:10
76:14, 17	25:7 66:22	55:14 58:25	<b>in-well</b> 31:17
<b>hazard</b> 3:12	<b>hold</b> 13:17	59:1, 11, 12	<b>inappropriate</b>
13:5, 18 14:7	26:19 32:8	59:12, 23, 24	5:4, 11
14:7, 13, 17	<b>holding</b> 31:20	75:3	<b>inch</b> 63:17
14:23 18:6	<b>hole</b> 38:4	<b>How's</b> 83:14	<b>include</b> 13:4
19:6 27:3	<b>home</b> 16:22	<b>HUDSON</b> 1:25	39:19
30:4 34:22	24:5 41:5, 9	<b>hundred</b> 14:20	<b>included</b> 37:10
	41:24 50:20	17:15, 20	<b>including</b>

65:12	<b>interconnec...</b>	65:22 66:10	6:4,5 41:19
<b>inconsistent</b>	56:3	67:2 68:17	42:17
58:5	<b>interest</b> 5:10	74:21 80:11	<b>KATHRYN</b> 1:15
<b>incorrectly</b>	81:5	80:20 81:1,9	<b>keep</b> 22:7 32:7
20:10	<b>interested</b>	<b>January</b> 8:19	33:12 61:8
<b>increased</b>	85:14	83:21	69:4
28:11	<b>interesting</b>	<b>jazzed</b> 70:20	<b>kept</b> 10:2
<b>independent</b>	71:22	<b>Jen</b> 23:21	<b>Kevin</b> 7:18
80:21	<b>internally</b>	63:22	10:6,6
<b>INDEX</b> 3:1,9	55:4	<b>Jen's</b> 63:20	<b>kind</b> 15:8
<b>indicate</b> 55:21	<b>interpretation</b>	<b>JENNIFER</b> 1:21	31:21 36:4
74:24	48:3 63:23	<b>Jennings</b> 2:4	41:7 55:10
<b>indicated</b> 6:17	<b>interpreted</b>	6:14,15 8:10	55:21 57:7
48:14 53:9	20:10	9:22 10:1	71:5,17,17
54:20 68:13	<b>introduce</b> 73:2	22:14 23:12	71:22 72:17
<b>indicates</b>	<b>intrusion</b>	23:18 24:16	74:5 80:20
58:16 72:1	60:13	25:12,15,23	<b>knock</b> 40:1
74:4	<b>invaded</b> 77:19	33:2,7,14	<b>know</b> 10:12
<b>indirectly</b>	<b>involved</b> 9:16	35:13 44:4	17:9 24:4
69:12	<b>inward</b> 12:15	44:11,22	26:9 29:9,13
<b>individual</b> 5:5	<b>Island</b> 77:25	45:12,17,25	30:23 31:3
15:19 16:12	78:1	60:25 61:3	32:2 33:11
20:6 39:17	<b>isolated</b> 18:15	65:5 66:8	34:15 36:16
<b>industrial</b>	<b>issue</b> 24:3	68:12 69:15	37:1 43:18
52:25	29:25 31:22	70:3 72:17	44:5 61:12
<b>information</b>	54:12 76:7,7	72:21,23	62:10,25
74:24	<b>issued</b> 13:24	75:8 78:21	65:22 67:3,5
<b>infrastructure</b>	20:9	78:25 79:8	71:18 72:4
54:15	<b>issues</b> 7:12	79:22 80:6	74:15 75:5
<b>initially</b> 7:7	68:25 74:16	81:11 82:12	77:12,24
<b>inquiry</b> 36:12	77:12	82:15 83:1,5	78:5,10 82:2
<b>install</b> 18:4	<b>Ivan</b> 3:7 75:22	83:15 84:6	82:22
19:11	76:1	84:23	<b>knowing</b> 81:15
<b>installation</b>		<b>Jersey</b> 1:11	<b>knowledge</b>
18:5,7,13	<b>J</b>	2:4 8:16,23	59:18
22:2	<b>J</b> 53:18	44:21 45:2,4	<b>known</b> 55:17,19
<b>installed</b> 16:9	<b>J-A-N-I-W</b>	53:3 72:15	58:11
20:19 35:21	44:13,19	85:7	<b>knows</b> 49:24
<b>instance</b> 61:17	<b>Jack</b> 1:16 25:9	<b>John</b> 1:18 4:18	52:6 75:15
<b>Institute</b> 45:2	66:23	36:22 67:23	<b>Kwaak</b> 1:15 4:1
45:4	<b>Jacobson</b> 1:17	<b>Jordan</b> 1:21	4:18 5:15,23
<b>intended</b> 14:11	5:21,22	43:17 65:20	5:24 6:10
33:18	36:14 67:21	66:19	9:24 21:8
<b>intent</b> 12:18	81:24 84:18	<b>jump</b> 73:16	23:21,23,25
<b>intention</b>	<b>Janiw</b> 3:3 7:22	<b>Junction</b> 8:20	25:9 32:9,14
30:20	44:13,18,18	<b>justify</b> 60:23	32:24 33:4
<b>intentionally</b>	44:25 45:16	61:7	33:10,24
64:16	45:20 46:6		34:3,12,24
<b>interconnect</b>	63:20 64:18	<b>K</b>	35:9,16
46:17 55:4	64:23 65:9	<b>Kastell</b> 1:18	36:13,22,24

42:20,22	<b>layout</b> 9:20	16:9,25	56:8 57:5
43:10,19	11:16,18,22	25:25	59:10 60:20
44:1,9 45:14	13:10 14:4	<b>line</b> 13:24	62:20 73:13
61:1 65:20	21:2	14:15 16:7,8	80:24 82:19
66:11,19,21	<b>leading</b> 39:8	18:23,24	<b>looking</b> 11:23
66:23,25	<b>learn</b> 71:9	23:6 24:5	37:10 41:2,3
67:20,23	<b>leaves</b> 48:3	26:20 28:10	41:20,22
68:2,4 69:6	<b>leaving</b> 41:4	35:21 39:17	42:23 43:8,9
70:1,5,9,22	<b>left</b> 7:17	42:4 43:2	46:21 56:23
72:6 75:18	27:13,23,24	48:20 51:4	58:1,23 68:6
76:12,16,23	29:1 39:25	61:22 64:1,2	71:18 77:25
77:8 78:13	51:5	66:4,17	<b>looks</b> 24:1
78:19,24	<b>legalities</b>	71:22 76:15	31:4 74:24
79:2,6 81:12	78:10	76:21 80:12	<b>lose</b> 82:13
81:22 82:17	<b>legally</b> 44:1	80:18	<b>lot</b> 1:5 6:11
83:3,7,10,14	<b>length</b> 19:20	<b>lines</b> 21:15	6:11,22,25
83:16 84:1,7	32:2,6	79:24	7:1,2,5,10
84:14,21	<b>lessening</b> 54:9	<b>literally</b>	10:24,25
	55:2	79:23	11:4,24 12:1
<b>L</b>	<b>let's</b> 9:22	<b>little</b> 21:19	12:4,5,6,13
<b>L-U-K-A-S-I...</b>	79:3	22:4 31:24	14:2,20
70:15,21	<b>letter</b> 19:15	43:14 51:6	15:21 16:13
<b>L3</b> 6:11	20:9 21:12	52:2 62:14	16:15 17:1
<b>labeled</b> 42:14	34:25 52:10	70:20 71:11	17:10,12,13
42:15	<b>level</b> 35:25	<b>live</b> 77:10	17:14,15,16
<b>lack</b> 56:3	<b>licensed</b> 8:22	<b>lived</b> 70:25	17:17,17,19
<b>Lamb</b> 76:2,15	45:3	77:18	17:23,23
<b>land</b> 8:15,17	<b>lieu</b> 48:16	<b>livelihood</b> 9:1	18:2 19:1
9:10 11:5,5	<b>life</b> 34:14	<b>living</b> 34:13	20:11,13
12:11,14	77:18	<b>LLC</b> 1:4	21:12,18
25:18 26:8	<b>light</b> 15:8	<b>located</b> 6:21	22:12 25:24
50:1 51:17	<b>lighter</b> 37:16	7:3 10:21,23	26:19 28:3,4
