

1 TOWNSHIP OF MANALAPAN PLANNING BOARD
2 COUNTY OF MONMOUTH - STATE OF NEW JERSEY

3

4 REGULAR MEETING

5 - - - - -

6 FOR THE APPLICATION OF:

7 AAGWML-F PROPERTY, LLC
8 BLOCKS 73, 74, 75; LOTS 1-7, 6-10, 11.01, 1-8
9 ROUTE 33 & WOODWARD ROADS

10 AMENDED PRELIMINARY AND FINAL SITE PLAN

11 APPLICATION NO. PM2319A
12 - - - - -

13

14 MANALAPAN TOWN HALL
15 COURTROOM
16 120 ROUTE 522
17 MANALAPAN, NEW JERSEY 07726

18

19 - - -

20 THURSDAY, JUNE 25, 2026

21 7:00 P.M.

22 - - -

23

24 TRANSCRIPT OF PROCEEDINGS

25

PUBLIC HEARING

26

-CONTINUED-

27

28 AB COURT REPORTING, LLC
29 Certified Court Reporters
30 26 Algonquin Terrace
31 Millstone Township, New Jersey 08535
32 Tel: (732) 882-3590
33 Email: angelabuonocsr@gmail.com

1 BOARD MEMBERS:

2 Kathryn Kwaak, Chairwoman
3 Todd Brown, Vice-Chairman
4 John Castronovo (Absent)
5 Barry Fisher
6 Richard Hogan, Fire Chief
7 Barry Jacobson
8 Steven Kastell
9 Jack McNaboe, Mayor
10 Eric Nelson, Committeeman
11

12 ALTERNATE BOARD MEMBERS:

13 Nunzio Pollifrone, Alternate No. 1
14 Pat Givelekian, Alternate No. 2
15

16

17 BOARD CONSULTANTS:

18 Richard Brigliadoro, ESQ., Board Attorney
19 Weiner Law Group, LLP
20 Jordan Rizzo, P.E., Board Engineer
21 CME Associates
22 Jennifer Beahm, P.P., AICP, Board Planner
23 Leon S. Avakian, Inc.

24

24 BOARD STAFF:

25 NANCY McGRATH, Recording Secretary

1 APPEARANCES OF COUNSEL:

2

HEILBRUNN PAPE, LLC

3 BY: KENNETH L. PAPE, ESQUIRE

516 State Highway 33

4 Millstone Township, New Jersey 08535

T: (732)-679-8844

5 F: (732)-679-6554

Email: kpape@hpnjlaw.com

6

--Counsel for the Applicant

7

8

9

10

11

12

13

14

15 ALSO PRESENT:

16

17 Jeromie Lange, Director of Development
Active Acquisitions

18

19

20

21

22

23

24

25

I N D E X

<u>WITNESS</u>	<u>PAGE</u>
Mark Lescavage, P.E. Colliers Engineering & Design	11
James Giurintano, P.E. Bright View Engineering	36
Amanda Daddario, P.P., AICP Cofone Consulting Group	68

PUBLIC COMMENTS/QUESTIONS:

<u>NAME</u>	<u>ADDRESS</u>	<u>PAGE</u>
Michael Suydam	317 Highway 33, Manalapan	92

EXHIBITS

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

<u>No.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-13	Revised Site Plan	12
A-14	Revised Ice Rink Floor Plan	12
A-15	Revised Signage Plan (last revised 6/24)	12
A-16	Recreation Center Sign Exhibit	12
A-17	Banked Parking Exhibit	12

1 CHAIRWOMAN KWAAK: I would like to
2 call this meeting to order, the Manalapan Township
3 Planning Board on June 25th at 7:01.

4 Pursuant to Section V of the Open
5 Public Meetings Act, notice of this meeting was sent
6 and advertised in The Asbury Park Press;

7 A copy of that notice was posted on the
8 bulletin board where public notices are displayed in
9 the municipal building;

10 In addition, a copy of this notice is
11 and has been available to the public and is on file
12 in the office of the municipal clerk.

13 Accordingly, this meeting is deemed to
14 be in compliance with the Open Public Meetings Act.

15 Can we please stand and salute the
16 flag.

17 (Pledge of Allegiance.)

18 CHAIRWOMAN KWAAK: Barry, can you read
19 the TV Disclosure Statement.

20 MEMBER JACOBSON: Yes.

21 The Township of Manalapan Television
22 Network is recording this meeting for broadcast on
23 MTTN Channel 77 Cablevision, Channel 42 Verizon
24 Fios, and Verizon Fios HD Channel 2142.

25 By remaining in attendance, all

1 MEMBER JACOBSON: Mr. Castronovo is
2 absent.

3 I'm here.

4 Chairwoman Kwaak?

5 CHAIRWOMAN KWAAK: Here.

6 MEMBER JACOBSON: Mayor McNaboe?

7 MAYOR McNABOE: I'm here.

8 MEMBER JACOBSON: Chief Hogan?

9 FIRE CHIEF HOGAN: Present.

10 MEMBER JACOBSON: Mr. Kastell?

11 MEMBER KASTELL: Here.

12 MEMBER JACOBSON: Committeeman Nelson?

13 COMMITTEEMAN NELSON: Here.

14 COMMITTEEMAN JACOBSON: Mr. Pollifrone?

15 MEMBER POLLIFRONE: Present.

16 COMMITTEEMAN JACOBSON: And

17 Mr. Givelekian?

18 MEMBER GIVELEKIAN: Here.

19 CHAIRWOMAN KWAAK: Thank you.

20 Rich, can you please swear in our
21 professionals.

22 ATTORNEY BRIGLIADORO: Yes, Madam
23 Chair.

24 Do you swear or affirm the testimony
25 that you're about to give before this board is the

1 participants acknowledge that the meeting is being
2 recorded and consent to the broadcast of their image
3 on these channels.

4 All attendees are expected to conduct
5 themselves appropriately for a public meeting.
6 Behavior that is disruptive, inappropriate or
7 creates a safety concern is prohibited.

8 Individual speakers should be advised
9 that no right of privacy protects a citizen's public
10 comments made in a public forum.

11 Any statements made by members of the
12 public to promote or alter public opinion about a
13 candidate for political office, a political party,
14 or interest group are inappropriate and in violation
15 of MTTN broadcast policies.

16 Accordingly, all participants bear
17 responsibilities for their own statements and
18 commentary.

19 CHAIRWOMAN KWAAK: Thank you.

20 Can you do roll call?

21 MEMBER JACOBSON: Yes.

22 Mr. Fisher?

23 MEMBER FISHER: Here.

24 MEMBER JACOBSON: Mr. Brown?

25 VICE-CHAIRPERSON BROWN: Here.

1 truth, the whole truth, and nothing but the truth?

2 PLANNER BEAHM: I do.

3 ENGINEER RIZZO: I do.

4 ATTORNEY BRIGLIADORO: Madam Chair,
5 the board planner and board engineer have been sworn
6 in.

7
8 (The Board conducts its regular
9 business and other agenda matters not
10 transcribed as part of this record.)

11
12 CHAIRWOMAN KWAAK: Okay, Application
13 PMS2319A, AAGWML-F Property, LLC, Amended
14 Preliminary and Final Site Plan, Preliminary and
15 Final Major Subdivision, Route 33 and Woodward
16 Road, Blocks 73, 74, 75, Lots 1 through 7, 6 through
17 10, 11.01 and 1 through 8. 40,150 square foot
18 recreation center, and 502,031 square foot
19 warehouse.

20 This was carried from our June 11th
21 meeting. So this is hearing number two.

22 Good evening, Mr. Pape.

23 ATTORNEY PAPE: Good evening, Madam
24 Chair, and members of the Board. Board's
25 professionals. Kenneth Pape of the firm Heilbrunn

10

1 Pape.

2 CHAIRWOMAN KWAAK: Microphone on,

3 please. Green light. There you go.

4 ATTORNEY PAPE: Thank you.

5 Good evening, Madam Chair, Board

6 members, Board professionals, and public, Kenneth

7 Pape of the firm Heilbrunn Pape on behalf of your

8 applicant.

9 This is a continued public hearing from

10 June 11th. At the June 11th hearing there was

11 substantial testimony. The board allowed us most of

12 the evening. Mr. Lescavage, our engineer;

13 Mr. Lange, the Director of Development; Kevin

14 McCormack from Emerald Sports; and Robert Andrus,

15 the architect who designed that beautiful blue and

16 red building; and Justin Bruce, the warehouse

17 architect, all testified.

18 This evening, with your permission, we

19 would like to recall Mr. Lescavage. Your

20 professionals have provided some guidance over the

21 past two weeks with points that we would like to

22 address on the record.

23 That will be through Mr. Lescavage,

24 we'll follow with the testimony of our traffic

25 engineer, James Giurintano. And then we'll wrap up

MARK LESCavage, P.E.

11

1 at the end with the planner's testimony. Amanda

2 Daddario is here for that purpose.

3 So with your permission that's the

4 order that we intend to proceed.

5 CHAIRWOMAN KWAAK: That's fine.

6 ATTORNEY PAPE: If that's fine, then,

7 Madam Chair, I'll call Mr. Lescavage and as he

8 approaches the counsel table I'll remind him that

9 he's under oath, remind the board that his

10 credentials have been placed on the record, and ask

11 if he would kindly confirm that his license is in

12 good standing tonight.

13 MARK LESCavage: It is.

14 CHAIRWOMAN KWAAK: Make sure the mic

15 is on.

16 MARK LESCavage: It is.

17 CHAIRWOMAN KWAAK: Okay.

18

19 MARK LESCavage, P.E., previously sworn, testified as

20 follows:

21

22 DIRECT EXAMINATION

23

24 ATTORNEY PAPE: Mr. Lescavage, I know

25 that we had the benefit of some assistance from the

MARK LESCavage, P.E.

12

1 board's professionals and that they have provided an

2 outline of concerns or points that they would like

3 to hear some further testimony. I'm going to ask if

4 you could take us through the points that were left

5 open for you.

6 THE WITNESS: Sure. And in doing that

7 I have five exhibits, so as I introduce them I'll go

8 through the points that were raised both by the

9 board and Mr. Rizzo.

10 If you just give me one moment, my

11 computer has to boot.

12 ATTORNEY BRIGLIADORO: So I believe we

13 had 12 exhibits, we'll be starting with 13.

14 SECRETARY McGRATH: Yeah, I premarked

15 the ones that Mark gave me. So, yeah, starting with

16 A-13, but I don't know if we -- when you tell me

17 what it is, Mark, I'll see what I labeled it as, in

18 case it's not in order.

19 THE WITNESS: Sure.

20 So the first one is actually a revised

21 version of the floor plan for the ice rink.

22 SECRETARY McGRATH: So that I labeled

23 A-14.

24

25 (Exhibits A-13 through A-17 were

MARK LESCavage, P.E.

13

1 marked prior to commencement of the public

2 hearing.)

3

4 ATTORNEY PAPE: While we are waiting

5 for you to boot, earlier today I received a letter

6 from the Jake's Cree-Mee Freeze, they wrote a letter

7 that kind of said to us that they have made a

8 decision not to relocate to our building.

9 So we were most pleased at the

10 opportunity, and we're sad that they have elected

11 not to come to the building.

12 THE WITNESS: Yeah, so looking at the

13 floor plan, as far as revisions, the only revision

14 made to this exhibit was that the north arrow was

15 incorrectly shown at the last exhibit, so that was

16 corrected here.

17 But why we have this exhibit,

18 Mr. Jordan asked us to look at the conditional use

19 standards that are applicable through the

20 Redevelopment Plan specific to the project. As

21 Mr. Pape had mentioned, that Jake's Cree-Mee Freeze

22 may be no longer going in the building, but that

23 area will still be I believe what is considered a

24 snack bar. And since you can see from the

25 exhibit -- I'll zoom up -- that's 810 square feet.

1 The conditional use standard for a snack bar is
 2 1,000 square feet, so we meet the standard.
 3 And I'll just point out there was also
 4 in the floor plan at the center of the building what
 5 is labeled as an optional concession stand. In
 6 order to meet the standard, that area will be
 7 strictly for vending machines, so it will not be
 8 part of the snack bar. So I just wanted to point
 9 that out.

10 The other part of this is that there
 11 is a skate rental area. And I think Mr. McCormack
 12 made it clear that that is not what is considered a
 13 pro shop, but even if it was, there is a
 14 2,000-square-foot limit for pro shop, and that area
 15 is much less than that, as you can see.

16 So in totality we feel we meet all the
 17 standards in that section. So that's all I have for
 18 this exhibit.

19 And, just for the record, the north
 20 arrow on this page is to the right.

21 Next one I will show is the revised
 22 architectural elevations.

23 SECRETARY McGRATH: I have it as
 24 revised ice elevation; is it that one?

25 THE WITNESS: Yes.

1 the architect, but there was a conversation about
 2 widening the scoring on the facade.

3 THE WITNESS: Yes.

4 PLANNER BEAHM: So I'm assuming that's
 5 going to come subsequent?

6 ATTORNEY PAPE: We've made that
 7 representation on the record and the revised plans
 8 will have all of those revisions in it, yes.

9 PLANNER BEAHM: Okay. Thank you.

10 THE WITNESS: Yeah, it's not indicated
 11 here, but it's part of the record.

12 Okay, the next exhibit was an exhibit
 13 that we prepared, and it was a suggestion from
 14 Mr. Rizzo to have the signs that are part of the rec
 15 center be indicated on the site plan. So we did
 16 prepare an exhibit to represent that.

17 Nancy, I think this should be the next
 18 one, A-15.

19 SECRETARY McGRATH: What did you title
 20 it? I'm sorry.

21 THE WITNESS: The recreation center
 22 sign exhibit.

23 SECRETARY McGRATH: I have revised
 24 signage -- oh, recreation sign exhibit. Yes, I have
 25 it. A-16, I'm sorry.

1 SECRETARY McGRATH: Okay. It's A-13.

2 THE WITNESS: So on this sheet it's
 3 substantially what was presented by Mr. Andrus, but
 4 there are two changes that I will note. One, you
 5 will see that the elevations have all been
 6 corrected. If you look at the old plan, I believe
 7 the east was shown as north. That has been
 8 corrected, that now is correctly shown as the east
 9 elevation.

10 And you can see there's north
 11 elevation, the west elevation, and the south
 12 elevation. So those have all been corrected.

13 The other change, and this came out
 14 of, I'm not sure, there was one board member who
 15 asked about rooftop mechanicals, and there were
 16 shown within the plan both a dehumidification unit
 17 and Mr. Andrus has now provided a screening wall in
 18 the elevations for that unit.

19 And also you can see on the west
 20 elevation there was an evaporative condenser and he
 21 has added a screen wall to that in response to the
 22 board's questions.

23 Other than that, there's no other
 24 substantive changes to the elevations.

25 PLANNER BEAHM: So I know you're not

1 THE WITNESS: So this is a blowup of
 2 the recreation center area. We tried to color-code
 3 all the different signs. I won't go through all of
 4 them because there's another exhibit that will show
 5 them clearer with their dimensions and what have
 6 you, but you can see here in the blue boxes we
 7 actually counted every sign, so you can see there
 8 are 11 signs associated with the rec center.

9 And, for reference, they're all
 10 pointed out as to where they are on the building.

11 So I'll go to the next one. I'll keep
 12 this up if there's questions on it. But this is I
 13 guess another exhibit that was -- I'm not sure what
 14 that one is labeled.

15 SECRETARY McGRATH: I have revised
 16 signage.

17 THE WITNESS: Revised signage, yeah.

18 SECRETARY McGRATH: It was last revised
 19 6/24, A-15.

20 THE WITNESS: A-15, okay.

22 (Exhibit A-15 was marked for
 23 identification.)

25 THE WITNESS: So this is an exhibit

1 that Mr. Andrus prepared and with that we can zoom
 2 in and we can go through these in detail, but he
 3 dimensioned all the signs that were on the building,
 4 gave a square footage, and also created a table down
 5 here, which indicated the square footage that is
 6 representative on each of the elevations. And we
 7 used this to do calculations as to what percentage
 8 that that signage represented for each facade.

9 And I'll just read it into the record.

10 The east elevation was 10 percent, and that was
 11 where we applied for the variance.

12 The north elevation was less than 5
 13 percent, 2.6 percent.

14 The west elevation was 8.5 percent.

15 And the south elevation is
 16 2.6 percent.

17 So in totality the two long elevations
 18 are where the variance is, one for 8 and a half
 19 percent and one for 10 percent.

20 And the only other thing I will
 21 represent here, and this was a question that
 22 Mr. Jordan had, none of the signs will protrude more
 23 than eight inches off the building, which is a
 24 requirement of the ordinance.

25 Okay, lastly we had the banked parking

1 different ways of satisfying water quality.

2 Our thoughts were to bank the parking
 3 spaces adjacent to the building first, so we have 28
 4 spaces that we're showing banked there.

5 And then the third area is in the
 6 eastern spot, and the reason why it's not the
 7 furthest from the office space is we're trying to
 8 balance out how much of the contributory drainage
 9 area is going to the porous pavement section. And
 10 leaving those eight spaces to have porous pavement
 11 we're able to balance that out and make it work
 12 without having a lengthy redesign for the stormwater
 13 management system.

14 ENGINEER RIZZO: Just to clarify, are
 15 you saying that the spaces you are going to bank are
 16 porous pavement, or are not porous pavement?

17 THE WITNESS: Only the 10 spaces that
 18 are on that -- that is porous pavement. And what
 19 we're saying is by not building that area we can
 20 still have enough -- or we're able to meet the ratio
 21 of the amount of drive aisle that is going into each
 22 of the porous pavement sections and still meet water
 23 quality.

24 So if we did ones that are furthest
 25 away, we took those away, the area immediately

1 exhibit.

2 SECRETARY McGRATH: I marked that A-17.

3 THE WITNESS: And I'll zoom in. This
 4 is a representative of the overall site plan with
 5 areas that we would propose to provide banked
 6 parking or not to build them. And what we tried to
 7 do is balance it on both sides of the warehouse.

8 The board may recall that we are 74
 9 spaces over, and what we've created here is on both
 10 sides of the building having 38 banked spaces, so
 11 these are spaces we would not build, but put in the
 12 infrastructure for them.

13 As you can see on the west side, which
 14 I have indicated in blue, there's four areas that
 15 we would propose to bank parking spaces. And those
 16 are exactly, as Mr. Jordan recommended, to be the
 17 furthest away from the building, and we have done
 18 that for those four areas.

19 On the east side there's a little bit
 20 more consideration, so when we looked at the east
 21 side, the central parking area and the easternmost
 22 parking area, are part of the stormwater management
 23 system. They have porous pavement through there.
 24 So that we didn't have to go into a lengthy redesign
 25 for that consideration, and have to bring in

1 adjacent to it would not have an area to go for
 2 water quality.

3 ENGINEER RIZZO: Okay. So is there a
 4 slight tweak to your stormwater report to --

5 THE WITNESS: Correct. I will just
 6 call it an interim plan, but this is the, in terms
 7 of reviewing it, this is the least amount of, say,
 8 the change for that system.

9 ENGINEER RIZZO: Okay. Thanks.

10 And there's still sidewalk along
 11 between where those banked spaces are and the
 12 building, correct?

13 THE WITNESS: Correct, yes.

14 ENGINEER RIZZO: All right.

15 THE WITNESS: You can see that.

16 ATTORNEY BRIGLIADORO: So what's the
 17 total number of banked spaces again?

18 THE WITNESS: 76.

19 ENGINEER RIZZO: So with 76 banked
 20 spaces, you have 277 total spaces, and the max
 21 requirement was 276.

22 Did you take a look at that number; was
 23 there any intention to that?

24 THE WITNESS: I believe 279 was the
 25 max. There's 353 to 279.

1 PLANNER BEAHM: I have 279.

2 ENGINEER RIZZO: I have 276. It's the
3 warehouse space divided by 1,800.

4 So you're intentionally trying to get
5 under it, I guess.

6 Do you happen to know how much
7 warehouse space you have?

8 THE WITNESS: Well, you have to
9 understand the parking is both office and then
10 warehouse so the calculation comes out, I believe,
11 to 279 as a max.

12 ENGINEER RIZZO: I think it's 276, but
13 I'll defer to you.

14 Okay, thanks.

15 PLANNER BEAHM: Okay.

16 THE WITNESS: That's all I had on the
17 exhibits.

18 There was a couple other points we
19 wanted to address. There were questions as to
20 whether the project was going to be built in one
21 phase. And there's specific requirements within the
22 Redevelopment Plan to allow -- to make sure that the
23 rec center is built. So essentially the answer is
24 yes to that.

25 There was a question about the Phase 2

1 NJDEP hotline, and also the property owner. From
2 our understanding we're not required to do that and
3 there's contractual reasons why we can't, and so we
4 don't agree to do that.

5 ATTORNEY PAPE: I think it's worth
6 pointing out that there was confusion this past
7 winter, there was some state legislation that was
8 passed that imposed an obligation to report, and
9 then it was retracted by our Governor.

10 THE WITNESS: Right.

11 ENGINEER RIZZO: Regardless, I think
12 that's a state requirement, you'll have to either
13 comply or not comply, so.

14 ATTORNEY PAPE: The statute was
15 retracted.

16 ENGINEER RIZZO: No, I understand. But
17 it would trump this board, if it's required, then
18 you would need to do it, and then if it's not stated
19 there, you wouldn't have to do.

20 ATTORNEY PAPE: I'm sorry, I didn't
21 follow.

22 PLANNER BEAHM: He's just saying that
23 the state trumps local. So if the state says yes,
24 you have to do it regardless of what we say.

25 ATTORNEY PAPE: Right, and the state

1 reports, and, you know, whether there was going to
2 be compliance with that, and we agree that in terms
3 of the issues brought up we're going to comply with
4 those reports.

5 However, we do not -- we're not
6 intending to have that tied to having to get a
7 building permit. That would be something that is
8 done through the course of construction as, you
9 know, as it in most projects.

10 ATTORNEY PAPE: So the ROA will be
11 implemented during the actual site development as a
12 soil disturbance and RAO cleanup will be taking
13 place together?

14 THE WITNESS: That's correct.

15 ATTORNEY PAPE: We have an absolute
16 commitment to the township that an RAO will be
17 provided, a four-corner unconditional RAO for the
18 full site will be provided.

19 THE WITNESS: Will be provided, yes.

20 And then there is the Environmental
21 Commission report. And I think that carried through
22 to the board engineer's report.

23 We did want to take exception to three
24 of the requirements. One there was a suggestion
25 that we should report the soil contamination to the

1 said you don't have to. That's what happened.

2 Got it. I understand.

3 It's just a whole bunch of legal
4 issues about reporting that everybody tiptoes
5 carefully through. Cleaning it up, no tiptoeing,
6 we're doing it.

7 THE WITNESS: And I believe that was
8 Number 2 in Austin's report. Well, I am sorry, the
9 Environmental Commission's report.

10 Number 6, we just want a
11 clarification. It was written as we agree that we
12 would be lowering the light level on non-use hours.
13 We just want to stipulate that that is not for the
14 warehouse. As we testified for many times here,
15 that that's a 24-hour operation, there is no
16 intention to turn the lights off on that operation.

17 However, for the rec center, and I was
18 at the meeting so I heard the intent of this comment
19 and it was for the rec center, and we agree with
20 that.

21 And Number 7, you know, when we talked
22 with the architect with regard to the warehouse the
23 UV pattern glass to prevent bird strikes, given the
24 limited amount of windows it doesn't make sense. So
25 we don't agree to provide that.

1 ATTORNEY PAPE: At the time we were
 2 before the Environmental Commission they were not
 3 concerned with the smaller high windows that
 4 provided some daylight, they were concerned if there
 5 were large windows. And Mr. Bruce presented the
 6 building, we don't have those large windows in the
 7 warehouse.
 8 THE WITNESS: And I think that's it.
 9 ATTORNEY PAPE: There were a couple of
 10 comments from Mr. Rizzo I think that we will take
 11 care of when the traffic engineer is before us, but
 12 I have nothing further of Mr. Lescavage. He is
 13 available to all of you for examination at this
 14 time, and to our pleasure.
 15 CHAIRWOMAN KWAAK: Professionals, do
 16 you have any questions?
 17 PLANNER BEAHM: I have nothing.
 18 ENGINEER RIZZO: Yeah. Thanks, Mark.
 19 I think I missed it, I think I was focused on the
 20 parking count; did you talk about the phasing for
 21 the construction?
 22 ATTORNEY PAPE: Yeah, one phase.
 23 THE WITNESS: One phase.
 24 ENGINEER RIZZO: Okay.
 25 ATTORNEY PAPE: It's all together.

1 nine-and-a-half feet high.
 2 MAYOR McNABOE: So Manalapan is
 3 nine-and-a-half feet high?
 4 THE WITNESS: Correct.
 5 MAYOR McNABOE: Okay.
 6 ATTORNEY PAPE: Seems like an
 7 important word.
 8 MAYOR McNABOE: It does.
 9 The building is turned sideways, that
 10 kind of thing, so it's not as if you're going to see
 11 it from the street. I think somebody even with a
 12 sight impediment would probably see a
 13 nine-and-a-half foot illuminated letter from the
 14 parking lot.
 15 Okay, thanks.
 16 CHAIRWOMAN KWAAK: That's it, Jack?
 17 MAYOR McNABOE: For now.
 18 CHAIRWOMAN KWAAK: Okay.
 19 The banked parking, what is going to be
 20 -- who's going to be responsible for building it out
 21 when it's needed?
 22 THE WITNESS: That would be the user
 23 at the time.
 24 CHAIRWOMAN KWAAK: So the user,
 25 whoever the user is going to be is going to be

1 ENGINEER RIZZO: All right, thank you.
 2 CHAIRWOMAN KWAAK: Rick?
 3 FIRE CHIEF HOGAN: I have nothing.
 4 CHAIRWOMAN KWAAK: Jack?
 5 MAYOR McNABOE: The signage, what
 6 would it take to bring that into compliance, since
 7 you're asking for a variance on that. You did
 8 percentages and all that, if we were non-variance,
 9 what would we see for signage?
 10 THE WITNESS: At 5 percent you would
 11 probably have to take down the whole Manalapan sign
 12 that is on the side here.
 13 MAYOR McNABOE: Could you shrink the
 14 letters?
 15 THE WITNESS: So you could see that
 16 585, it's 9'11 for that whole thing. So to get down
 17 to 5 percent that's the only one that you could --
 18 you would have to take that out, and then maybe have
 19 that as your Manalapan sign.
 20 MAYOR McNABOE: So how tall is the
 21 letters there?
 22 THE WITNESS: On this one?
 23 MAYOR McNABOE: On the town name.
 24 THE WITNESS: This one is
 25 four-and-a-half feet high. This one is

1 responsible for building it out, the parking?
 2 I'm not a fan of banked parking for
 3 that reason, because the tenant won't do it, they'll
 4 just park on the grass and then it gets ruined.
 5 So I didn't know if the person who is
 6 making this application is going to put that in
 7 there, that should the tenant need it, they will do
 8 it down the road, as opposed to the tenant doing it.
 9 ATTORNEY PAPE: I think that between
 10 the landlord and the tenant there will be a business
 11 decision, but between this board and your applicant
 12 I think it's the applicant that has to make the
 13 commitment to this board, and we would accept that
 14 as the applicant, and any subsequent property owner
 15 has the commitment to the board.
 16 If the applicant or subsequent property
 17 owner makes an arrangement, a financial arrangement
 18 with the tenant, it's not something that you would
 19 be privy to. The enforcement would be on the
 20 property owner.
 21 CHAIRWOMAN KWAAK: Okay
 22 ATTORNEY PAPE: Is that acceptable?
 23 CHAIRWOMAN KWAAK: That's fine. I
 24 just want it, you know...
 25 PLANNER BEAHM: Is there the ability