52:5 54:8,10	<b>lighting</b> 41:24	14:3 20:11	28:11,12
55:15 58:18	<b>lights</b> 78:4	28:4,25 46:7	32:21,22,23
61:13,16	<b>likelihood</b>	48:14 76:13	33:4 34:4,21
71:24	36:9	<b>locations</b>	39:6,22
<b>landscaping</b>	<b>limit</b> 13:7	15:20 28:24	40:17 41:11
16:25	15:15 18:1	38:8 52:24	41:21,22
<b>Lane</b> 76:15	19:12 44:8	<b>logic</b> 26:11	42:6,7,23
<b>language</b> 22:2	66:14	<b>LOI</b> 13:23	46:9,12,21
<b>large</b> 51:9	<b>limitation</b>	<b>long</b> 31:3 39:7	46:22 47:1,2
59:7	13:3 42:18	40:12 41:15	47:3,6,8,8,9
<b>largely</b> 54:1	<b>limitations</b>	44:4	47:18,24
<b>larger</b> 26:17	51:11 59:3	<b>longer</b> 43:22	48:10,25
28:8 51:7	<b>limited</b> 12:12	68:14	49:1,2,2,23
<b>largest</b> 74:8	19:1 22:20	<b>look</b> 13:2	50:19,25
<b>latest</b> 20:21	39:2,4 54:2	24:22 31:2	51:5,5,11
<b>law</b> 6:15 11:6	55:6 56:2,10	31:21 32:17	52:1 54:15
17:5 50:1	<b>limiting</b> 38:21	40:15 47:12	56:9,12,12
52:6 58:18	<b>limits</b> 14:12	51:15 54:14	56:13,13,20

59:8 61:19	<b>M</b>	<b>matter</b> 7:6	31:9 54:23
62:5,11,12	<b>M</b> 54:6	<b>max</b> 68:6	71:8,10 76:4
62:15,21	<b>ma'am</b> 70:8	<b>maximum</b> 26:1	79:7,20
63:2,13,13	76:24 77:8	<b>Mayor</b> 1:16	82:11 83:8
63:14,16	<b>Madam</b> 21:10	5:25 6:1	83:24
64:14,24	35:14 82:20	25:10,13,16	<b>meetings</b> 4:4
65:11,15,16	<b>main</b> 19:9	25:20,24	4:12 7:6
67:5,8 68:16	<b>maintain</b> 32:15	27:11,18,23	83:20,20
69:13 71:7	36:20 55:13	28:8,13,18	<b>melting</b> 34:1
74:19 75:13	<b>maintaining</b>	29:7,13,16	<b>member</b> 45:4
77:11 79:12	49:16 51:19	29:20,25	<b>members</b> 5:8
79:23,24	<b>maintenance</b>	30:5,9,14,22	78:19 79:13
80:3,5,7,12	12:9 30:21	31:7,17 32:4	<b>memo</b> 20:21,24
80:12,21	<b>major</b> 6:11	66:24 71:14	<b>mentioned</b>
81:9,10	8:25 16:2	80:23 81:4	21:24 34:24
<b>lots</b> 6:24 7:8	21:25 22:17	83:19 84:22	48:24 63:25
7:9 11:21,24	22:23 38:11	<b>MCGRATH</b> 1:22	63:25 74:21
12:8 14:3	40:22	10:14,19	<b>Mercer</b> 9:7,12
15:18,24	<b>majority</b> 9:6	13:17 82:20	<b>merge</b> 36:15
16:1,1,11,14	<b>making</b> 69:13	83:2,9,12	<b>message</b> 4:21
16:18,21	<b>manage</b> 63:2	<b>McNaboe</b> 1:16	<b>met</b> 19:8
17:11,21	<b>managed</b> 39:10	5:25 6:1	<b>method</b> 14:9,9
18:22 20:17	<b>management</b>	25:10,13,16	14:9,10
20:19 21:23	15:14,17	25:20,24	<b>microphone</b>
22:21 35:7	63:2	27:11,18,23	70:13
37:1 41:4,5	<b>manager</b> 9:9	28:8,13,18	<b>microphones</b>
41:11 46:8	<b>Manalapan</b> 1:1	29:7,13,16	6:13
46:25 48:23	1:10,11 4:2	29:20,25	<b>Middlesex</b> 9:8
49:1,8 50:13	4:20 14:18	30:5,9,14,22	<b>MIKE</b> 1:4
50:15,17,22	71:23 77:23	31:7,17 32:4	<b>mind</b> 22:8 61:8
50:24 51:11	<b>manholes</b> 28:25	66:24 71:14	78:21
51:13 52:3	<b>map</b> 11:8 17:5	80:23 81:4	<b>minimal</b> 17:23
52:18,19	29:8 40:12	83:19 84:22	62:11,12
54:14,18	47:12 50:9	<b>Meadow</b> 75:14	<b>minimize</b> 12:11
55:1,4,15	71:19,21	<b>mean</b> 35:23	<b>minimum</b> 10:24
56:4 57:10	<b>mapped</b> 13:7	36:3 43:24	17:10,12,14
57:18 59:9,9	<b>maps</b> 73:12	61:24	46:22 47:1,5
62:2,14 63:5	<b>March</b> 1:9 4:3	<b>means</b> 67:17	47:17,22
79:11,18	20:22 83:2,5	<b>measured</b> 47:25	48:19 56:12
81:14	<b>marked</b> 10:19	69:18	<b>minor</b> 3:11
<b>lower</b> 34:21	13:18 19:11	<b>measuring</b> 57:2	8:25 10:14
<b>Lukasiewski</b>	<b>marking</b> 32:11	<b>mechanisms</b>	10:17 11:12
3:6 70:15,20	<b>master</b> 49:25	59:22	11:17 21:22
70:24 71:16	50:6 51:15	<b>meet</b> 20:20	22:24 36:5
72:14,20,22	57:24 58:5	36:10 46:12	41:15 46:11
73:5 74:14	71:23,24	53:3 54:22	82:2
75:17	<b>masters</b> 45:1	57:14 75:13	<b>minute</b> 78:22
<b>LUKASIEWSKI:My</b>	<b>match</b> 60:22	<b>meeting</b> 4:2,5	79:3
70:19	<b>matches</b> 17:21	4:11,25 5:3	<b>misidentified</b>
		24:7,9,14	71:20

<b>mitigated</b> 60:17	61:12,16	<b>nine</b> 14:15	30:22 31:16
<b>MLUL</b> 54:13	<b>necessary</b> 62:19	<b>noise</b> 57:10	33:24 35:9
57:24	<b>Neck</b> 44:20	<b>normally</b> 67:14	38:3 42:1
<b>modest</b> 36:7	<b>need</b> 7:21	<b>north</b> 42:8,8	44:9 64:2
53:8	22:22 25:17	42:11	66:18 68:4
<b>modifications</b>	49:24 54:13	<b>Notary</b> 85:19	68:19 73:5
53:8	58:5 62:5,22	<b>note</b> 12:2	74:14 76:7
<b>Monday</b> 83:19	63:11 81:8	15:11 20:17	76:16 78:15
<b>money</b> 26:12	<b>needed</b> 20:18	21:21 33:16	78:20 79:2
67:8	23:17 62:8	38:18 40:15	80:22 81:12
<b>Monmouth</b> 9:7	<b>needs</b> 31:15	<b>noted</b> 16:13	<b>old</b> 29:17
9:13 19:6	53:3 62:6	21:12	<b>once</b> 23:7
<b>month</b> 82:11,13	77:23	<b>notes</b> 24:2	74:23
83:22	<b>negative</b> 7:23	<b>notice</b> 4:4,6,9	<b>ones</b> 83:17
<b>motion</b> 84:15	46:3 57:5,6	84:10	<b>onsite</b> 14:12
84:18	58:13,14	<b>noticed</b> 71:19	<b>open</b> 4:4,12
<b>move</b> 83:18	<b>neighbor</b> 71:9	<b>notices</b> 4:7	22:5 53:1,19
<b>moved</b> 27:20	<b>neighborhood</b>	<b>notification</b>	70:7
77:24,24	50:8 51:8,14	71:8	<b>opine</b> 58:7
78:3	51:24 52:1	<b>November</b> 19:16	<b>opinion</b> 5:9
<b>moving</b> 26:9	54:5 56:7,19	<b>number</b> 3:10	40:5 46:1
31:6 80:24	57:8 59:6	12:25 26:1	<b>opportunities</b>
<b>MTTN</b> 4:22 5:11	65:2 78:11	62:22 65:16	59:11,12
<b>multimillion</b>	<b>neighborhoods</b>	73:17	<b>opportunity</b>
75:2	52:13		45:18 59:23
<b>municipal</b> 1:10	<b>neighboring</b>	<b>O</b>	60:21 79:9
4:8,10 9:11	12:21	<b>O</b> 1:14	<b>opposed</b> 26:21
9:14 11:5	<b>neighbors</b> 40:1	<b>oath</b> 8:4 44:14	43:3 72:13
50:1 52:5	<b>neither</b> 85:9	70:16 75:23	81:13
58:18	<b>Nelson</b> 1:17	77:2 85:5	<b>opposite</b> 18:18
<b>Murphy</b> 45:11	6:6,7 35:19	<b>object</b> 24:13	25:4
	36:11 67:3	72:17,24	<b>orange</b> 15:9
<b>N</b>	68:1 69:17	<b>objectives</b>	<b>order</b> 4:2 46:4
<b>N</b> 2:1	69:22,25	50:7	53:3 54:13
<b>name</b> 8:6,6	<b>nervous</b> 31:25	<b>obtain</b> 19:4	54:24 55:12
44:16,16	<b>net</b> 37:20	<b>obviously</b>	55:16 57:18
70:18,18,19	<b>Network</b> 4:21	75:11 81:4	79:7
75:25,25	<b>never</b> 26:3	<b>occur</b> 13:8	<b>ordinance</b>
76:1 77:4,4	<b>new</b> 1:11 2:4	16:23 53:10	22:25 48:3
77:6,6	8:16,22	<b>offer</b> 64:23	49:15 55:23
<b>Nancy</b> 1:22	18:11,12	<b>office</b> 4:10	63:23
10:12 50:9	19:23 44:20	5:10 9:19	<b>ordinances</b>
50:16 82:19	45:2,3 49:1	72:16	45:21
<b>natural</b> 48:7	53:3 59:23	<b>officer</b> 83:23	<b>oriented</b> 50:7
53:20 69:1	59:24 72:15	84:3	<b>original</b> 15:4
<b>naturally</b>	85:7	<b>offset</b> 18:22	16:23 73:20
12:17	<b>nice</b> 67:9	66:3	<b>originally</b>
<b>nature</b> 50:15	71:18 77:20	<b>Oh</b> 30:19 38:6	11:18
<b>necessarily</b>	81:17	<b>okay</b> 8:10	<b>outside</b> 19:3
		13:21 25:20	37:19 54:1

<b>outweigh</b> 58:22 59:13 65:15	40:24 41:9 61:23	<b>pipe</b> 28:15,17 28:18,20	<b>Planners</b> 45:5 45:11
<b>overall</b> 11:14 12:13 73:19	<b>pattern</b> 51:8 61:6	29:20 30:5,8 30:11,12,17	<b>planning</b> 1:1 4:3 9:6 19:7
<b>overestimate</b> 14:11	<b>patterns</b> 12:17	71:1	26:16 44:19
<b>oversized</b> 48:25	<b>pavers</b> 67:15	<b>Pivovarnick</b>	45:6 71:25
<b>owner</b> 36:17	<b>pay</b> 67:8	3:3 7:17 8:3	72:2
<b>owners</b> 36:16	<b>payment</b> 48:16	8:8,8,13	<b>plans</b> 8:25
	<b>PDF</b> 37:16	10:3,16,20	9:17 10:8
	<b>PE</b> 1:21	13:21 24:8	15:2,4,20
	<b>people</b> 33:11	24:12,17,21	20:10 29:6
	43:7,9 60:10	25:3,19	32:25 35:6
	67:6 78:11	26:14 27:16	45:22 68:11
<b>P</b>	<b>people's</b> 63:8	27:21,25	82:7,23
<b>P</b> 2:1,1	<b>percent</b> 13:12	28:9,17,21	<b>plat</b> 17:4
<b>P-I-V-O-V-A...</b>	15:5,7,9,9	29:11,14,19	22:11 33:16
8:3,9	15:10,13	29:24 30:3,7	39:20
<b>p.m</b> 84:25	49:16 51:20	30:12,19	<b>play</b> 75:4
<b>PA</b> 2:2	62:20	31:4,16 32:1	<b>please</b> 4:13,18
<b>PA-3</b> 72:3	<b>perfect</b> 17:2	32:13,19	5:16 6:12
<b>page</b> 3:2,10,18	<b>perfected</b> 17:3	33:20 34:2,7	8:5 44:15,23
27:13,24	<b>permit</b> 14:1	34:18 35:5	70:11,17
71:25	27:6 30:1	37:4 38:6,14	77:3
<b>PAGE-LINE</b> 3:21	35:24 36:9	38:17,25	<b>Pledge</b> 4:15
<b>paragraph</b> 10:4	39:17 43:25	40:7,20 42:1	<b>plot</b> 15:19,22
<b>parallel</b> 43:1	67:18	42:19 43:1	16:23 20:6,8
<b>parcel</b> 6:21	<b>permits</b> 19:5	44:7 66:12	32:25 39:17
<b>Park</b> 4:6	30:4 46:8	72:8 73:15	43:4
<b>parking</b> 43:15	68:23 69:2,3	<b>place</b> 27:1	<b>plus</b> 26:2
43:21 49:14	<b>permitted</b> 7:5	69:4 71:17	62:23 65:25
<b>part</b> 15:22	46:12	75:5 85:8	<b>PM</b> 1:12
23:7 28:23	<b>permitting</b>	<b>placed</b> 51:11	<b>pockets</b> 53:25
55:11 69:4	14:23 53:14	53:24	<b>point</b> 61:18
72:11 73:18	<b>person</b> 39:13	<b>plan</b> 3:11	69:8 75:14
73:19 77:16	<b>person's</b> 34:15	10:15,17	76:9 78:5
<b>partial</b> 14:19	<b>personally</b>	12:3 15:19	79:13
<b>participants</b>	69:9 77:22	15:22 16:23	<b>points</b> 34:21
4:24 5:12	<b>persons</b> 52:13	20:6,8 24:22	34:22
<b>particular</b>	<b>physical</b> 28:24	38:5,7 39:20	<b>Polaroid</b> 71:4
66:5 74:22	<b>physically</b>	40:13,14,15	<b>police</b> 19:15
<b>particularly</b>	28:25	43:5 49:25	57:18
54:11	<b>pictures</b> 71:4	51:15 57:13	<b>policed</b> 40:10
<b>parties</b> 85:11	<b>piece</b> 58:17	57:23,24	59:20
<b>partner</b> 8:20	74:22	58:4,6 71:24	<b>policies</b> 5:12
<b>partnership</b>	<b>pieces</b> 64:12	71:24 79:17	<b>political</b> 5:10
61:15	<b>piggyback</b>	<b>plan's</b> 50:6	5:10
<b>party</b> 5:10	65:21	<b>planner</b> 1:21	<b>poll</b> 71:15
<b>passed</b> 47:12	<b>piling</b> 32:7	7:14,22 17:9	<b>pool</b> 37:21
<b>Pat</b> 1:19 42:20	<b>pink</b> 73:10	25:12 45:3,7	38:20 39:12
69:6	74:12	45:9	40:25 41:3
<b>patio</b> 38:20,22			
39:3 40:19			

41:10	13:13 49:17	36:6 39:5	11:10,15,24
<b>pools</b> 59:16	51:21	69:14	14:20 15:11
<b>popular</b> 41:1,2	<b>preserving</b>	<b>projects</b> 9:10	15:18 17:14
<b>population</b>	21:4 51:25	<b>promote</b> 5:9	17:17 20:11
51:24 52:11	<b>Press</b> 4:6	52:10 53:18	20:13,25
52:22	<b>pretty</b> 22:22	54:5	21:22 33:22