1 to perhaps, if the board acts in the affirmative, to
 2 impose a condition that all vehicles parked on-site
 3 will be parked in a designated parking space?
 4 ATTORNEY PAPE: Absolutely.
 5 PLANNER BEAHM: So that way in the
 6 event that we have people parking on the grass it
 7 gives the town the ability to go out there and cite
 8 them.
 9 ATTORNEY PAPE: Sure.
 10 CHAIRWOMAN KWAAK: Correct.
 11 Okay. That was the only question I
 12 had. Thank you.
 13 Eric?
 14 COMMITTEEMAN NELSON: No questions.
 15 CHAIRWOMAN KWAAK: Barry?
 16 MEMBER JACOBSON: No questions.
 17 CHAIRWOMAN KWAAK: Todd?
 18 VICE-CHAIRPERSON BROWN: No questions.
 19 CHAIRWOMAN KWAAK: Barry?
 20 MEMBER FISHER: Yeah, just one or two.
 21 I'm going to get to that, I know what you're asking.
 22 The lights at the warehouse, I don't
 23 know how close the houses are in the back or on the
 24 side, when the leaves are down is there any chance
 25 that those lights are being seen by those houses at

1 provide them.
 2 MEMBER FISHER: And the ordinance will
 3 be on there. Fine.
 4 CHAIRWOMAN KWAAK: Steve?
 5 MEMBER KASTELL: I'm good.
 6 CHAIRWOMAN KWAAK: Nunzio?
 7 MEMBER POLLIFRONE: Just one question.
 8 I recall that when it was contemplated
 9 to have Jake's occupy that corner of the building,
 10 that there was operable window such that they could
 11 serve customers outside.
 12 Now that it will become a snack bar, is
 13 it still intended to have an operable window such
 14 that the snack bar can service people outside of the
 15 arena?
 16 ATTORNEY PAPE: So a few hours ago we
 17 learned that Jake's Cree-Mee Freeze was no longer
 18 interested in being our tenant. We are reacting to
 19 it --
 20 CHAIRWOMAN KWAAK: Microphone, Ken.
 21 ATTORNEY PAPE: It was just a few
 22 hours ago when we learned that Jake's Cree-Mee
 23 Freeze was passing on the option to be our tenant.
 24 And the truth is we have not really fully reacted.
 25 I would like to say that we'll leave

1 night?
 2 THE WITNESS: Well, the only
 3 residential area is on the south and the east end of
 4 the property, and we've put in a berm at that
 5 location with mature landscaping. You know we've --
 6 and in that area there are -- there are light poles,
 7 but they are facing towards the warehouse.
 8 There are building-mount lights that
 9 somebody could see, but they are downward throwing
 10 lights, so I don't think there's much of a chance
 11 for the glare or anything like that on that part of
 12 the project.
 13 MEMBER FISHER: Understood.
 14 And then I'm going to clarify one more
 15 thing, the no idling signs, the ordinance on those
 16 signs, not just "no idling," but the township
 17 ordinance on those signs.
 18 And how far apart will they be?
 19 I mean you can't have 1,000 signs, but
 20 I want it to be enough that those truck drivers will
 21 see them and they're not idling.
 22 THE WITNESS: So they're already on
 23 the plans. We actually submitted them with them,
 24 but we'll stipulate to the township engineers, if
 25 they believe we need to have more signs, then we'll

1 that option there. There's other ice cream stores.
 2 We're hoping that we get a good snack stand tenant
 3 and we would like to have that option for them.
 4 Whether they use it or not, I don't know.
 5 MEMBER POLLIFRONE: Sure. And that
 6 makes perfect sense, I understand this just hit you.
 7 So then I guess I have a question,
 8 because I'm not certain of this, to our
 9 professionals, if there's an opportunity to bring in
 10 someone that is going to service customers outside
 11 of the arena, is there a requirement for the width
 12 of the sidewalk such that if a line forms it doesn't
 13 end up extending into the street?
 14 PLANNER BEAHM: Just a typical
 15 sidewalk section, that's all. So there's no extra
 16 width required on the sidewalk, if they have like a
 17 window.
 18 That's kind of facing into your parking
 19 area, right?
 20 THE WITNESS: Correct, we have a very
 21 long sidewalk.
 22 PLANNER BEAHM: And you have the
 23 standard-width sidewalk along that frontage.
 24 THE WITNESS: For most of the area,
 25 yeah. But there is a -- if you look at -- let me

1 see what exhibit to look at here.
 2 You could see near that stand that it
 3 is wider at that location already.
 4 MEMBER POLLIFRONE: No further
 5 questions. Thank you.
 6 CHAIRWOMAN KWAAK: Pat?
 7 MEMBER GIVELEKIAN: I'm okay for now.
 8 Thank you.
 9 CHAIRWOMAN KWAAK: Okay.
 10 ENGINEER RIZZO: Madam Chair, can I
 11 add to your comment about banked parking?
 12 CHAIRWOMAN KWAAK: Oh sure.
 13 ENGINEER RIZZO: At the owner's
 14 discretion to add whether it's one space or all 76
 15 spaces, I would just ask that you submit a zoning
 16 permit for that, so that the zoning office can track
 17 that it's actually being installed. And then it can
 18 be inspected properly at that time, since it will be
 19 a different phase from the overall construction.
 20 ATTORNEY PAPE: No problem at all.
 21 ENGINEER RIZZO: Thanks.
 22 MEMBER FISHER: I have one more
 23 question.
 24 If there's a line let's say waiting for
 25 the snack bar, or if it's ice cream, do you think

1 Mr. James Giurintano is our traffic
 2 expert. We'll begin with him being sworn and share
 3 with you his credentials and go right to his
 4 substantive presentation.
 5 CHAIRWOMAN KWAAK: And just, please,
 6 make sure that you speak into the microphone.
 7 ATTORNEY BRIGLIADORO: Do you swear or
 8 affirm the testimony that you are going to give
 9 before this board is the truth, the whole truth, and
 10 nothing but the truth?
 11 JAMES GIURINTANO: Yes, I do.
 12 ATTORNEY BRIGLIADORO: Please tell us
 13 your name, spell your last name, and give us your
 14 business address.
 15 JAMES GIURINTANO: James Giurintano, G
 16 as in George, I-U-R-I-N as in Nancy, T as in Thomas,
 17 A-N-O.
 18 I'm with Bright View Engineering, 15
 19 Oak Road, Suite 4, Fairfield, New Jersey.
 20
 21 DIRECT EXAMINATION
 22
 23 ATTORNEY PAPE: Mr. Giurintano, would
 24 you take a few moments to share with the board and
 25 the board's professionals your education and

1 there will be bumpers in the front so that the car
 2 doesn't run into the people?
 3 THE WITNESS: I think there's curb
 4 there.
 5 MEMBER FISHER: Curb, yes.
 6 THE WITNESS: And I think there's a very
 7 wide area, probably wider than Jake's Cree-Mee
 8 Freeze has now off the highway. So I don't think it
 9 would really be necessary.
 10 PLANNER BEAHM: I would be more
 11 concerned if there was head-on parking facing that
 12 building. But you have a striped fire lane, then
 13 you have a sidewalk. So I am not as concerned if I
 14 would be if there was head-on parking immediately
 15 adjacent or even, you know, right behind that where
 16 someone could hop the curb and what have you, but
 17 the parking spaces are facing the opposite
 18 direction.
 19 MEMBER FISHER: Okay. Thank you.
 20 CHAIRWOMAN KWAAK: Okay. Go ahead,
 21 Mr. Pape, your next witness.
 22 ATTORNEY PAPE: Thank you. Thank you.
 23 Mr. Lescavage.
 24 ATTORNEY PAPE: I'm going to ask if
 25 Mr. Giurintano would join us.

1 professional background.
 2 THE WITNESS: So I have a bachelor's
 3 of science in civil engineering, dating back to
 4 1994.
 5 I have been practicing in the field of
 6 civil engineering that entire time, working both for
 7 developers as well as municipalities.
 8 I have served as municipal engineer.
 9 Currently serve as board engineer, just as Mr. Rizzo
 10 does here, for another board that I was supposed to
 11 be at tonight.
 12 CHAIRWOMAN KWAAK: Thank you for
 13 joining us.
 14 THE WITNESS: My pleasure.
 15 In my tenure I have again served as
 16 municipal engineer, I have prepared traffic impact
 17 statements. I have reviewed major access permits.
 18 I do have experience with the department, we call
 19 the Department of Transportation, although things
 20 don't move quickly through there.
 21 I have been qualified as an expert as
 22 far south as the City of Salem and as far north as
 23 Woodcliff Lake. I've been licensed since 2001, and
 24 my license is in good standing.
 25 CHAIRWOMAN KWAAK: Your credentials

1 are sufficient. Thank you.

2 THE WITNESS: Thank you.

3 I was hoping the gray hair gave it
4 away, and the glasses.

5 ATTORNEY PAPE: I'm going to ask if we
6 could begin with your -- as a traffic expert we've
7 asked that you review our plans and in fact we asked
8 that you and your staff participate in the design of
9 the plans. And just let's begin with confirming
10 that firefighting emergency, trash removal, and
11 articulated tractor-trailers can maneuver through
12 the site.

13 Is there a specific exhibit you would
14 like to have up as you share the testimony?

15 THE WITNESS: Well, we could rely upon
16 both the circulation templates that the site civil
17 engineer put together, all curb radii, manage
18 traffic efficiently and effectually and safely, for
19 the largest vehicle on-site, I believe that vehicle
20 was -- sorry, I want to make sure on the record I
21 have the right vehicle -- WB-67 for the warehouse.

22 The Manalapan Township fire truck was
23 also routed through here, as well as the emergency
24 access also.

25 ATTORNEY PAPE: So turning templates

1 go into preparation of construction documents.

2 As you could see on this exhibit, we
3 have aligned a signalized driveway directly across
4 from Melrose Boulevard.

5 This driveway from the eastbound lanes
6 does -- is not permitted to have right-hand turns
7 in. A right-hand turn would have to go into Lane 3,
8 which is the southernmost lane on the eastbound side
9 past the signalized intersection, and then they can
10 go into -- that's for the warehouse entry coming in.

11 The ice rink also has a separate
12 driveway further to the east.

13 In order to gain access from the
14 westbound side there is a left-turn lane to permit
15 left turns into the site at the driveway which the
16 eastbound traffic has to bypass, and also the
17 straight-through traffic from Melrose Boulevard.

18 As you continue down, and I'll point on
19 the exhibit, as you continue down this driveway you
20 come to another intersection, which is designed in a
21 way to promote safe and efficient traffic
22 circulation throughout the site, so tractor-trailers
23 coming in from that area if they were to make a left
24 from the westbound lanes would be able to make that
25 right-hand turn and head south towards the

1 prepared by Mr. Lescavage's firm, were reviewed by
2 you and all of the vehicles that I just identified
3 are shown on those templates, and you're comfortable
4 advising the board they all work?

5 THE WITNESS: Yes, sir.

6 ATTORNEY PAPE: If you could, let's
7 focus on the on-site intersection, if you could.
8 There's on-site intersection, if you could just
9 describe how that intersection is designed to
10 function.

11 And we're very concerned about its
12 safety and the fact that it can handle the necessary
13 vehicles.

14 THE WITNESS: So I would like to enter
15 this exhibit.

16 SECRETARY McGRATH: I have one dated
17 6/9. I marked it A-11. Is that the same one?

18 THE WITNESS: It is.

19 SECRETARY McGRATH: Okay. It's A-11.

20 THE WITNESS: So A-11, NJDOT Approved
21 Geometric Exhibit.

22 So what you see on this plan is a
23 roadway and driveway network, which has been
24 approved by the DOT. They have approved the
25 horizontal geometry, and we are now off permitted to

1 warehouse.

2 Any vehicles coming from Melrose --
3 passenger vehicles coming from Melrose Boulevard or
4 from the westbound side making the left into this
5 driveway would be permitted to go straight across
6 into the ice rink area.

7 So this whole area has been designed
8 so that the largest vehicle anticipated on the site
9 can effectively maneuver throughout the area.

10 ATTORNEY PAPE: And what we're looking
11 at has been presented to the Department of
12 Transportation, and it is your testimony that it has
13 -- the physical design elements have been approved
14 and now you're working on construction drawings?

15 THE WITNESS: That is correct.

16 ATTORNEY PAPE: And, Madam Chair,
17 earlier this week there was a letter from the DOT
18 that we received and I delivered to the board, that
19 it was a letter issued in April by the DOT
20 confirming that that is how far we had progressed
21 with the design.

22 I think it's important to also point
23 out how pedestrians are being handled in and around
24 the intersection, and if you could take us through
25 the crosswalks and pedestrian protections.

1 THE WITNESS: So we have provided
2 pedestrian circulation coming across from Melrose
3 Boulevard. There's sidewalk along the frontage
4 where if someone was to cross from Melrose they
5 could walk the sidewalk along 33, and they would
6 have to cross two crosswalks and then can enter in
7 to get into the ice rink area.

8 There's also another sidewalk that
9 comes down the -- we'll call it the western and
10 southern side of the driveway from the intersection.
11 You know, it should be noted that we do have
12 sidewalk along I'll say all of the frontage such
13 that in the future if there's any other developments
14 their sidewalks could connect in and you provide
15 additional pedestrian connectivity.

16 ATTORNEY PAPE: I know that you and I
17 had prepared testimony with regard to land-banking
18 parking. I think we could leave that portion out; I
19 think that has been put to rest.

20 Emergency fire roadway. There is an
21 emergency fire roadway. We've talked about it with
22 the board. We pointed out that the emergency fire
23 roadway was a request made by the fire officials,
24 that we've accommodated.

25 If you could confirm that you're

1 will be leaving this site and traveling to the east?

2 THE WITNESS: Truck traffic is
3 directed to the west. However, the DOT does require
4 that all driveways be able to handle the largest
5 vehicle anticipated.

6 ATTORNEY PAPE: So to satisfy the DOT,
7 you've designed it a certain way.

8 THE WITNESS: Correct.

9 ATTORNEY PAPE: But there's signage
10 that will be included --

11 THE WITNESS: Yes.

12 ATTORNEY PAPE: -- at all of those
13 driveways, and on-site, making it clear that truck
14 traffic does not leave this site and go in any
15 direction other than towards the turnpike?

16 THE WITNESS: That is correct.

17 ATTORNEY PAPE: Madam Chair, board
18 members, I have nothing further of Mr. Giurintano,
19 and he is available to you and your professionals.

20 CHAIRWOMAN KWAAK: Thank you.

21 Professionals, questions? Jordan.

22 ENGINEER RIZZO: Just a couple things,
23 please.

24 Are you designing a crosswalk across

25 33? And then, how much are those improvements are

1 familiar with the emergency fire roadway and also
2 that it, too, can handle the anticipated emergency
3 vehicles.

4 THE WITNESS: Yes, I reviewed the site
5 civil plans. I also went over to that side of the
6 site. Based upon the topographic and the horizontal
7 geometry design of that driveway and the turning
8 templates that were provided, a fire truck can
9 safely navigate that access.

10 ATTORNEY PAPE: And although
11 Mr. Giurintano wasn't with us when we were here the
12 last time, Mr. Lescavage and I both were, and
13 Mr. Lescavage has confirmed on the record that the
14 protections that that -- that the neighbor across
15 the street requested, have been carried forward in
16 this design.

17 So the design addresses the neighbor,
18 it continues. That is something that Mr. Giurintano
19 is unfamiliar with, but with Mr. Lescavage was.

20 I'm going to ask the last question that
21 I have for you, and it's a very important one, and
22 that is the design of these driveway systems and the
23 control system to Route 33, has this entire set of
24 driveways been designed so that truck traffic will
25 all be directed to the west, and no truck traffic

1 you actually building across the street as well?

2 THE WITNESS: I would have to look
3 into how much that we would be building. I would
4 assume the crosswalk and at least that first segment
5 of sidewalk.

6 ENGINEER RIZZO: As part of it?

7 THE WITNESS: As part of it because
8 you have to have that receiving ramp on the other
9 side, you can't have a crosswalk to nowhere.

10 ENGINEER RIZZO: Okay.

11 Do you know, are there any dedications
12 that are required?

13 THE WITNESS: I would have to look
14 into that.

15 Mr. Pape, do you know?

16 ATTORNEY PAPE: Dedication on the far
17 side?

18 THE WITNESS: For the DOT.

19 ENGINEER RIZZO: On the subject site,
20 the south side.

21 ATTORNEY PAPE: Yeah, I'm almost
22 certain...

23 ENGINEER RIZZO: And that's already
24 included.

25 MARK LESCavage: Yeah. I testified

1 there's 3.03 acres.

2 ATTORNEY PAPE: Thank you.

3 ENGINEER RIZZO: So what the DOT

4 you're saying approved, the conceptual design,
5 that's all inclusive on the site plan?

6 THE WITNESS: Yes, for the stormwater
7 basins, yes. I'm sorry, I thought you meant on the
8 north side of the road.

9 ENGINEER RIZZO: I'm just asking in
10 terms of how the lot area changes, how the setbacks
11 change, that's all determined on the site plan
12 already, I'm gathering, yes?

13 THE WITNESS: Yes.

14 ENGINEER RIZZO: All right, thank you.

15 I think I'm good. Appreciate it.

16 CHAIRWOMAN KWAAK: Jen?

17 PLANNER BEAHM: Nothing.

18 CHAIRWOMAN KWAAK: Rich?

19 ATTORNEY BRIGLIADORO: I have nothing.

20 CHAIRWOMAN KWAAK: Okay. Rick?

21 FIRE CHIEF HOGAN: No questions.

22 CHAIRWOMAN KWAAK: Jack?

23 MAYOR McNABOE: So when we talked
24 about these originally there was no net increase of
25 lights because one was being eliminated and one was

1 continue making a right-hand turn all the way
2 around, and then they can make the left on the way
3 out when the signal is green.

4 MAYOR McNABOE: Okay. The next
5 intersection down at Woodward allows for U-turns,
6 not by trucks, but rather by cars; will that be
7 eliminated?

8 THE WITNESS: I would have to look
9 into that.

10 ATTORNEY PAPE: No.

11 MAYOR McNABOE: Right now somebody can
12 go to that intersection and make a U-turn; so going
13 east, do a 180, and now go west.

14 ATTORNEY PAPE: Yep. We're not in any
15 way touching that intersection.

16 MAYOR McNABOE: So DOT never brought
17 it up to you?

18 ATTORNEY PAPE: No. That's at all.

19 MAYOR McNABOE: Okay. How many cars
20 coming westbound now can the new -- how many cars do
21 you figure can queue up in there, to the left of
22 your Lane 3, I guess you're calling it?

23 THE WITNESS: If you could afford me
24 one minute, I would be happy to give you a rough
25 estimate.

1 being added. Is that still the case today?

2 ATTORNEY PAPE: Do you want to do it,
3 Mark?

4 COUNCILMAN McNABOE: If it's for
5 later, I'll just hold it.

6 ATTORNEY PAPE: It's correct. That's
7 correct.

8 THE WITNESS: That's correct, yes.

9 ATTORNEY PAPE: The light to the west
10 will be eliminated, and this will be the light that
11 is added.

12 MAYOR McNABOE: So in doing that, take
13 me through, a car needs to make a U-turn for Regency
14 that was built. That car would now be heading
15 eastbound. Would, what, circle? Sort of make a
16 reverse jughandle?

17 THE WITNESS: Yes.

18 MAYOR McNABOE: Give me the route that
19 they would travel.

20 THE WITNESS: So that car would be
21 coming up more than likely in Lane 2 and go to Lane
22 3. They would cross the intersection. They would
23 come down this ramp. And again I'm referring to
24 A-11 so the record is clear.

25 They would come through this ramp and

1 I would just like to confirm that
2 scale is correct.

3 So we have 238, 239 feet, so
4 approximately 10 cars.

5 MAYOR McNABOE: Okay.

6 Let's say one of those is a truck for
7 some reason, and wants to do the same thing. How
8 does a truck make the left-hand turn into this
9 project, if it should be coming westbound somehow?

10 THE WITNESS: If they're coming
11 westbound, they would come in the left-hand turn
12 lane and make the left in, cross the intersection,
13 and this is the whole reason why we have all these
14 wide sweeps here.

15 MAYOR McNABOE: Got it.

16 THE WITNESS: They would come right
17 down, and then they would make the right-hand turn
18 at the intersection.

19 MAYOR McNABOE: Okay. So it's only
20 the ones that would be heading eastbound that can't
21 make the right, you said, they'd have to shoot past
22 it?

23 THE WITNESS: That's right.

24 MAYOR McNABOE: But in this case,
25 you'd be able to do it?

1 THE WITNESS: Yes.
 2 MAYOR McNABOE: So you're making a
 3 90-degree turn, not a 180 with a truck?
 4 THE WITNESS: Yes.
 5 MAYOR McNABOE: Okay. So if we had
 6 10 cars and one of those cars is a truck, what are
 7 we, one in five maybe, one in four?
 8 What are you thinking?
 9 THE WITNESS: Probably one in five.
 10 MAYOR McNABOE: Okay. Because the
 11 intersection closest to this where you make the left
 12 from the center lane also, is notoriously bad for
 13 backing up.
 14 So I'm just thinking here, are these
 15 lights synced somehow with the one that's there when
 16 they're that close together?
 17 THE WITNESS: That's all part of the
 18 progression analysis that the DOT approved where you
 19 look at -- I'll call it a platoon of cars, or slug,
 20 if you think about it as something going through a
 21 pipe -- that they look at how that group of cars
 22 progresses down the roadway.
 23 That's all part of their review.
 24 MAYOR McNABOE: Okay.
 25 ENGINEER RIZZO: I'm pretty sure they

1 that?
 2 MAYOR McNABOE: The mornings, you
 3 know, peak hours I have, but how many cars?
 4 PLANNER BEAHM: Going west or going
 5 east?
 6 MAYOR McNABOE: There was a time they
 7 said 35,000 cars passed here in a day. Is that
 8 still a -- that's fine, we'll let it up later.
 9 THE WITNESS: Okay, yeah,
 10 unfortunately -- yeah, I was seeing if we had it
 11 summarized in here, but I don't see that we have it
 12 summarized.
 13 ENGINEER RIZZO: That was one of our
 14 comments, too.
 15 THE WITNESS: But we can get that to
 16 you, we have them. I apologize for that.
 17 MAYOR McNABOE: Worst time for this
 18 intersection when it's built out?
 19 THE WITNESS: I'm sorry, sir?
 20 MAYOR McNABOE: The worst time for the
 21 intersection when it's built out?
 22 What is the peak hour; is it morning?
 23 Is it night? Is it Saturday?
 24 THE WITNESS: Well, if we look at it
 25 from the warehouse standpoint, okay --

1 commented on that too in the letter that you
 2 submitted, asking for that analysis.
 3 MAYOR McNABOE: Okay. Because I
 4 envision, again, coming out of Woodward Road, where
 5 you could make a right on red, you now have to do
 6 what is affectionately called the "Jersey slide,"
 7 where you have to change from all the way on one
 8 side, or basically the shoulder, or Lane 1, to 2 to
 9 3 very quickly to accelerate and pull this off.
 10 And you feel there's enough room for
 11 that?
 12 THE WITNESS: Yes. We call it a
 13 weave. Yes.
 14 MAYOR McNABOE: Okay.
 15 And what do you figure Route 33, how
 16 many cars pass this intersection every day?
 17 THE WITNESS: I don't have the report
 18 in front of me. I don't have the trip generation.
 19 MAYOR McNABOE: Okay. You did it, you
 20 just don't have it; is that what you're saying?
 21 THE WITNESS: Yes.
 22 MAYOR McNABOE: All right.
 23 CHAIRWOMAN KWAAK: Jordan has it.
 24 THE WITNESS: You have it?
 25 ENGINEER RIZZO: Yeah. Want to take

1 MAYOR McNABOE: I'm looking at it
 2 built out.
 3 THE WITNESS: Both build-out?
 4 MAYOR McNABOE: These things can be
 5 operating simultaneously.
 6 THE WITNESS: Completely understood.
 7 So the highest peak would be the
 8 Saturday peak, 221 trips total.
 9 MAYOR McNABOE: And what time is that?
 10 THE WITNESS: Unfortunately I only
 11 have the summary, I don't have the specific hour.
 12 MAYOR McNABOE: Driving down this
 13 highway, you saw the position of the signs on this
 14 building, right, nine-and-a-half-foot signs, the way
 15 they're turned.
 16 Are they visible from Route 33?
 17 THE WITNESS: They will be visible.
 18 They will not be -- they will not look like they're
 19 nine-and-a-half feet tall as you're following down
 20 33. They're set back far from the roadway.
 21 MAYOR McNABOE: It just seems that the
 22 building is turned askew to the highway as well. So
 23 you're already -- that's working against you. If it
 24 was skewed in the other direction, heading
 25 eastbound, you could see more.

1 THE WITNESS: You would have more time
2 to see, correct.

3 MAYOR McNABOE: Right. Right.

4 Okay, I'm good for right now.

5 CHAIRWOMAN KWAAK: I have a
6 question -- I'm not sure it's for this gentleman --
7 regarding the signage placed along 33.

8 So, like the Mayor said, the truck
9 traffic is coming from the turnpike. Is there going
10 to be -- a truck sign for the trucks to enter at the
11 light, or at the next entranceway into the site?

12 THE WITNESS: Right turns are
13 prohibited, so trucks can't make the right at the
14 light. There will be signage there saying "No Right
15 Turn."

16 CHAIRWOMAN KWAAK: Okay, no right
17 turn.

18 So they'll be guided to the next one?

19 THE WITNESS: Yes.

20 CHAIRWOMAN KWAAK: Okay.

21 And then the sign for this project, the
22 whole thing, is at what we're seeing as the entry --
23 entrance past the light, correct?

24 ATTORNEY PAPE: The monument sign?

25 CHAIRWOMAN KWAAK: The monument sign

1 warehouse, they would make the left-hand turn, and
2 come right up to the traffic signal.

3 VICE-CHAIRPERSON BROWN: All right.

4 I'm looking at your circulation plan, and that route
5 is not shown. Do you feel comfortable that it will
6 be able to make that 90-degree left turn?

7 THE WITNESS: Yes.

8 VICE-CHAIRPERSON BROWN: Okay. That's
9 all I have.

10 Thank you.

11 THE WITNESS: And, I'm sorry, if I
12 could just -- that's one of the reasons why we have
13 that, if you look, the gore striping, this heavy
14 white stripe, is to give the trucks more space to
15 swing. But passenger vehicles don't need that area,
16 so that white line serves as a guide.

17 VICE-CHAIRPERSON BROWN: As long as
18 it's planned so that if you have passenger cars
19 sitting at that stop sign, they're not going to be
20 smeared --

21 THE WITNESS: No.

22 VICE-CHAIRPERSON BROWN: By a truck
23 trying to make that --

24 THE WITNESS: You can see that. That
25 stop bar is pulled back to provide for the swing

1 is there.

2 THE WITNESS: Right over here.

3 CHAIRWOMAN KWAAK: Is there?

4 MARK LESCAVAGE: No.

5 THE WITNESS: It's up here?

6 MARK LESCAVAGE: It's at this
7 location.

8 THE WITNESS: Okay, it's on the other
9 side.

10 CHAIRWOMAN KWAAK: So, where is it?

11 THE WITNESS: It will be just to the
12 west of the tractor-trailer driveway.

13 CHAIRWOMAN KWAAK: Okay. All right,
14 that's all I have right now. Thank you.

15 Eric?

16 COMMITTEEMAN NELSON: No questions.

17 CHAIRWOMAN KWAAK: Barry?

18 MEMBER JACOBSON: No questions.

19 CHAIRWOMAN KWAAK: Todd?

20 VICE-CHAIRPERSON BROWN: I apologize
21 if I missed it, but all of the truck traffic coming
22 from the warehouse going back to the turnpike, how
23 do they do that?

24 THE WITNESS: And referring back to

25 A-11, they would come back up this driveway from the

1 space.

2 VICE-CHAIRPERSON BROWN: Very good.

3 Thank you.

4 CHAIRWOMAN KWAAK: Barry?

5 MEMBER FISHER: Nothing.

6 CHAIRWOMAN KWAAK: Steve?

7 MEMBER KASTELL: So first of all, can
8 I confirm, what is the driveway that is on the left
9 that is the large intersection here?