<b>porch</b> 43:7	29:15 63:16	<b>promoted</b> 54:24	36:7 42:23
<b>position</b> 8:18	77:10	<b>promotes</b> 52:9	46:23 47:2,6
<b>positive</b> 7:23	<b>prevent</b> 53:20	<b>prongs</b> 58:12	47:23 48:21
46:3 58:12	<b>prevention</b>	58:13	48:22 57:1
58:15,24	19:17 24:3	<b>proper</b> 59:19	<b>proposing</b>
84:15,19	<b>previous</b> 21:24	<b>properly</b> 59:20	17:16,21,24
<b>possible</b> 36:3	<b>previously</b>	<b>properties</b>	18:2,3,11
54:15 81:24	19:9	12:21 49:13	47:16 48:9
<b>posted</b> 4:6	<b>primarily</b> 37:5	55:11 63:10	49:1,13 53:4
<b>potential</b>	<b>Princeton</b> 8:20	69:11	64:1,25
62:13 68:10	<b>principal</b> 8:19	<b>property</b> 6:23	<b>protecting</b>
<b>pound</b> 68:22	44:19 45:5	7:3,7 9:19	53:15
<b>pounds</b> 68:22	<b>prior</b> 8:19	10:20,24	<b>protection</b>
<b>PP</b> 1:21	11:8	11:4,7,15,20	31:15
<b>practical</b>	<b>privacy</b> 5:6	12:16,18,24	<b>protective</b>
16:20 35:20	77:19	13:4,13,23	53:22 54:4
60:3	<b>private</b> 12:8	15:3 18:10	<b>protects</b> 5:6
<b>practicality</b>	32:20 53:1	18:20,23,24	<b>provide</b> 49:7
40:4 41:3,14	54:7	21:15 23:6	49:21 52:23
64:2	<b>probably</b> 22:19	27:14 28:20	54:3 55:14
<b>practically</b>	32:3 36:10	29:9,18 30:2	56:6 59:23
41:13 78:2	39:21 42:14	30:16 33:6	74:8
<b>preexisting</b>	55:11 66:8	33:25 34:5	<b>provided</b> 54:20
55:21	67:17	35:22 36:16	85:5
<b>preliminary</b>	<b>procedures</b>	36:18 42:3	<b>provides</b> 22:1
6:10 81:25	54:7	46:7,9,16	<b>providing</b>
<b>preparation</b>	<b>PROCEEDINGS</b>	47:14 48:20	53:16 57:25
10:7	1:9	49:3,5,9,17	58:25 59:1,2
<b>preparations</b>	<b>process</b> 15:23	49:19 50:10	62:14
9:17	<b>produced</b> 72:24	51:4,20,20	<b>proximity</b> 74:6
<b>prepared</b> 15:20	73:1	53:6,16 54:2	<b>public</b> 3:6 4:4
45:22	<b>professional</b>	58:3,17 60:2	4:7,9,12 5:3
<b>prescribed</b>	7:22 8:15	61:20 62:12	5:7,7,8,9
57:13 58:1	9:9 38:10	64:12 66:3	12:21 14:12
<b>present</b> 6:3	45:3,10 46:1	72:5 74:3,22	16:16 50:3
10:6 24:14	<b>professionals</b>	75:10,11	52:7,8 53:1
74:4 82:11	21:8 35:20	76:2,5,13,13	54:7 55:1
<b>presentation</b>	37:3 67:25	81:6	57:9 70:7,10
84:4	70:6 78:16	<b>property's</b>	75:19 76:24
<b>presented</b>	83:4	55:8	78:15 84:11
43:12	<b>prohibited</b> 5:5	<b>proposal</b> 11:16	<b>public/private</b>
<b>preservation</b>	<b>project</b> 9:9,21	13:11 19:11	61:15
50:8,8 52:14	10:5,7 15:17	<b>proposed</b> 6:23	<b>pull</b> 22:22
<b>preserved</b>	19:20 25:5	6:24 7:1,1	<b>purpose</b> 50:3

<b>purposes</b> 52:6 52:7 58:18 58:20 64:7	49:16 64:17 73:21	13:8 54:4 57:20	<b>regrade</b> 37:22
<b>pursuant</b> 4:3 46:13	<b>quote</b> 51:16	<b>reasons</b> 18:13	<b>regulated</b> 74:12
<b>push</b> 38:23	<hr/> <b>R</b> <hr/>	<b>recall</b> 29:11	<b>regulates</b> 73:24 74:7
<b>pushed</b> 26:7	<b>R1:14</b> 2:1	<b>receptive</b> 54:21	<b>rehear</b> 84:16 84:19
<b>pushing</b> 41:8	64:10 85:1	<b>recess</b> 79:3	<b>reiterate</b> 69:8
<b>put</b> 7:22 18:12	<b>R-20</b> 50:11,14	<b>recognize</b> 75:11	<b>relate</b> 58:16
26:7 27:1	61:10 64:4,8	<b>recommend</b> 22:10	<b>related</b> 45:22 46:14,22
28:22 29:3	64:10,19,20	<b>reconcile</b> 49:25	53:8 55:12 85:10
29:12 33:22	<b>R-20/R-40</b> 47:13	<b>reconfigured</b> 7:10	<b>relative</b> 85:12
36:2 37:22	<b>R-40</b> 50:11,14	<b>record</b> 6:15	<b>reliance</b> 61:5
38:22 60:4	50:23 64:4	7:23 8:6	<b>relief</b> 7:13,24 27:7 45:24
61:21,22	<b>raccoons</b> 77:15	21:21 23:15	46:1,4,20,22
68:21 71:2,3	<b>race</b> 69:9	36:2 40:12	47:1,3,10,19
71:11 73:9	<b>RAG-4</b> 1:6 7:3	58:21 73:3	48:1 51:12
77:11 83:10	52:15	73:17 75:8	55:16 56:15
<b>putting</b> 33:16	<b>RAG/4</b> 46:7	<b>recorded</b> 4:25	56:23 58:2
43:14 60:2	<b>rail</b> 16:8	6:13 22:11	58:15 60:1
71:5 74:18	19:12 33:17	33:8	60:24 61:7
76:19	<b>rain</b> 34:1,14	<b>recording</b> 1:22 4:21	62:23 63:11 63:18,22
<hr/> <b>Q</b> <hr/>	<b>raise</b> 34:16	<b>recreational</b> 52:25	65:2,11,15
<b>qualifications</b>	<b>raises</b> 69:11	<b>red</b> 15:10	65:25 68:18 81:8
8:12,15 9:23	<b>ran</b> 29:17	<b>redevelopment</b> 45:8	<b>relocating</b> 27:12
44:24 45:13	<b>range</b> 73:12	<b>redrawings</b> 80:10	<b>remain</b> 13:13 15:24 48:7
<b>qualified</b> 7:21	<b>rare</b> 40:8	<b>reduce</b> 18:25 66:15	<b>remainder</b> 39:13
<b>qualify</b> 55:16	<b>reached</b> 20:14	<b>reduced</b> 11:21	<b>remaining</b> 4:24
56:9 58:8	<b>read</b> 4:19 33:5 58:19 73:3	<b>reduction</b> 23:1 79:19	<b>remember</b> 71:3
<b>qualifying</b>	<b>realize</b> 30:14	<b>referee</b> 85:6	<b>remind</b> 67:4
58:9	<b>really</b> 11:22	<b>reference</b> 40:14,15	<b>removal</b> 18:16 23:4,5 37:24
<b>quarters</b> 21:4	13:9 19:19	<b>referenced</b> 39:21	38:1 62:1
<b>question</b> 23:9	21:2 27:8	<b>regard</b> 22:5,8 24:19,25	<b>removed</b> 18:9 33:19
28:21 33:25	42:14 54:13	36:25	<b>rendering</b> 3:13 13:15
37:2 41:20	60:9 67:6,8	<b>regarding</b> 53:11	<b>replacement</b> 30:5