10 THE WITNESS: This one right here?

11 MEMBER KASTELL: On the other side.
12 What are we looking at here?

13 ATTORNEY PAPE: It's Melrose.

14 THE WITNESS: That's Melrose
15 Boulevard.

16 MEMBER KASTELL: That's Melrose
17 Boulevard. That is not Sawgrass?

18 THE WITNESS: No.

19 ATTORNEY PAPE: No.

20 CHAIRWOMAN KWAAK: No.

21 MEMBER KASTELL: Okay. Based on all
22 the drawings I've seen, there's a stream at the end
23 exactly where you're putting that road. That's not,
24 in fact, there?

25 THE WITNESS: That road is there.

1 That's Melrose Boulevard. That is already
 2 constructed.
 3 MEMBER KASTELL: I know. I'm talking
 4 about on your side.
 5 THE WITNESS: On our side?
 6 MEMBER KASTELL: Yeah, Stillhouse
 7 Brook, from what I've seen on the maps that I'm
 8 looking at, runs under that road right there.
 9 THE WITNESS: I would have to defer to
 10 the site civil engineer on that one.
 11 ATTORNEY PAPE: Mark, do you want to
 12 call out? That's okay.
 13 CHAIRWOMAN KWAAK: Do you want to take
 14 a handheld mic?
 15 MARK LESCOVAGE: This is a copy of the
 16 color rendering just to give an idea. Stillhouse
 17 Brook is all the way to the west.
 18 So to answer your question, when we had
 19 the intersection previously at Sawgrass, that
 20 Stillhouse Brook was much closer. Now that it's
 21 been moved east, it's much further away.
 22 MEMBER KASTELL: I'm going to take a
 23 look. It's still there because based on the maps
 24 I'm looking at, I see it. I'm going to have to go
 25 look.

1 But you're saying it's been moved east?
 2 MARK LESCOVAGE: Correct. So Sawgrass
 3 is west of this location, where it ties into the
 4 Melrose.
 5 MEMBER KASTELL: Yeah, the lot lines.
 6 MARK LESCOVAGE: So when we were
 7 originally looking at that location, Stillhouse
 8 Brook was actually -- we needed to cross Stillhouse
 9 Brook. We were going to have to get a wetlands
 10 permit to do that.
 11 Now that the intersection has been
 12 moved to Melrose Boulevard, that is no longer the
 13 case, we're much further away from Stillhouse Brook.
 14 MEMBER KASTELL: So, now, I'm confused
 15 between some of the answers that I've gotten here,
 16 because the first answer I heard was that truck
 17 traffic is going to be pushed to the west.
 18 And then I heard you talking to Todd
 19 saying that you're now allowing -- you're going to
 20 allow truck traffic that goes to the turnpike to
 21 come to that center intersection and make a left,
 22 when you originally said that that wasn't going to
 23 be possible, that you were going to push them to go
 24 east, the trucks coming out?
 25 ATTORNEY PAPE: The absolute

1 commitment is, from day one as we began the whole
 2 redevelopment, is no trucks are traveling east, all
 3 trucks are traveling to the west.
 4 CHAIRWOMAN KWAAK: Correct.
 5 MEMBER KASTELL: Okay. I heard two
 6 different things here.
 7 But you heard the trucks traveling to
 8 the west and yet you created a way for them to come
 9 in without having a 90-degree turn, but you haven't
 10 done the same going out.
 11 You think that all the trucks that are
 12 going to be coming and going from this warehouse are
 13 going to -- with all the traffic coming in here, and
 14 the car traffic coming in here, are going to be
 15 comfortable making a left on -- a signal left turn
 16 to get out?
 17 THE WITNESS: Yes. Based upon our
 18 analysis, yes.
 19 MEMBER KASTELL: Okay. I'm not seeing
 20 that at all, but -- okay.
 21 And if any trucks do exit to the east,
 22 do you know where you're going to push them?
 23 Because you can't make that -- they
 24 can't make a U-turn at Woodward. They can't make a
 25 U-turn at Millhurst. Where are these trucks going

1 to turn off 33?
 2 There are limited U-turns off 33 going
 3 east. They can't make the left turn. It's a very,
 4 very -- it's a left turn that pushes back sometimes
 5 past Knob Hill on the very next corner.
 6 And, like Jack said, they didn't make
 7 you look at that corner at all?
 8 We have had traffic jams at that corner
 9 because of that left turn backing up. The very next
 10 left turn.
 11 They didn't have you look at that turn?
 12 THE WITNESS: The DOT reviewed our
 13 analysis, and what I could tell you is -- I was not
 14 intimately involved with the DOT review of this, I
 15 have been involved in the periphery, I don't know
 16 the nooks and crannies of it, I couldn't tell you.
 17 All I could tell you is that DOT has approved it.
 18 MEMBER KASTELL: I'm not...
 19 PLANNER BEAHM: So could I just ask a
 20 question to maybe clarify.
 21 The Redevelopment Plan and Agreement
 22 states very clearly that all truck traffic must exit
 23 the site at the light and go west.
 24 There is nothing that permits a truck
 25 to go eastbound unless, let's say, they're trying to

1 get to Route 18 or some other location that is --
 2 but they're not looking to turn around.
 3 ATTORNEY PAPE: Yeah.
 4 PLANNER BEAHM: If they're going to go
 5 out, they're going to go out to the light and make
 6 that left at the light to go west.
 7 MEMBER KASTELL: That's not exactly
 8 what I'm talking about, making a left at that light,
 9 that's the very next -- if they go east to go left
 10 to go north.
 11 PLANNER BEAHM: No. We are talking
 12 about different things, because if you're at the
 13 light and you can make a left, you're going west,
 14 you're not going east.
 15 MEMBER KASTELL: I understand.
 16 PLANNER BEAHM: Right.
 17 MEMBER KASTELL: But I'm saying if you
 18 go east on 33, the very next turn is that left onto
 19 Woodward.
 20 CHAIRWOMAN KWAAK: But she's saying
 21 they might go farther than that. They might not
 22 want to turn around. They may want to go to 9 or --
 23 PLANNER BEAHM: Let's say if they have
 24 a delivery in Wall, they're not going to go west,
 25 they're going to go east on 33 and they're going to

1 requiring all trucks that turn left at that spot?
 2 ATTORNEY PAPE: We agree that we'll
 3 have signage to the satisfaction of your engineers
 4 on-site directing trucks, all truck movements to
 5 that light, and there will be signage that says all
 6 trucks -- there's no trucks that are permitted to
 7 make a right-hand turn.
 8 MEMBER GIVELEKIAN: So if they were
 9 going to walk, theoretically, they're going to stop,
 10 make the left and come around somewhere in the west.
 11 ATTORNEY PAPE: They're going to go --
 12 MEMBER GIVELEKIAN: I'm just trying to
 13 clarify the back and forth.
 14 ATTORNEY PAPE: -- they're probably
 15 going to go towards Monroe to make a turn.
 16 MEMBER GIVELEKIAN: That's what I'm
 17 saying.
 18 Thank you.
 19 CHAIRWOMAN KWAAK: Nunzio?
 20 ENGINEER RIZZO: I'm sorry, can I
 21 interrupt real quick?
 22 The question came up twice. The truck
 23 circulation shows trucks exiting to the east. Can
 24 we just update that as part of compliance, to show
 25 the trucks instead of heading east, to make that

1 navigate through the road system.
 2 Correct me if I'm wrong, design does
 3 not have the intention of a truck exiting the site
 4 to the east having to then turn around to go to the
 5 west; all truck traffic going to the west would go
 6 to the light, make a left, and go out to the left,
 7 go to the west?
 8 ATTORNEY PAPE: And that is the black
 9 letter of the Redevelopment Agreement. It's
 10 expressly set forth. That is a requirement that we
 11 have to have in all of our plans. And, yes, that's
 12 exactly how it's designed.
 13 Cars could go -- could leave the site
 14 and go to the right. There isn't a prohibition on a
 15 car going in that direction. But all the truck
 16 traffic, according to the Redevelopment Agreement,
 17 must go the way we've directed.
 18 MEMBER KASTELL: I'm a little confused
 19 at how that's the way it is set up, that you could
 20 have cars coming in, you're making trucks make lefts
 21 across those cars, and you're going to back up -- to
 22 me, you're going to back up the whole development.
 23 But I'm not the traffic engineer.
 24 I think that it's designed poorly.
 25 MEMBER GIVELEKIAN: Is there a sign

1 movement, which we discussed, to show that it works?
 2 THE WITNESS: Yes.
 3 ENGINEER RIZZO: The geometry might be
 4 a 90-degree turn or maybe even slightly less. I get
 5 the concern that it might be difficult.
 6 Is that exact layout locked in with
 7 DOT, or can that be softened at all?
 8 THE WITNESS: The layout has been
 9 approved. To go back now is just giving them
 10 another bite at the apple. So it's locked in.
 11 ENGINEER RIZZO: Yeah, submit the
 12 truck circulation, then, and just show it the way
 13 you testified to.
 14 Thank you.
 15 CHAIRWOMAN KWAAK: Are you done,
 16 Jordan?
 17 ENGINEER RIZZO: Yes.
 18 CHAIRWOMAN KWAAK: Nunzio?
 19 MEMBER POLLIFRONE: Sure. I wanted to
 20 expand on a question that was asked by a board
 21 member earlier. It has to do with that left-hand
 22 turn in that Number 3 lane heading west and looking
 23 to make that left.
 24 So I'm envisioning that, for example,
 25 in instances where there's hockey tournaments,

1 et cetera, there tends to be this certain times when
 2 you would have more traffic, for example, all the
 3 parents or people playing, who's ever driving,
 4 trying to get that hockey rink within a certain time
 5 before the next game.

6 And so for those instances, for those
 7 periods of time, 15-minute, 20-minute increments, I
 8 could envision a line of cars and/or heavy trucks
 9 included in that lane.

10 And so my concern -- and maybe you can
 11 address this, that you have already looked at this.

12 My concern is that that lineup of vehicles will
 13 extend past the allotted turn lane ending up
 14 blocking the Number 2 lane, and having cars then
 15 that are going west, having to weave around that.

16 And so I'm hoping that you have already
 17 looked at this and you can convince me and board
 18 members that, hey, we have looked at that, that's
 19 not something that is going to happen.

20 THE WITNESS: I would have to go back
 21 to look at the traffic report. I could report back
 22 to the board engineer on that.

23 Without having the full report in front
 24 of me and looking at the total queue length, I
 25 couldn't give you an exact answer.

1 ATTORNEY PAPE: Yes. Thank you.

2 Mr. Giurintano, thank you.

3 And we'll call our third and final

4 professional witness, Amanda Daddario.

5 The exhibit you need up?

6 AMANDA DADDARIO: I think I want to
 7 have just the elevations up, just in case I need to
 8 refer to them.

9 CHAIRWOMAN KWAACK: And if we can just
 10 get you sworn in.

11 ATTORNEY BRIGLIADORO: Amanda, do you
 12 swear or affirm the testimony that you are about to
 13 give this board is going to be the truth, the whole
 14 truth, and nothing but the truth?

15 AMANDA DADDARIO: I do.

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

19 AMANDA DADDARIO: Amanda Daddario. Last
 20 name D-A-D-D-A-R-I-O, at 52 Reckless Place in Red
 21 Bank, New Jersey, with Cofone Consulting Group.

22

23 DIRECT EXAMINATION

24

25 ATTORNEY PAPE: Ms. Daddario, please

1 MEMBER POLLIFRONE: That's all right,
 2 I'll take that commitment, if you can get back to
 3 the board engineers with a response to that.

4 And then my final question -- by the
 5 way, obviously a lot of work went into putting this
 6 together. This is a fairly complex arrangement you
 7 made, so I appreciate that.

8 You even went through the trouble of
 9 doing a weaving analysis. I took a quick look at
 10 that and you did come to a conclusion that between
 11 Sawgrass Drive and Melrose Boulevard on Route 33,
 12 that the vehicle weaving in this instance will
 13 operate safely.

14 In that analysis did you include large
 15 vehicles, such as trucks?

16 THE WITNESS: Again, without having
 17 the report directly in front of me, I couldn't give
 18 you that answer. I can report back to Mr. Jordan --
 19 or to Mr. Rizzo.

20 MEMBER POLLIFRONE: Fair enough. Thank
 21 you very much.

22 CHAIRWOMAN KWAACK: Pat?

23 MEMBER GIVELEKIAN: Nothing right now.

24 Thank you.

25 CHAIRWOMAN KWAACK: Okay. Mr. Pape?

1 take a few moments and share with us your education
 2 and professional background.

3 THE WITNESS: So I'm a licensed
 4 professional planner in the State of New Jersey. I
 5 have a Master of City and Regional Planning from
 6 Rutgers University.

7 I have worked in the planning and land
 8 use industry for three years under Christine Cofone,
 9 and in the land development industry for about 6 to
 10 7 years now.

11 My license is current and in good
 12 standing.

13 ATTORNEY PAPE: Thank you.

14 THE WITNESS: You're welcome.

15 ATTORNEY PAPE: Ms. Daddario, in order
 16 to be prepared to present planning testimony to the
 17 board on this matter, would you share with all of us
 18 what do you do, what do you do to be prepared so
 19 that your testimony is credible?

20 THE WITNESS: Certainly.

21 So I have met with the applicant. I
 22 went over the changes between both plans. We did
 23 prep calls, multiple prep calls.

24 I visited the site. I visited on

25 June 6th, as well as tonight prior to this hearing.

1 And I reviewed all the application
2 materials, site plans, architectural plans
3 elevations, reports, planning reviews letters,
4 engineering reviewing letters.

5 I was present at the last hearing, and
6 I did review the transcripts as well.

7 ATTORNEY PAPE: Ms. Daddario, if you
8 could identify to the board what proofs this board
9 -- this applicant must present to support the
10 variance relief requested.

11 So I'm initially asking for just
12 general description of what those proofs are, and
13 then I'll just ask you to take us through.

14 THE WITNESS: So as per the Municipal
15 Land Use Law the board has the power to grant
16 variances, variance relief. And it's my opinion
17 that under this law we are looking at c(2) variance
18 relief.

19 There is c(1) and c(2). C(1) has to do
20 with irregular shape, narrowness, steep slopes that
21 are existing within the site. I do not think those
22 apply here.

23 I do think that the relief could be
24 granted under the c(2), which is the flexible
25 benefits versus detriments. And in this you have

1 -- 279 spaces, whereas we propose 353,
2 but I know that the applicant is okay with
3 land-banking those. And so in order to kind of meet
4 the intent of that and reduce the impervious
5 coverage and kind of call on it when we need to get
6 there, the applicant is happy to land-bank those
7 spaces.

8 And then the other two remaining
9 variances requested, it has to do with the signage.
10 We exceed the maximum number of signs, whereas two
11 are required -- or two are permitted and 10 are
12 proposed.

13 I can go through them if the board
14 would like me to. If you want me to save that, I
15 will.

16 ENGINEER RIZZO: Just to clarify quick,
17 I think it started with 10, and I think as of now
18 it's 11.

19 PLANNER BEAHM: 11, yeah.

20 THE WITNESS: It's 11, okay. All right,
21 thank you. Sorry.

22 You are correct, 11. And then the
23 building-mounted signs, we exceed the maximum sign
24 area, whereas 5 percent is permitted, and we are
25 proposing about 7.29.

1 your positive criteria and your negative criteria.

2 So your positive criteria means
3 essentially that the benefits of the case and the
4 case itself advances one or more purposes of the
5 Municipal Land Use Law.

6 And then your negative criteria means
7 that the variance relief that is being granted will
8 not have a substantial detriment to the public good,
9 it will not impair the zone plan, and it does not
10 impair the zoning ordinance.

11 ATTORNEY PAPE: I'm going to ask if
12 you could take us through the proofs that have been
13 placed before the Board from the fact witnesses, and
14 if you could then do the analysis of those proofs.

15 THE WITNESS: Yes. So our team did a
16 very good job of setting everything up for me, but
17 for tonight we are seeking I would say three
18 variance relief.

19 The first one it has to do with the
20 number of required parking spaces. Whereas we
21 exceed the maximum, the maximum required is 279 --
22 273 spaces, sorry.

23 PLANNER BEAHM: No, 279 is correct.

24 THE WITNESS: 279, okay. I knew there
25 was a discrepancy before.

1 Just to look at that in square footage,
2 we are proposing 1,892 square feet of signage,
3 whereas 1,297 square feet is what would be permitted
4 at 5 percent. So we exceed that by essentially
5 595 square feet.

6 PLANNER BEAHM: So I'm going to stop
7 you. The percentages are 10 percent on the east
8 facade, and eight and a half percent on the west
9 facade.

10 THE WITNESS: Okay.

11 PLANNER BEAHM: So your numbers are -- I
12 would maybe refer to the exhibit that was submitted
13 to us -- yesterday, Nancy? The day before? Those
14 exhibits that came in?

15 THE WITNESS: So breaking them up per
16 elevations.

17 PLANNER BEAHM: Well, there's a table
18 in that exhibit that shows each of those facades and
19 a sign area for each.

20 I could probably just cut through this.

21 So technically they're allowed to have
22 two wall signs. And every single one of those
23 rectangles -- so the "Manalapan" would be considered
24 one sign. "Ice Rink Center" another sign. And then
25 all of the Ms on all of the architectural things are

1 additional signs.

2 My office actually looked at it. I'm
3 not a huge proponent of sign clutter, but I don't
4 think that they're exorbitant in terms of the number
5 of signs. I feel like this is going to be a
6 destination, especially the rec center, and that
7 people are going to need to know where it is and see
8 it before they are upon it, because then you wind up
9 with dangerous traffic movements.

10 I know that there was some concerns and
11 questions about the size, or area on the signage on
12 east and west facade, both exceeding the 5 percent.
13 I do think that maybe we could work on reducing that
14 percentage a little bit.

15 However, same thing, I mean promoting
16 safe traffic circulation, the site needs to be
17 visible from the road before you're on top of it.
18 And if you're coming from the west, you know, you
19 need to be able to see it before you hit that light
20 because once you're kind of parallel with the
21 facility, you're past the light and then there will
22 be a lot more maneuvers to get someone safely into
23 the location.

24 So I don't take exception to the
25 relief that is being requested for the size. I do

1 efficiently placed before the Board.

2 THE WITNESS: Thanks, Jen.

3 PLANNER BEAHM: No problem.

4 THE WITNESS: Okay, well...

5 ATTORNEY PAPE: I think that really
6 Ms. Beahm's summary stole Amanda's thunder.

7 THE WITNESS: It's okay, I'll take it.

8 ATTORNEY PAPE: It was a very eloquent
9 and efficient description of the signage.

10 PLANNER BEAHM: I'm here all week.

11 ATTORNEY PAPE: Ms. Daddario is
12 available to you for examination.

13 CHAIRWOMAN KWAAK: Professionals?
14 Jen?

15 PLANNER BEAHM: I mean, like I said,
16 I'm fine with the sign package as is, if the board
17 is so inclined.

18 However, I know there was some angst a
19 little bit towards the overall size of those two
20 facade sign packages. And I think we can work with
21 the applicant, if the board is so inclined, to
22 reduce the overall size, if that is what the board
23 would like. But strict compliance I think would
24 make the sign difficult to read, as you're driving
25 past on the highway.

1 think that we can work on reducing the size to get
2 it closer to the 5 percent.

3 In order to get it to 5 percent on
4 those two facades, you're talking about cutting the
5 sign area in half, 50 percent of basically what
6 you're seeing, which, you know, I would want to make
7 sure that if I was driving, especially in the winter
8 months when it gets dark super early, that I could
9 see this location before I get up on it, especially
10 if I'm not used to coming there,

11 So, I mean, I would defer to the board
12 in terms of your feelings on the size of the
13 signage, but from my perspective the number of signs
14 -- which normally I would not be so supportive of --
15 I didn't think was egregious. I feel like they're
16 nuanced. All the different signs are, you know,
17 promoting this location and as a destination, so.

18 But that is my professional opinion;
19 obviously you guys can decide what you want with the
20 signs. But that's basically the relief that they're
21 seeking, the number, and then the size of the two,
22 the east and the west facade, which are the longer
23 facades.

24 CHAIRWOMAN KWAAK: Okay.

25 ATTORNEY PAPE: Eloquently and

1 THE WITNESS: Right.

2 CHAIRWOMAN KWAAK: Okay. Jordan?

3 ENGINEER RIZZO: No, thanks.

4 CHAIRWOMAN KWAAK: Rick?

5 FIRE CHIEF HOGAN: I'm comfortable
6 with the sign package the way it's submitted.

7 CHAIRWOMAN KWAAK: Jack?

8 MAYOR McNABOE: So, okay, I'll be the
9 one that isn't.

10 I have no problem with the one facing
11 the highway, nine-and-a half-foot high M. And I
12 don't have a problem with the towers. But if you
13 recall, or the board recalls, we beat up two
14 applicants within walking distance of these
15 buildings on the signs.

16 So, to Jen's point, I think we could
17 still downsize it a little, and still get it and
18 that was the compromise we had.

19 If you remember we talked about why is
20 there a green light around a green building if you
21 really want it to stand out. And we talked about
22 how big it was to fit proportionately in a panel.
23 And we have a sign on Route 9 that could be seen
24 from space. So being that that was done 20 years
25 ago, now this board tries not to make those same

1 mistakes again.

2 Everything is illuminated; all the
3 signs that we are talking about are backlit?

4 THE WITNESS: These main ones, the
5 Manalapan Ice Rink Center, I believe those are non
6 painted -- I mean non-illuminated, they are painted
7 onto the building.

8 MAYOR McNABOE: They're painted onto
9 the building?

10 THE WITNESS: Yes.

11 MAYOR McNABOE: But are there lights of
12 any type that are illuminated in any way, or just in
13 general streetlights to it?

14 THE WITNESS: No.

15 MAYOR McNABOE: Okay.

16 CHAIRWOMAN KWAAK: So the giant
17 Manalapan sign that's nine feet is not illuminated?

18 THE WITNESS: No. It's painted onto
19 the building.

20 CHAIRWOMAN KWAAK: It's just painted?

21 THE WITNESS: Yes.

22 MAYOR McNABOE: Okay, I got it. But
23 I'm just curious, sometimes they're outside
24 illuminated or interior, so here we only have them
25 painted.

1 me.

2 VICE-CHAIRPERSON BROWN: Exactly. Just
3 go with it.

4 I'm on the fence in regards to the
5 size. I don't take any objection, but on the other
6 hand is the one thing that you're thinking this
7 building will be identified as an ice rink is
8 smaller than a lot of the other signs, so it's
9 almost like proportion.

10 Unless it's going to be a Welcome to
11 Manalapan building, with a 9-foot-high "Manalapan,"
12 I was thinking the ice rink may be a little bit
13 bigger.

14 THE WITNESS: Beefier.

15 VICE-CHAIRPERSON BROWN: But just
16 throwing that out to the board in regards to
17 proportion.

18 The building is going to stand out,
19 contrary to Jen's recommendation last meeting not to
20 make it blue, so it's not as if you're not going to
21 see it, but not having it lit up is also a bonus so.

22 THE WITNESS: Right.

23 VICE-CHAIRPERSON BROWN: So I would
24 throw it out to make them equal size, just so at
25 least you know what that building is, except for the

1 All right, that's my take on
2 nine-and-a-half foot letters. I'm willing to hear
3 what everybody else has to say.

4 CHAIRWOMAN KWAAK: I'm okay with the
5 nine feet, especially if it's not illuminated. If
6 it was illuminated I would probably ask for it to be
7 a little bit smaller.

8 I'm okay with all of the signage quite
9 honestly, because I agree, you're coming down the
10 highway and if you're not familiar, you need to be
11 able to see it.

12 THE WITNESS: Right.

13 CHAIRWOMAN KWAAK: So I have no
14 problem with it.

15 THE WITNESS: Okay.

16 COMMITTEEMAN NELSON: So if we're
17 talking about the signs, they're proportionate to
18 the size of the building. I'm okay with it.

19 CHAIRWOMAN KWAAK: Barry?

20 MEMBER JACOBSON: I have nothing to
21 add.

22 CHAIRWOMAN KWAAK: Todd?

23 VICE-CHAIRPERSON BROWN: Welcome. Jen
24 does that all the time, I just want you to know.

25 THE WITNESS: It's fine. It's fine by

1 town it's located in.

2 THE WITNESS: That makes sense.

3 CHAIRWOMAN KWAAK: Barry?

4 MEMBER FISHER: I kind of agree with
5 Todd.

6 CHAIRWOMAN KWAAK: Steve.

7 MEMBER KASTELL: I don't have much to
8 add.

9 CHAIRWOMAN KWAAK: Nunzio?

10 MEMBER POLLIFRONE: Yeah, I was kind of
11 following the argument about, gee, that would be a
12 nice sign to see if it's dark out, but it's not
13 illuminated, that sort of erases the benefit of it
14 being as big as it is if it's not illuminated and
15 there's no lights shining on it.

16 And the other question I was going to
17 ask, and this is maybe for the professionals, there
18 are signs that I know I've come across, for example,
19 when I'm going to motor vehicle, that will tell me
20 left turn next thousand feet, and I don't know if
21 that's within the purview of this group to suggest,
22 but isn't there another way to upstream of that
23 light where you turn in to just notify drivers on
24 the westbound side that there is an ice rink that is
25 coming up the next thousand feet?

1 PLANNER BEAHM: I think that's a DOT
2 issue because it would be in DOT's jurisdiction.

3 I agree with you wholeheartedly that
4 having sports kids and going all over the place for
5 various tournaments, it would be nice to know, like,
6 turn at the next light or whatever, but that would
7 be a DOT issue because it would have to go within
8 their right-of-way.

9 So I would say is it something that you
10 could perhaps inquire through your DOT
11 conversations, if they say no, they say no, but it
12 may be something they can inquire with the DOT as
13 they continue on finalizing the intersection
14 improvements.

15 MEMBER POLLIFRONE: Yeah, I think it
16 would be worthwhile, and I'm sort of in agreement
17 with the whole group here.

18 MEMBER FISHER: Give them a heads up.

19 CHAIRWOMAN KWAAK: Pat?

20 MEMBER GIVELEKIAN: So, away from the
21 building, what monument sign do we have?

22 THE WITNESS: We have the monument
23 sign --

24 ENGINEER RIZZO: It's just for the
25 warehouse.

1 eastbound.

2 ATTORNEY PAPE: So we go to the post
3 office and we ask them to give us two separate
4 numbers for it.

5 PLANNER BEAHM: I think that that
6 would solve your concern too, where the rink traffic
7 came in that second driveway, it would separate it
8 from the trucks.

9 MEMBER GIVELEKIAN: Or on the
10 property, or something, you know, ice skating this
11 way.

12 ATTORNEY PAPE: If adding a light wash
13 over the sign, adding goosenecks over the sign,
14 illuminating the sign.

15 CHAIRWOMAN KWAAK: Even if you
16 illuminate just the ice rink sign under the
17 Manalapan.

18 ATTORNEY PAPE: You got it.

19 THE WITNESS: Okay.

20 CHAIRWOMAN KWAAK: Something that it
21 stands out.

22 Now we're talking about signage, is
23 there going to be any signage on the warehouse that
24 we're not talking about, any signage at all?

25 Jen, have you seen anything?

1 THE WITNESS: -- yeah, it's just for
2 the warehouse, and it's a little adjacent to
3 Route 33 in the front of the property.

4 MEMBER GIVELEKIAN: Okay.

5 Do we all, as a board, feel that
6 somebody coming eastbound on 33 would know this was
7 here before they go by it? Because they're going to
8 hit that curve to come in, they're going to slam on
9 the brakes to make the hard right at that..

10 ENGINEER RIZZO: There's the second
11 driveway, and honestly I would prefer as much
12 traffic to come in through the second driveway as
13 possible, just to alleviate the jug handle and all
14 those movements we talked about earlier.

15 MEMBER GIVELEKIAN: Well, so are we
16 saying no, so they can't make that right, or they're
17 supposed to come through the curb?