42:23 66:9	67:15 68:21	<b>regional</b> 51:25	<b>REPORTING</b> 1:25
66:10 68:5	71:18 74:20	<b>regions</b> 52:13	<b>represent</b> 11:10
69:12,18	82:4		
72:6 74:15	<b>rear</b> 21:15,16		
<b>questions</b> 7:20	38:20 41:6		
10:10 21:9	65:23		
23:5,24	<b>reason</b> 15:25		
25:21 32:10	26:12 30:10		
36:14,23	31:13 62:4		
41:17 70:6	66:4		
70:10 75:19	<b>reasonable</b>		
78:14,16,20	21:1 27:1		
<b>quickly</b> 65:21	55:15 60:21		
<b>quite</b> 19:24	<b>reasonably</b>		

<b>representat...</b>	22:17 39:21	16:25 19:23	17:20,22
38:7 84:13	59:21 82:10	20:20 23:6	18:4,12,15
<b>represents</b>	84:12,16,19	24:3 80:1	18:18 19:18
21:1	<b>resolve</b> 79:20	<b>reviewed</b> 9:18	25:1,2,4
<b>request</b> 22:6	<b>resource</b> 67:14	15:21 22:23	26:15 46:19
56:15	74:4	22:24 45:21	49:22 50:13
<b>requested</b> 7:24	<b>resources</b>	60:16	52:4 54:17
19:13 45:23	53:20,20	<b>reviewing</b>	55:3 56:2
46:2,5 49:20	<b>respect</b> 6:20	11:19	59:4 60:5
<b>requesting</b>	7:11 21:3	<b>revise</b> 79:17	61:6 76:15
47:20 57:3	46:21 47:4,8	<b>revised</b> 11:20	76:18 77:9
65:15	47:20 48:13	82:24	<b>Robert's</b> 8:17
<b>REQUESTS</b> 3:17	49:17,24	<b>rezoning</b> 64:13	<b>roll</b> 5:16
<b>require</b> 16:18	50:6,22 52:5	<b>Rich</b> 23:23	<b>rolled</b> 31:24
17:6,11 18:5	54:12 56:13	84:15,19	<b>room</b> 39:1,2
18:7,13,16	56:16 57:17	<b>RICHARD</b> 1:16	40:18
47:14 59:9	57:23 58:15	1:20	<b>Roosevelt</b> 9:13
62:9 64:8	59:3,15,25	<b>Rick</b> 66:21	<b>roughly</b> 13:12
74:8	60:7,12	<b>ridge</b> 80:13	49:11
<b>required</b> 14:18	63:23 73:23	<b>right</b> 5:6	<b>ROUTE</b> 1:11
14:21 17:12	<b>respecting</b>	10:16 12:21	<b>routinely</b>
17:15,20,24	53:5 59:2	17:9 24:24	64:15
22:3 46:10	<b>respective</b>	25:8 26:22	<b>rules</b> 16:3
47:1,4,7,10	53:2	28:9 29:1,19	<b>run</b> 19:21
47:19 48:19	<b>respond</b> 63:20	29:24 30:19	35:24 41:15
56:18,21	<b>responsibility</b>	31:7 32:19	<b>runoff</b> 23:2
63:18	5:13 32:20	35:18 36:3	74:15
<b>requirement</b>	32:22	37:4 42:2,3	<b>runs</b> 42:9,10
17:13 22:25	<b>responsible</b>	42:4,10,19	<b>rural/resid...</b>
46:12	8:24	43:2 44:3,7	10:23
<b>requirements</b>	<b>rest</b> 39:14	46:24 49:21	
17:1 23:3	<b>restricted</b>	49:22 51:1,3	<b>S</b>
53:2 56:15	41:14	51:5 63:7,18	<b>S</b> 2:1
<b>requires</b> 46:23	<b>restricting</b>	65:3 66:25	<b>safe</b> 55:8 56:6
68:7	67:16	75:14 76:22	<b>safely</b> 54:24
<b>requiring</b> 63:1	<b>restriction</b>	82:25	<b>safety</b> 5:5
<b>requisite</b> 62:8	33:3	<b>RIZZO</b> 1:21	14:13
<b>reschedule</b>	<b>restrictions</b>	21:10 22:15	<b>salute</b> 4:13
79:17	25:25 33:5	35:14 37:18	<b>sand</b> 34:10
<b>research</b> 28:19	51:19	38:1,12	<b>satisfies</b>
29:10 31:19	<b>restrictive</b>	39:16 42:13	36:11 46:3
<b>resident</b> 12:7	16:6	43:18,24	<b>saying</b> 29:7,22
39:11,24,25	<b>restricts</b> 67:6	44:3 65:21	30:15 40:16
<b>residential</b>	<b>resubmit</b> 82:21	66:18,20	43:17 62:7
6:24 7:4	<b>result</b> 18:15	78:18 80:17	71:4
11:3,16 21:1	55:23	80:22	<b>says</b> 22:2
52:25 62:9	<b>results</b> 18:22	<b>road</b> 1:7 6:11	27:13 52:15
<b>residents</b> 23:2	<b>retaining</b>	6:22 10:22	66:16 84:3
38:21 40:23	37:22	12:6 14:2,15	<b>scale</b> 49:10
<b>resolution</b>	<b>review</b> 11:6	16:17 17:18	50:18

<b>scenario</b> 15:5	20:11, 13, 18	<b>shown</b> 13:3	72:9 74:10
<b>schedule</b> 84:4	34:9 54:19	14:7 16:5	<b>sites</b> 53:19
<b>screen</b> 10:18	54:21	38:5, 6, 16, 18	<b>sits</b> 32:21
27:24	<b>septics</b> 20:3	<b>shows</b> 11:14	<b>sitting</b> 7:17
<b>secludedness</b>	<b>serve</b> 16:18	<b>shy</b> 22:19 46:9	<b>situation</b> 47:4
31:23	48:23	<b>side</b> 17:22	48:17 65:19
<b>second</b> 73:17	<b>served</b> 16:12	18:9, 11, 18	<b>size</b> 31:10, 11
84:4, 21, 22	<b>service</b> 16:13	21:15 24:23	31:23 38:8
<b>secondly</b> 73:22	16:15 72:16	25:1, 4, 5	41:21 50:20
<b>SECRETARY</b> 1:22	<b>Services</b> 44:20	27:23, 24	56:6 67:13
<b>section</b> 4:4	<b>serving</b> 45:7	31:18 37:14	<b>sized</b> 54:4
48:6, 12	<b>set</b> 34:20	43:2 48:19	57:20
<b>see</b> 23:2 24:22	37:20 65:23	60:5 63:8	<b>sizes</b> 10:24
28:1, 3, 6	66:2, 4, 14	64:4 65:4	51:13 64:14
31:8 34:3	85:8	76:10 81:19	<b>skewed</b> 80:13
41:23 42:10	<b>setback</b> 17:19	<b>sidewalk</b> 18:15	<b>slope</b> 3:14
42:15 50:10	21:16 26:20	18:19 22:1	15:3 37:8
50:14 51:7	47:10, 25	35:10, 11, 12	39:8 71:17
71:13 75:3	48:19, 21	48:14	<b>slopes</b> 12:15
76:8, 20	50:20 56:17	<b>sidewalks</b>	13:6 15:2, 4
77:21 79:18	57:3, 4 60:7	18:12, 17	15:6, 7, 12, 12
81:14, 18	60:8 61:7, 9	22:3 24:19	46:19 51:22
83:23	62:5, 11 64:1	24:19 25:1, 5	55:5
<b>seeing</b> 41:25	64:1, 3 65:12	48:18 60:3, 4	<b>sloping</b> 60:19
78:15	<b>setbacks</b> 50:16	60:5	<b>small</b> 39:3
<b>seek</b> 56:23	50:17	<b>sighting</b> 74:10	60:13
68:17	<b>setting</b> 14:13	<b>significant</b>	<b>smaller</b> 26:15
<b>seeking</b> 6:19	37:7 40:23	16:19 21:3	37:12 50:15