18 PLANNER BEAHM: I don't know how much
19 control we have over like when you put in a
20 destination into a GPS, but if there's a way in
21 registering this address with the second driveway,
22 that would be specifically to the rec building, so
23 if somebody were to put this into their GPS it would
24 take them in that second driveway, specifically if
25 they're coming from the west, they're coming

1 PLANNER BEAHM: Not that I....

2 ATTORNEY PAPE: Numerals.

3 PLANNER BEAHM: Yeah, just the numbers
4 like if there were various tenants. It's just A,
5 B, C, D or whatever, but there's no like facade
6 signs.

7 CHAIRWOMAN KWAAK: So if somebody wants
8 a facade, they have to come back?

9 PLANNER BEAHM: Correct.

10 CHAIRWOMAN KWAAK: Okay. That was my
11 only question.

12 PLANNER BEAHM: I mean they could file
13 for a permit and if it didn't comply they would have
14 to come back, otherwise they would file for a permit
15 downstairs.

16 CHAIRWOMAN KWAAK: Okay, because we're
17 talking about all this signage and haven't spoken
18 about warehouse signage.

19 Okay.

20 ATTORNEY PAPE: On the warehouse
21 detail there is a -- there's an office element.
22 There is a small sign that right now it's just text,
23 but it would be a tenant identification sign.

24 CHAIRWOMAN KWAAK: That I understand.
25 But it's not a big sign?

1 PLANNER BEAHM: Yeah, no.
 2 ATTORNEY PAPE: Numerals and a small
 3 tenant identification sign at the office.
 4 CHAIRWOMAN KWAAK: That's fine.
 5 ENGINEER RIZZO: So is there a
 6 consensus on the request; are we asking them to do
 7 some type of external light?
 8 CHAIRWOMAN KWAAK: Board members, how
 9 do you feel? Just straw poll.
 10 I think whether it's the "ice rink"
 11 should be lit, or the "Manalapan," the nine feet.
 12 Something, I think, it should be lit.
 13 PLANNER BEAHM: I think "ice rink" is
 14 more important than the "Manalapan" sign.
 15 MEMBER FISHER: Yeah, ice rink.
 16 CHAIRWOMAN KWAAK: Ice rink?
 17 MEMBER JACOBSON: Ice rink,
 18 absolutely.
 19 CHAIRWOMAN KWAAK: Yeah?
 20 ATTORNEY PAPE: Done.
 21 CHAIRWOMAN KWAAK: Okay.
 22 PLANNER BEAHM: So can I just get a
 23 consensus because we have to figure out how to work
 24 it if you guys act in the affirmative. The general
 25 consensus on the overall sign package, are we

1 may have more questions for Amanda. That's why I'm
 2 asking that question.
 3 Okay, signage, guys?
 4 VICE-CHAIRPERSON BROWN: Madam Chair,
 5 since I threw out an alternative idea, I'll start
 6 out the discussion that the ice rink is
 7 four-and-a-half feet tall, the letters, possibly
 8 matching the same for the word Manalapan.
 9 CHAIRWOMAN KWAAK: Okay.
 10 VICE-CHAIRPERSON BROWN: So I guess
 11 reduce the height. Just throwing out an idea for
 12 discussion.
 13 CHAIRWOMAN KWAAK: Okay. Anybody else
 14 have any...
 15 COMMITTEEMAN NELSON: I'll jump in.
 16 Most people nowadays have GPS or Waze
 17 and look at their phone and it will say, you know,
 18 half mile, quarter mile, 500 feet, and you look at
 19 your phone more than the signs. The sign would be
 20 for something as fast food where you're just
 21 impulsive.
 22 This is a destination. You leave your
 23 house, you know you're going to go to the skate
 24 rink, you type it into your mapping device, and you
 25 follow that.

1 reducing it? Are we okay with it as is, if they
 2 illuminate ice rink and the other sign's not
 3 illuminated? Like what direction are we heading for
 4 that?
 5 MEMBER FISHER: Speak now or hold your
 6 peace.
 7 CHAIRWOMAN KWAAK: Well, listen, I was
 8 going to suggest taking a five-minute break and
 9 coming back. So think about it until we come back.
 10 It's almost 8:30. Be back in five
 11 minutes.
 12 (A recess was taken at 8:27 p.m.)
 13 CHAIRWOMAN KWAAK: I would like to
 14 call our meeting back to order at 8:34.
 15 Okay, we're back to the board members,
 16 and discussion of the signage, the size of the
 17 signage, we're just taking -- like we're talking
 18 here, nothing has been done yet, because Mr. Pape is
 19 done with all his professionals.
 20 Correct?
 21 ATTORNEY PAPE: Our presentation is
 22 complete, Madam Chair.
 23 CHAIRWOMAN KWAAK: Okay. Because we

1 You know, sign, you know, to change it,
 2 you know -- the sign now advertises ice rink when
 3 you go by; I'm not going to the ice rink, but now I
 4 know it's there. I know it's Manalapan.
 5 So I'm good the way it is. And
 6 illuminated, you know, it says on there it's not
 7 illuminated. It's right there.
 8 CHAIRWOMAN KWAAK: But you would like
 9 it illuminated?
 10 COMMITTEEMAN NELSON: No, I could care
 11 -- it doesn't matter to me. It doesn't have to be.
 12 It says non-lit, painted-on signs right on there.
 13 CHAIRWOMAN KWAAK: Okay.
 14 COMMITTEEMAN NELSON: And if you want to
 15 throw a couple of goose necks on there to light it
 16 up, or put one on the M on the riser, that's fine.
 17 But I'll let Jordan, you know, discuss that. I
 18 trust his judgment on that.
 19 CHAIRWOMAN KWAAK: Okay.
 20 COMMITTEEMAN NELSON: But that's my
 21 feelings.
 22 MEMBER FISHER: The signs are for
 23 advertising, but if going on 33 as fast as they go,
 24 I don't know how much they're going to see the
 25 signs, except for the people who are stopped at the

1 light and then look over, they'll see the signs.
 2 CHAIRWOMAN KWAAK: Correct.
 3 Anybody on this side; Jack, Rick?
 4 MAYOR McNABOE: Yeah, I didn't think
 5 they need to be that big, but I'll defer to those...
 6 But I'm just curious why the north side
 7 never got marked, the one facing the highway, the
 8 one that you would see while you're sitting at the
 9 light heading westbound to turn into here, or even
 10 eastbound you're down, but the north side would have
 11 a sign on it, and it doesn't.
 12 It has the big Ms. And the towers, I
 13 think that adds some character to it, but, I mean,
 14 you know, I don't disagree with what people said,
 15 today things are done by devices.
 16 But it just strikes me that we are that
 17 big on the long sides and we're absent of it on the
 18 north side, which is most likely to be seen.
 19 COMMITTEEMAN NELSON: Is there a berm
 20 or landscaping?
 21 ATTORNEY PAPE: There's a berm.
 22 CHAIRWOMAN KWAAK: Yeah, there is a
 23 berm, but is the berm --
 24 ATTORNEY PAPE: Not at that height.
 25 You would will see the sign.

1 CHAIRWOMAN KWAAK: What about if you
 2 were to take the word "ice skating rink" off of the
 3 side that I'm going to say is facing east and move
 4 that to the north side, instead of just "Manalapan"?
 5 ATTORNEY PAPE: Here is your
 6 applicant's position, we'll be pleased with whatever
 7 signage you direct. We thought this was a good
 8 package, but we're not here to get a sign package
 9 approved.
 10 So we very much want to please the
 11 consensus of the board. We can move signs, shrink
 12 signs, take signs off, illuminate signs, leave signs
 13 dark, as you direct.
 14 CHAIRWOMAN KWAAK: Okay.
 15 ATTORNEY PAPE: And if you wanted to
 16 say that the applicant shall work with your
 17 professionals to come up with a final sign package
 18 and put the burden on those two, that's okay, too.
 19 MEMBER FISHER: You know what it is,
 20 once the GPS gets you to that area, you just want to
 21 know that, you know what, there it is, there's the
 22 sign, and I'm going to go in.
 23 The GPS, like you said, will get them
 24 there, but then you want to know that that's it,
 25 you're not going to pass by and...

1 CHAIRWOMAN KWAAK: Okay, mull it over.
 2 At this time I would like to open it to
 3 the public. Anyone from the public having any
 4 comments, questions concerns about this application,
 5 please come forward.
 6 Sir, come on up. And Nancy will give
 7 you a hand-held microphone so we could get get you
 8 sworn in. And our board attorney will get you sworn
 9 in, sir.
 10 Go ahead.
 11
 12 PUBLIC COMMENT SESSION
 13
 14 ATTORNEY BRIGLIADORO: Please raise
 15 your right hand. Do you swear or affirm that the
 16 testimony you are about to provide this board is the
 17 truth, the whole truth, and nothing but the truth?
 18 MICHAEL SUYDAM: Yes.
 19 ATTORNEY BRIGLIADORO: Tell us your
 20 name and spell your last name.
 21 MICHAEL SUYDAM: Michael Suydam,
 22 S-U-Y-D-A-M, 317 Highway 33. I live right next
 23 door.
 24 CHAIRWOMAN KWAAK: Okay. Go ahead,
 25 sir.

1 MICHAEL SUYDAM: Okay, first thing, you
 2 guys are talking about the sign. I kind of agree
 3 that the "ice skating rink" is kind of small where
 4 it's headed. Maybe if you push the "Manalapan" over
 5 a little bit and put the "ice skating rink" up
 6 higher, the same size, people that -- people going
 7 to go down 33, they're going to see it. They're
 8 going to see it. They're going to go, oh, I didn't
 9 know that was here, maybe we should try that.
 10 Okay, I have a couple of questions.
 11 Okay, let's see.
 12 How about the hours of operation?
 13 CHAIRWOMAN KWAAK: Mr. Pape.
 14 ATTORNEY PAPE: The warehouse is 24 --
 15 the warehouse is 24/7, and the skating rink we had
 16 indicated that we would be kind of accommodating the
 17 market conditions. I think the gentleman said that
 18 there's an opportunity to have classes as early as
 19 early as 6:00 and 7:00 in the morning and we could
 20 be going till 11:00 or 12:00 at night, but we don't
 21 have overnight activities for this type of a
 22 facility.
 23 MICHAEL SUYDAM: Okay. How about the
 24 lighting, what time does all the lighting in the
 25 parking lots? Because my house is right next door.

PUBLIC COMMENT SESSION

94

1 CHAIRWOMAN KWAAK: The timing of the
2 lights?

3 ATTORNEY PAPE: Sure. The lighting at
4 the warehouse we indicated would be -- those lights
5 would be on throughout the night. The lighting at
6 this facility we could pick a time after the
7 closure.

8 So, typically, you'd take a 30-minute
9 after the closure of the business and the lights go
10 off.

11 MICHAEL SUYDAM: Yeah, because I'm
12 hoping the lights are not on till 1:00 in the
13 morning.

14 CHAIRWOMAN KWAAK: Well, no, sir,
15 that's what he's saying, that if they close, then
16 for safety reasons they'll be on for half hour,
17 because they're going to be on timers.

18 Correct, Mr. Pape?

19 ATTORNEY PAPE: They'll be on timers,
20 correct.

21 MICHAEL SUYDAM: Okay. We'll I'm just
22 hoping that they're not on till 1:00 o'clock in the
23 morning is what I'm hoping here.

24 CHAIRWOMAN KWAAK: Okay.

25 MICHAEL SUYDAM: Okay, the EV, the

PUBLIC COMMENT SESSION

96

1 All right. I want to know about
2 privacy fencing. I know there's a fence now. Are
3 we going to have one in the back of my property
4 where the warehouse is?

5 And is the fence going to stay behind
6 the parking lot? I know you keep talking about a
7 berm, but I want to make sure I'm going to have
8 privacy fencing, not just a berm.

9 MARK LESCAVAGE: So, sir, your property
10 is to the east of the --

11 MICHAEL SUYDAM: Yes. Where are you?
12 Yeah.

13 MARK LESCAVAGE: So right now we have a
14 landscape package along there.

15 MICHAEL SUYDAM: All the way down.

16 MARK LESCAVAGE: It's 50 feet to the
17 first parking space, 50.2 feet.

18 MICHAEL SUYDAM: Okay.

19 MARK LESCAVAGE: And then there is a row
20 of landscaping, both evergreen and deciduous trees
21 along that area.

22 MICHAEL SUYDAM: Yes, but I just want
23 to make sure there's a privacy fence going down. I
24 mean berms are nice, but people can just walk right
25 over.

PUBLIC COMMENT SESSION

95

1 electric vehicle charging spots, where are they
2 going to be?

3 ATTORNEY PAPE: Mr. Lescavage had
4 identified those.

5 Can you take a minute to identify the
6 EV charging stations?

7 MICHAEL SUYDAM: I just want to know
8 that they're not real close to my property or my
9 home.

10 CHAIRWOMAN KWAAK: He'll show you. If
11 you wait just a moment, he'll show you where they
12 are on the screen.

13 ATTORNEY PAPE: They're located as the
14 fire officials had asked us to. They gave us very
15 specific locations, and that's what Mr. Lescavage
16 will identify.

17 MARK LESCAVAGE: So here is the rec
18 center. And the EV spaces are lined up just to the
19 south of where the handicap spots are away from the
20 building.