7:13 22:9	<b>sewer</b> 16:13, 14	80:4	52:18 59:9
46:10, 20, 25	16:16 35:21	<b>significantly</b>	64:14
47:3, 9, 18	35:25 42:9	75:12	<b>snow</b> 34:1
48:5, 12	54:16	<b>signs</b> 33:23	<b>snowstorms</b>
51:12 55:17	<b>sewerage</b> 28:8	<b>similar</b> 47:4	83:21
65:25	<b>shade</b> 37:11	48:17	<b>soccer</b> 37:20
<b>seen</b> 40:8	<b>shape</b> 12:14	<b>single</b> 6:24	<b>soil</b> 20:4, 7
43:11 73:6	63:11 75:10	7:4 11:3, 4	34:8 37:6
73:13	<b>shapes</b> 55:24	12:7, 19 41:5	<b>soils</b> 34:9
<b>segments</b> 18:15	<b>shaping</b> 54:8	41:9 46:8, 11	54:20
<b>sensitive</b>	<b>share</b> 12:8	48:20 49:7	<b>solely</b> 50:2
16:20 18:8	<b>shared</b> 12:10	53:4 57:12	<b>solid</b> 83:13
18:14 20:12	18:21 48:22	<b>sir</b> 70:13, 23	<b>somebody</b> 29:17
26:24	60:8	75:18, 20	30:16 31:18
<b>sent</b> 4:5	<b>sharing</b> 60:10	<b>sit</b> 26:23	31:18 71:5
<b>sentiment</b>	<b>shifts</b> 26:8	<b>site</b> 7:11, 19	72:25
74:18	<b>shoehorning</b>	8:24 12:15	<b>someday</b> 71:4
<b>separate</b> 22:6	74:19	13:8, 9 17:8	<b>someone's</b> 43:8
46:19	<b>SHORE</b> 1:4	18:25 34:20	<b>somewhat</b> 36:6
<b>separated</b>	<b>short</b> 79:5	45:19, 19, 20	60:17 77:13
16:14	<b>show</b> 28:23	46:14 60:15	<b>sooner</b> 83:25
<b>septic</b> 16:12	49:9 79:17	63:16 71:12	<b>sorry</b> 25:10

70:20	19:25	26:20 31:23	73:18 83:17
<b>sort</b> 38:20	<b>standing</b> 43:7	32:5 42:25	<b>submitted</b> 15:4
76:5,9	<b>standout</b> 51:9	43:3 48:15	40:13 72:10
<b>sought</b> 7:7	<b>start</b> 10:11	50:21 55:6	<b>substantial</b>
60:24	21:11 76:19	60:6 64:25	57:7,22
<b>south</b> 24:22	<b>state</b> 8:16	65:4 77:10	67:12
28:5 43:2	45:3,10 48:7	77:20 81:2	<b>sufficient</b>
45:9	85:7	<b>stress</b> 53:7	9:25 45:15
<b>southeast</b> 28:5	<b>statement</b> 4:19	<b>strict</b> 23:3	52:23 54:25
<b>space</b> 52:23	<b>statements</b> 5:8	48:2 55:22	<b>suitability</b>
53:1,19	5:13	<b>strictest</b>	51:18
<b>SPEAKER</b> 3:6	<b>Staten</b> 77:25	63:22	<b>Suite</b> 2:3
<b>speakers</b> 5:5	78:1	<b>strictly</b> 31:1	<b>Sunday</b> 71:10
<b>speaking</b> 31:1	<b>statute</b> 85:7	<b>strongly</b> 65:18	<b>supposed</b> 71:14
32:11 81:15	<b>stay</b> 26:25	<b>structure</b> 32:6	<b>suppression</b>
<b>species</b> 73:23	78:6,8	<b>structures</b>	19:23 24:6
73:24 74:5	<b>steep</b> 3:14	37:5	31:14
<b>specific</b> 15:23	13:6 15:2,3	<b>stuck</b> 39:15	<b>sure</b> 6:12 8:13
22:4 58:17	15:12 51:21	<b>study</b> 72:5	9:22 19:24
<b>specifically</b>	71:17	<b>stuff</b> 31:21	22:16 24:16
7:20 18:25	<b>steps</b> 39:3	71:7,12	24:17 25:23
32:3	<b>Steve</b> 1:18	<b>subdivided</b>	29:15 31:18
<b>spell</b> 8:6	41:18	6:23 11:11	32:4 40:11
44:16 70:18	<b>sticking</b> 79:12	<b>subdivision</b>	43:16 44:11
75:25 77:4	<b>Stillhouse</b>	3:11 6:11,12	44:18 46:6
<b>spelled</b> 77:6,7	71:20	6:19 10:5,14	54:24 59:20
<b>Spitzer</b> 2:2	<b>stipulate</b>	10:17 11:11	75:15 78:24
6:16	23:14	11:13,14,15	<b>surrounded</b>
<b>split</b> 16:8	<b>stood</b> 4:15	11:17,18	11:2 50:11
19:11 32:12	<b>stop</b> 10:2 64:9	13:10 14:4	52:18 59:8
33:17 46:24	<b>stopped</b> 10:4	17:2,3,4	<b>surrounding</b>
50:13 51:4	<b>stops</b> 24:23	21:1,22,24	11:2 62:21
<b>splitting</b> 55:7	<b>storm</b> 15:14,17	28:23 29:3,5	<b>survey</b> 9:2
<b>spoke</b> 21:19	16:3 22:15	36:5 39:20	82:24
58:13	27:14 28:15	40:17 41:16	<b>surveying</b> 8:17
<b>spoken</b> 34:25	38:13 40:23	46:11 49:4	<b>surveyor</b> 7:18
<b>sprawl</b> 53:20	42:9 63:2	49:23 63:13	8:15,22 9:9
<b>square</b> 14:23	<b>straight</b> 79:25	63:13 65:16	9:14 25:18
17:24,25	80:12	67:6 71:6	37:2
18:3 21:13	<b>stream</b> 13:5	82:2	<b>surveys</b> 8:24
21:21 47:18	14:16,18	<b>subdivisions</b>	<b>swamp</b> 73:10
50:12,12,24	18:1,2,6	8:25 11:8	74:11
56:21 60:14	27:4,7 29:22	<b>subject</b> 10:21	<b>sworn</b> 8:1,4
61:11 63:17	36:1 48:6,6	11:4 16:2	44:14 70:12
64:21,24	48:9 51:22	20:6 80:1	70:16 75:22
<b>squeezed</b> 63:17	55:5 56:14	82:10	77:2
<b>stage</b> 16:24	56:23 60:13	<b>submission</b>	<b>system</b> 20:11
43:5	62:23 65:24	12:4 15:19	20:13
<b>stand</b> 4:13	68:24 81:8	16:24 73:20	<b>systems</b> 16:12
<b>standards</b>	<b>street</b> 25:6,7	<b>submit</b> 39:18	31:17 34:9

54:21	<b>tells</b> 74:10	61:17 63:3	33:7
<b>T</b>	<b>temporary</b> 37:20	63:15 65:13	<b>today</b> 21:19
<b>T</b> 85:1,1	<b>terminates</b> 51:3	67:10 74:17	38:16 54:11
<b>table</b> 26:3	<b>terminus</b> 51:2	75:4 77:22	55:17
<b>take</b> 7:10 13:1	<b>terms</b> 50:19	79:15,16	<b>Todd</b> 1:15
21:25 32:17	51:10	80:8,9 81:13	36:24 67:7
32:23 33:1	<b>test</b> 58:9,11	81:17,20	68:2
36:1 49:12	58:12	82:25	<b>told</b> 39:25
54:16 61:14	<b>testified</b> 8:4	<b>third</b> 68:16	<b>tonight</b> 10:6
63:21 69:23	24:4 44:14	83:19	24:4
78:22 79:3	46:6 70:16	<b>thought</b> 10:1	<b>tonight's</b>
79:23	75:23 77:2	27:1	10:21
<b>taken</b> 14:2	<b>testify</b> 47:15	<b>thousand</b> 56:20	<b>topics</b> 22:7
73:13 79:5	<b>testifying</b> 25:17	<b>threatened</b>	<b>topographic</b>
85:12	<b>testimony</b> 22:5	73:23,24	55:24
<b>talk</b> 17:10	22:7 35:20	74:5	<b>topography</b>
27:15 55:2	38:9 61:2	<b>three</b> 6:24	56:1
69:15 73:2	74:1 85:5	9:14 11:21	<b>total</b> 15:16,24
78:23 79:9	<b>testing</b> 34:8	12:19 14:14	<b>totally</b> 61:9
<b>talked</b> 20:22	<b>thank</b> 5:15	15:24 16:1,1	<b>touch</b> 33:1
35:10	6:14 9:25	21:4,23	<b>tough</b> 63:16
<b>talking</b> 61:19	10:1 21:10	22:21 23:15	<b>town</b> 34:13
63:22	23:8,20 25:7	26:2,3,4,13	39:18,18
<b>talks</b> 51:16	35:18 36:12	34:20 38:21	40:11 64:12
75:15	45:15,16,17	41:4 46:11	64:13 81:19
<b>tanks</b> 31:20	60:25 66:20	49:1,7 53:4	<b>township</b> 1:1
<b>tax</b> 11:8 19:7	67:2,19,22	56:3 58:12	1:10 4:2,20
29:8 71:19	69:25 73:7	60:24 63:1	11:7,12 13:5
<b>team</b> 9:19	75:17,18	63:13 65:17	15:22 16:4
<b>tearing</b> 77:13	76:23 78:12	67:5 68:21	16:24 19:7
<b>technicality</b>	78:13 79:8	69:11 74:19	20:21 64:15
42:18	84:23	81:16	<b>tract</b> 11:1,9
<b>technically</b>	<b>thing</b> 26:23	<b>three-lot</b>	11:11 21:5
42:17 48:1	27:15 67:9	11:16 36:5	<b>tradeoff</b> 53:9
<b>Technology</b>	77:23 79:16	<b>threshold</b>	<b>traffic</b> 57:11
45:2	<b>things</b> 32:5	22:17	78:4
<b>Ted</b> 3:3,6 7:17	63:3 72:3	<b>tight</b> 61:25	<b>transcript</b> 1:9
7:20 8:3,8	73:6 82:6	62:16	85:4
21:19 47:15	<b>think</b> 22:6	<b>time</b> 4:15 11:9	<b>transition</b>
53:9 66:10	23:10 26:6,8	15:18 16:23	13:5,20 14:1
70:15,19	32:1,8 35:9	20:7 24:2,7	19:5 30:3
<b>Ted's</b> 66:8	35:16 36:2	26:10 31:20	35:6 41:12
<b>Television</b>	40:6,11 41:7	32:16,18	47:21 53:8
4:21	49:10 55:13	40:21 42:21	53:12 66:1
<b>tell</b> 8:5 34:8	56:9,19	73:21 79:5	66:12,13
34:18 38:15	57:21 58:3	83:24	73:25
44:15 70:17	60:20,23	<b>times</b> 33:4	<b>transitioning</b>
77:3		67:4	13:25
<b>telling</b> 34:13		<b>title</b> 11:6	<b>transmission</b>
		28:22 29:4	28:2

<b>traverses</b> 12:16	<b>uncommon</b> 40:7 40:8 65:18	<b>value</b> 74:4	<b>walking</b> 39:9
<b>TRC</b> 7:6	<b>Underground</b> 28:17,18	<b>variance</b> 23:19 50:5 51:12	<b>walkout</b> 39:6 60:18 69:19
<b>tree</b> 16:21,22 23:4,5	<b>understand</b> 33:10,14	55:20,20	<b>walkway</b> 38:22
<b>trees</b> 18:8,17 23:7 37:25	34:12 43:10	60:23 62:6	<b>walkways</b> 39:1
38:1 48:8	43:17 53:10	62:11 68:8	<b>wall</b> 29:2,23 29:23 37:22
77:13	61:5 63:4	68:10,18	<b>want</b> 17:8 21:21 22:21
<b>troubles</b> 68:21	64:18 82:8	80:8	23:2 31:8,21
<b>trucks</b> 31:10 31:12	82:16	<b>variances</b> 6:19 7:14 17:7	32:7 34:4
<b>true</b> 85:4	<b>understanding</b> 40:22 53:11	23:16 26:6	39:19 40:2
<b>trying</b> 26:4,4 26:7,10,12	73:6	50:2 55:17	43:5,7,8
26:25 68:21	<b>Understood</b> 22:14 82:15	55:18 62:7	44:10 61:18
71:11 77:11	<b>undue</b> 55:23	78:9 79:19	66:2 68:20
<b>turn</b> 28:20 29:10	<b>unfortunately</b> 54:17	80:3,4	71:21 73:17
<b>turned</b> 43:15	<b>unique</b> 17:7 55:24 59:7	<b>variety</b> 52:24	78:6,7,10
<b>turns</b> 29:1,1	63:11	<b>various</b> 54:7 64:12	81:12 83:25
<b>turtle</b> 73:11 74:12	<b>unit</b> 52:16 62:1	<b>vehicles</b> 59:19	<b>wanted</b> 43:16 59:13 64:19
<b>TV</b> 4:19	<b>unofficially</b> 67:7	<b>verbatim</b> 85:4	72:3 73:8
<b>two</b> 7:16 19:23 20:19 22:6	<b>unusual</b> 67:12	<b>verification</b> 13:24 14:24	74:14
24:18 36:15	<b>upland</b> 74:13	<b>verifications</b> 19:6	<b>wants</b> 39:11,24 41:6
36:16 42:13	<b>urban</b> 53:20	<b>verified</b> 13:23	<b>wasn't</b> 41:2
46:15,19	<b>usable</b> 62:3,24	<b>Verizon</b> 4:23 4:23	<b>water</b> 15:14,17 16:3,16
50:22 55:1,3	<b>use</b> 6:12 11:5 36:19 37:19	<b>verses</b> 22:11 63:13	22:15 24:3
58:13 59:8	39:24 50:1	<b>VICE</b> 1:15	34:11,14
60:10 62:14	51:17 52:5	<b>VIDEO</b> 1:25	35:21,24
63:10,12	54:10,21	<b>view</b> 54:8 55:2	38:13 40:23
65:16,18	58:18 60:14	<b>violation</b> 5:11	54:16,25
68:22 69:13	61:13,16	<b>visible</b> 62:17	55:1 63:2
79:11,18	70:12 71:24	<b>visit</b> 45:19	<b>waterline</b> 19:18
81:14,16	<b>uses</b> 46:12 53:1	<b>visited</b> 24:2 71:12 72:9	<b>watershed</b> 68:25
83:20,21	<b>usually</b> 21:25 83:20	<b>voted</b> 84:12	<b>watersheds</b> 69:4
<b>type</b> 22:8	<b>utilities</b> 16:11,17	<hr/> <b>W</b> <hr/>	<b>way</b> 13:22 32:16 35:7
<b>typical</b> 38:19 40:19,24	<b>utility</b> 16:15	<b>Wait</b> 13:17	40:12 42:2,4
41:5,8 81:20	<b>utilized</b> 62:2	<b>waiting</b> 35:3,5	42:23 46:24
81:21,22	<hr/> <b>U</b> <hr/>	<b>waiver</b> 14:19 22:6 35:14	49:21,22
<b>typically</b> 81:17	<b>ultimately</b> 12:7 66:6	48:12 73:25	51:3 58:7
<b>typo</b> 12:3	<hr/> <b>V</b> <hr/>	<b>waivers</b> 6:20 7:15 17:25	63:7 74:7
	<b>vacant</b> 11:1 49:3	48:5 59:25	76:11,18,20
		<b>walk</b> 77:21	81:16 82:8
		<b>walk-out</b> 68:15	<b>ways</b> 12:22
			<b>we'll</b> 23:6

47:20 69:4	46:18 47:20	50:13,17,17	10:23 46:22
<b>we're</b> 14:21	53:9 56:14	52:2 54:17	47:11 50:11
17:1,16,21	56:16 66:1	60:5 61:6,20	50:14 51:9
17:24 18:11	66:17 72:10	62:15,22	57:13,23
25:21 26:3,4	74:3,6	76:3,8,10,15	61:8,10,10
26:8 28:3,12	<b>whatnot</b> 55:6	76:18 79:25	61:11,11
30:7 31:5	74:16	<b>woody</b> 71:17	64:4,10,21
39:7 41:7	<b>white</b> 37:14	<b>word</b> 33:20,21	64:21 65:10
46:20 47:16	<b>wide</b> 14:18	<b>work</b> 28:22	<b>zoned</b> 57:9
51:8,12	28:15 42:2	29:5 82:12	58:25 59:24
52:16,17,18	72:13	<b>worked</b> 8:21	64:16,16
53:4,5,6,22	<b>widens</b> 43:22	9:19	<b>zones</b> 59:8
53:23,23	<b>width</b> 17:12	<b>working</b> 53:23	<b>zoning</b> 9:6
54:22 55:7	32:5 47:1	59:4	12:3 26:20
55:17 56:23	56:12 63:14	<b>worse</b> 15:5	39:17 46:13
57:3,14,15	80:9	<b>wouldn't</b> 26:5	47:12 50:9
57:21,24	<b>widths</b> 55:9	60:4 80:14	52:7,14,15
58:23,24	<b>Wildlife</b> 72:16	<b>writing</b> 35:2	59:8 61:14
59:1,2,3,5	<b>Wilentz</b> 2:2		62:20
59:15 64:9	6:16	<b>X</b>	<b>zoom</b> 26:18
64:25 65:1,5	<b>willing</b> 54:22	<b>x</b> 49:11 74:25	
65:25 67:15	<b>win-win</b> 75:7		<b>0</b>
68:21 69:12	<b>wind</b> 43:14		<b>0</b> 61:20
74:18 77:25	<b>witness</b> 3:2	<b>Y</b>	<b>01-2</b> 71:24
84:7,9	8:1 44:10	<b>yard</b> 17:19	<b>07095</b> 2:4
<b>we've</b> 20:20	<b>witnesses</b> 7:16	38:20 62:4	<b>07726</b> 1:11
28:10 53:25	70:4,6	62:11 67:10	
61:19 73:8	<b>Wizbicki</b> 85:3	67:14	<b>1</b>
<b>website</b> 72:1	85:19	<b>yards</b> 63:8	<b>1</b> 73:17
<b>week</b> 20:15	<b>wondering</b>	<b>yeah</b> 10:3	<b>10</b> 2:3 3:11
<b>wellbeing</b>	73:11	23:22 27:18	15:5,7,8,13
51:25 52:12	<b>wood</b> 32:6,12	36:14 39:23	34:11 40:25
<b>wells</b> 16:12	32:15	66:20 67:24	48:20 79:3
20:2 31:19	<b>Woodbridge</b> 2:3	68:17 80:15	<b>100</b> 14:17
<b>went</b> 28:24	2:4	81:22 83:12	26:21,22
29:8	<b>wooded</b> 11:2	<b>year</b> 9:1	47:6,10,23
<b>weren't</b> 41:1	27:13 32:6	<b>years</b> 8:23 9:1	47:25 56:17
<b>west</b> 76:10	<b>woods</b> 77:21	39:11 41:1	57:1
<b>western</b> 76:18	<b>Woodward</b> 1:7	43:11 45:6	<b>11</b> 42:15
<b>wet</b> 34:23	6:11,22	<b>yellow</b> 15:8	<b>11.01</b> 1:5 6:22
<b>wetland</b> 68:23	10:22 12:6	76:15	10:25
72:12 74:1	14:2,15	<b>Z</b>	<b>12</b> 1:9 3:12
74:13	16:17 17:18	<b>Z-H-A-L-N-E...</b>	<b>12.12</b> 13:12
<b>wetlands</b> 3:13	17:20,22	77:1,7	<b>120</b> 1:11
13:4,4,16,19	18:4,12,15	<b>zero</b> 18:22	<b>1201</b> 76:3
13:22,25	18:18 19:18	48:21 60:8	<b>1202</b> 76:3
14:5 18:6	25:1,4 26:7	63:7 74:9	<b>121.74</b> 17:13
27:3,5,6	26:15 46:16	<b>Zhalners</b> 3:7	47:2
28:1,2 29:21	47:9,17	77:1,5,5,9	<b>12th</b> 4:3
30:23 34:22	48:13 49:22	<b>zone</b> 1:6 7:3	<b>13</b> 3:13 19:16

<b>14</b> 3:12	<b>250</b> 31:5	12:4 49:2
<b>15</b> 3:14 15:9, 9 26:1, 2	<b>26th</b> 83:2, 6	<b>60</b> 47:14 49:11 64:8
<b>15.47</b> 11:1	<b>28</b> 45:6	<b>60/65</b> 50:18
<b>15.62</b> 6:20 48:25	<b>2nd</b> 35:1 84:2	<b>65</b> 17:21 26:21 47:11, 11
<b>15.64</b> 46:9	<hr/> <b>3</b> <hr/>	48:1 56:17 56:18 57:3 64:1, 3
<b>150</b> 27:4 66:14 72:12 74:2, 9 74:9	<b>37</b> :2 80:3	<b>65/'67</b> 29:8
<b>16</b> 26:2 52:6 53:5	<b>30</b> 28:15	<b>67</b> 28:19
<b>17</b> 42:15	<b>300</b> 31:5	<hr/> <b>7</b> <hr/>
<b>18</b> 13:24	<b>315</b> 44:20	<b>7</b> 71:25
<b>1964/1965</b> 49:5	<b>33</b> 76:11, 18	<b>7:00</b> 1:12 4:3
<b>1965</b> 11:7 28:19	<b>34</b> 44:20	<b>70</b> 3:6
<b>1967</b> 11:7	<b>35</b> 8:23 64:6 68:6, 7, 13 69:18	<b>732</b> 1:25
<b>1970</b> 77:18	<hr/> <b>4</b> <hr/>	<b>75</b> 3:7 14:21 66:14
<b>1983</b> 8:21	<b>4, 341</b> 18:3 60:14	<b>76.01</b> 6:22
<b>1991</b> 8:23 70:25	<b>4, 635</b> 17:24 21:20 47:18	<b>76.03</b> 1:5 10:25
<hr/> <b>2</b> <hr/>	<b>4, 678</b> 21:13, 18	<b>7602</b> 76:3
<b>2</b> 20:9	<b>4.01</b> 6:25 49:1	<b>77</b> 3:7 4:22
<b>20</b> 15:9, 10 41:1 56:20	<b>4.02</b> 11:25	<b>78</b> 13:12 51:20
<b>20,000</b> 17:23 47:18 50:12 61:11 64:21 64:24	<b>40</b> 49:11	<b>78.4</b> 49:16
<b>200</b> 17:11, 13 46:23 47:1, 3	<b>40,000</b> 50:12 50:24	<hr/> <b>8</b> <hr/>
<b>2016</b> 8:19	<b>42</b> 4:22	<b>8</b> 3:3 40:25 49:21 70:25
<b>2022</b> 45:9	<b>43</b> 8:25	<b>8:45</b> 79:2
<b>2024</b> 24:6	<b>4300</b> 14:22	<b>80</b> 64:5 65:8
<b>2025</b> 19:16	<b>44</b> 3:3	<hr/> <b>9</b> <hr/>
<b>2026</b> 1:9 13:24 20:9	<b>44.9</b> 17:16 47:23 48:4 57:1	<b>9:03</b> 79:7
<b>2142</b> 4:23	<b>4635</b> 17:24	<b>9:09</b> 84:25
<b>2330518</b> 85:19	<b>4800</b> 56:21	<b>90</b> 2:3
<b>23rd</b> 82:21 83:9, 14, 15 84:10, 17, 20	<hr/> <b>5</b> <hr/>	<b>900</b> 2:3
<b>24</b> 77:9	<b>5</b> 4:4 14:9, 9	<b>906-2078</b> 1:25
<b>2400</b> 49:11	<b>5.3</b> 12:5 49:2	<b>92</b> 17:16 47:6
<b>25</b> 17:12 41:22 41:23, 25 42:5, 13, 18 46:23 47:3	<b>5.30</b> 7:2	<b>95</b> 22:19
	<b>50</b> 42:2 63:5 74:9	<b>95-8.12</b> 48:6
	<b>522</b> 1:11	<b>95-9.284</b> 48:13
	<b>55</b> 72:13	<b>95-9.286</b> 48:18
	<hr/> <b>6</b> <hr/>	<b>95-9.2B4D</b> 48:18
	<b>6</b> 70:24	<b>99</b> 22:19
	<b>6.02</b> 7:1 12:1	