21 MICHAEL SUYDAM: All right. So they're
22 not on my side?

23 PLANNER BEAHM: No.

24 MARK LESCAVAGE: No.

25 MICHAEL SUYDAM: Okay.

PUBLIC COMMENT SESSION

97

1 MARK LESCAVAGE: We haven't proposed
2 that yet. We can consider that.

3 MICHAEL SUYDAM: And I would like a
4 privacy fence there, and in the back. I just want
5 privacy, that's all.

6 I'm there 43 years and now everything
7 is going to happen right next door. I just want my
8 privacy.

9 CHAIRWOMAN KWAAK: Sir, can we just
10 have you --

11 MICHAEL SUYDAM: Oh, I'm sorry.

12 I'm there 43 years. I'm 70 years old.
13 I have been born here. And I just want to have
14 privacy.

15 CHAIRWOMAN KWAAK: Is there a privacy
16 fence there now, sir; is there a privacy fence on
17 your property now?

18 MICHAEL SUYDAM: On their property
19 there is, but there's not in the back.

20 CHAIRWOMAN KWAAK: On there, currently
21 what we're talking about, there's a privacy fence
22 there?

23 ATTORNEY PAPE: On our plan we have
24 not shown a privacy fence, but we can add a privacy
25 fence.

PUBLIC COMMENT SESSION

98

1 What we showed was a landscape, a
 2 substantial landscaping package, but we could also
 3 add...
 4 CHAIRWOMAN KWAAK: No, but what I'm
 5 asking right now is, is there a fence currently
 6 there?
 7 MICHAEL SUYDAM: There is going down
 8 the property, not in the back.
 9 CHAIRWOMAN KWAAK: Okay. And you want
 10 that fence to stay?
 11 MICHAEL SUYDAM: I want that fence to
 12 stay, and I want one in the back.
 13 It's only 145 feet, but it will be
 14 between me and the warehouse.
 15 ATTORNEY PAPE: I'm authorized to say
 16 yes.
 17 MEMBER FISHER: And can that be vinyl
 18 rather than wood so it will maintain itself, it
 19 won't fall apart; would that be possible?
 20 ATTORNEY PAPE: As you direct.
 21 MEMBER FISHER: Vinyl.
 22 ENGINEER RIZZO: Mr. Lescavage, would
 23 you mind just tracing that?
 24 MICHAEL SUYDAM: What was that you said,
 25 vinyl?

PUBLIC COMMENT SESSION

100

1 MICHAEL SUYDAM: But, like he said, it's
 2 a wooden fence that just falls apart, so like he
 3 said --
 4 PLANNER BEAHM: They're going to put a
 5 new fence.
 6 MICHAEL SUYDAM: Pardon me?
 7 PLANNER BEAHM: They're going to put a
 8 new fence along your property line.
 9 MICHAEL SUYDAM: Oh, yes. Thank you.
 10 ATTORNEY PAPE: When we turn the
 11 corner we'll go the width of his property,
 12 approximately 145 feet and stop.
 13 PLANNER BEAHM: Fine.
 14 MICHAEL SUYDAM: Thank you.
 15 MARK LESCOVAGE: I just want to
 16 qualify that, we stop at where there's a wetlands
 17 buffer line there, which is most of the property.
 18 MICHAEL SUYDAM: Okay.
 19 MARK LESCOVAGE: You can see the blue
 20 line that is your property line. This is a wetlands
 21 line here. So we'll take it as far as we can.
 22 MICHAEL SUYDAM: Okay.
 23 The other thing they didn't talk about
 24 are the sewers; they're going to have sewers run
 25 down, because right now there's only septic there?

PUBLIC COMMENT SESSION

99

1 MEMBER FISHER: Vinyl.
 2 CHAIRWOMAN KWAAK: Barry. Barry.
 3 Sir, if you could step back.
 4 So, Jordan, what do you need clarified?
 5 ATTORNEY BRIGLIADORO: Where the fence
 6 is going to be located.
 7 CHAIRWOMAN KWAAK: Okay. Where the
 8 current fence is, is he's saying is along -- if I'm
 9 looking at this -- to the left.
 10 PLANNER BEAHM: It's going to run down
 11 perpendicular to 33, between the neighbor's property
 12 and the rec center, and then it's going to make a
 13 90-degree turn eastbound and give him some privacy
 14 at his rear property line, separating his rear yard
 15 from the warehouse.
 16 Correct?
 17 MARK LESCOVAGE: Yeah.
 18 ENGINEER RIZZO: The full north-south
 19 property line has a fence today, the entire length?
 20 MICHAEL SUYDAM: Yes.
 21 ENGINEER RIZZO: And that's your
 22 fence?
 23 MICHAEL SUYDAM: No, that's the fence
 24 that's there now.
 25 PLANNER BEAHM: It's their fence.

PUBLIC COMMENT SESSION

101

1 Sewers and water?
 2 MARK LESCOVAGE: Yeah, this is going
 3 to be a sewer extension as part of this. And the
 4 WMUA has required us to bring a manhole to the
 5 property line for future connection.
 6 MICHAEL SUYDAM: Okay. Let's see.
 7 I spoke with a gentleman who made the
 8 plan for the roller skating rink -- I mean the ice
 9 skating rink, and I asked him could they possibly
 10 make it -- because I know everybody was talking
 11 about we were promised two skating rinks, okay,
 12 which I commend you guys for standing up for that,
 13 okay, because I heard in the beginning two, maybe
 14 three, okay, so then all of a sudden there's one.
 15 In my book that's like kind of bait and switch, we
 16 were going to give you this, but now we're going to
 17 give you that.
 18 So I asked him, I said -- he said, oh,
 19 no, no -- I said can't you make it so, like Madison
 20 Square Garden, where it can be roller skating or ice
 21 skating? And he goes, "Oh, no, no, no, there's no
 22 roller skating. Nobody does roller skating."
 23 I spoke with someone and his -- and the
 24 gentleman, I was at Englishtown Auction, and the
 25 gentleman on the side of me goes, "What are they

PUBLIC COMMENT SESSION

102

1 talking about?" He said my son is in a roller
2 skating league. He said they have -- people are
3 leaving because they can't get enough places to
4 roller skate.

5 So, I mean, if you made two or three
6 and it wasn't busy enough for skating, maybe roller
7 skating. But I'll just leave it at that.

8 Okay, now the other thing was this
9 gentleman over here mentioned about the left lane.
10 Now I look out of my front door and I see the
11 traffic to make the left on Woodward. Okay, they
12 have extended that three times and still, just from
13 people coming home from work or in the middle of the
14 day, it gets backed up.

15 So I really don't think that that lane
16 is going to be -- that they're showing, is going to
17 be anywheres near long enough, because most of the
18 people coming there are going to be coming from
19 Manalapan. They're going to be coming down Woodward
20 making the right, and then make that left.

21 Now, when Sportika, something happens
22 at Sportika, it's backed up to the bowling alley. I
23 see it because I look out my front door. And
24 everybody in the left-hand lane, they're swerving to
25 the right. They're beeping horns. They're cursing

PUBLIC COMMENT SESSION

104

1 you should not proceed.

2 And he also made a statement that he
3 had -- no one had been in contact with him. I want
4 to share with you that, I find him to be a perfect
5 gentleman, but he and I did have communications. We
6 did talk on the phone. He knew. For him to say the
7 fact that the Planning Board was proceeding was a
8 surprise, was inaccurate.

9 And I think that the jurisdiction of
10 this board was established properly. It was
11 established through the governing body's actions.
12 It was established through the legal notice. And
13 your attorney shared with the -- shared his opinion,
14 and it was the same as mine, that the board's
15 jurisdiction was properly vested. Just necessary to
16 get that on the record.

17 What you have is an application that
18 is an Amended Preliminary, and now we're requesting
19 Final Site Plan.

20 The warehouse building has been reduced
21 in size. The warehouse building's reduction in size
22 was to create a greater efficiency in its operation
23 and a greater economy in its operation.

24 The reduction of the skating rink,
25 notwithstanding the comments of our next-door

PUBLIC COMMENT SESSION

103

1 at each other. It's a mess.

2 So that's going to have to be addressed
3 because that is not going to be long enough.

4 Okay, let's see, anything else.

5 Okay, I'm good.

6 CHAIRWOMAN KWAAK: Thank you.

7 MICHAEL SUYDAM: Thank you, everybody,
8 and stick to your guns.

9 CHAIRWOMAN KWAAK: You can give it to
10 Nancy, she'll take it.

11 Is there anyone else from the public
12 having any comments or questions for this applicant?

13 Seeing none, I close public.

14 Yes, Mr. Pape.

15 ATTORNEY PAPE: Just the opportunity,
16 a very brief opportunity to sum before you
17 deliberate.

18 CHAIRWOMAN KWAAK: Okay.

19 ATTORNEY PAPE: So I'll begin with not
20 the substance of the presentation, but as we began
21 our presentation we had the visitor, the attorney
22 representing our next-door neighbor, who has sued
23 the planning board and sued the town. And he made
24 certain statements that it was his opinion that you
25 did not have jurisdiction. It was his opinion that

105

1 neighbor, the guidance that we received was the --
2 if you did not create an economically viable
3 facility, you're going to have a facility that
4 fails.

5 We did not come in here with the
6 intention of building something smaller. We came in
7 here with the intention of building something that
8 would be successful.

9 And you heard, when he was examined in
10 depth, you heard from Kevin that this was the
11 guidance and counsel that he gave to us, that a
12 single sheet would be economically viable and also
13 would serve the community. We'd ask that you allow
14 us to proceed with that single sheet.

15 The improvements that are being offered
16 are substantial. The ones that are mindful of our
17 neighbors, the new ones that we just placed on the
18 record, and the ones that we placed on the record
19 previously for the residents who live off of
20 Marigold, remain part of our plan.

21 As the board is aware that we don't
22 come before you without going to all of your other
23 sub agencies. We went to the fire officials on
24 three separate occasions. Each time there was
25 comments from this board, we went back to the fire

1 officials to make sure that they were comfortable,
2 and all of their recommendations are part of the
3 plan.

4 We went to the environmental commission
5 and their recommendations are part of the plan,
6 except for the one that said we want you to -- they
7 asked us to do a notification that was no longer
8 part of the statute. And the remainder of their
9 recommendation we're comfortable with.

10 We also worked with Shari Spero, your
11 arborist, to make certain that the landscape plan
12 was as she wishes.

13 We've agreed that we will -- we've
14 agreed, and we acknowledge, we cannot proceed unless
15 we have the NJDOT in place.

16 The suggestion by our neighbor that the
17 jughandle has not been properly or adequately
18 designed just flies in the face of the DOT's
19 jurisdiction. The DOT is not influenced by what we
20 want; the DOT tells us what they want, and we make
21 it part of our plan. So we will have an adequate
22 circulation system and we will be required to gain
23 the DOT approval of it.

24 Essentially, with all of the
25 commitments that this applicant has made to the

1 could create the separate lots for the skating
2 facility, the warehouse, and then the lot that is
3 reserved for future development.

4 CHAIRWOMAN KWAAK: Okay, thank you.

5 ATTORNEY PAPE: Thank you.

6 CHAIRWOMAN KWAAK: Okay, board members
7 -- Rich, do you want to go down a little shopping
8 list for us?

9 ATTORNEY BRIGLIADORO: Sure. I do. I
10 do.

11 Okay, again, applicant seeks Amended
12 Preliminary Site Plan approval, final major site
13 plan approval, preliminary major subdivision
14 approval, and Final Major Subdivision approval for
15 the three lots as proposed.

16 The variances we went over. Number of
17 parking spaces, where the max is 279, they're
18 proposing 353, but land-banking 76 in mitigation of
19 that variance.

20 Two sign variances, one for the max
21 number of signs; two are permitted, 11 are proposed.
22 And for two signs which exceed the sign area; east
23 facade at 10 percent and the west at 8.5 percent.

24 That's it for the variances.

25 I have taken an opportunity to put

1 town, to the town, to the Planning Board as part of
2 this record, and as they have as part of the
3 Redevelopment Plan we'd ask that the board
4 considerable favorably the Amended Preliminary and
5 Final Site Plan as presented.

6 PLANNER BEAHM: Madam Chair, if I can
7 just make one correction to the record?

8 CHAIRWOMAN KWAAK: Sure.

9 PLANNER BEAHM: There were two other
10 items in that Environmental Commission letter that
11 you took exception to, not just the reporting, there
12 were two other items that -- one was the glass for
13 the birds, and there was another one that you had
14 indicated was something that you were not --

15 MEMBER JACOBSON: The lighting.

16 PLANNER BEAHM: The what?

17 ATTORNEY BRIGLIADORO: The lighting
18 for warehouse would remain on.

19 PLANNER BEAHM: Yeah. So it was just
20 a clarification of that situation, about the timing
21 of the lights.

22 ATTORNEY PAPE: Thank you.

23 And I almost forgot -- in fact, I did
24 forget without the assistance of Jeromie -- we also
25 have the subdivision that we placed before you so we

1 down some potential conditions of approval, should
2 the board agree with that. One would be, all terms
3 and conditions of the board's prior resolution shall
4 remain in full force and effect, except as satisfied
5 or amended and not in conflict with this approval.

6 The applicant would comply with the
7 requirements or conditions set forth in the board
8 planner's report, the board engineer's report.

9 They've admitted in regard to the
10 landscaping, with Ms. Spero from Mr. Rizzo's office,
11 they'll comply with the landscaping.

12 They'll comply with fire official's
13 comments, including relocation of EV charging
14 stations away from the building, with the exception
15 of the EV ADA spaces.

16 The emergency access road, they're
17 going to have gates at each end, a Knox padlock.

18 They're going to provide the
19 appropriate fire lane striping where indicated by
20 the fire department. Also any specific hydrant
21 locations, they're going to comply with. So they're
22 going to comply with all requests from the Fire
23 Department.

24 We talked about the subdivision. There
25 will be three lots, A, B and C. C would be what's

1 been characterized as an open space lot, which is
 2 not proposed for development.
 3 And the applicant represented at the
 4 prior hearing that that open space lot, which right
 5 now is Lot C -- and I believe the tax assessor has
 6 indicated that would be Block 74, Lot 6.03, which
 7 is, I think, 5.87 acres -- if that property is
 8 developed, if the other property is to be developed
 9 in accordance with the Redevelopment Plan or
 10 redevelopment ordinance, there would be cross-access
 11 easements across that lot.

12 There will be no outside storage
 13 associated with the warehouse building.

14 We went over the land-bank.

15 All vehicles would be parked in
 16 designated parking spaces.

17 The applicant agreed to apply for
 18 zoning permits regarding the construction of the
 19 banked parking spaces so that we would have an
 20 accurate count as to how many land-banked parking
 21 spaces would in the future be actually constructed.

22 I think we talked about the ice rink
 23 sign being illuminated.

24 They'll install a vinyl fence along the
 25 common property line with Mr. Suydam's property,

1 be lit up?

2 CHAIRWOMAN KWAAK: Correct.

3 MEMBER FISHER: If this would be at
 4 night, no one will see it.

5 CHAIRWOMAN KWAAK: Correct.

6 MEMBER FISHER: Okay. I agree with you.

7 PLANNER BEAHM: That's going to need a
 8 bigger variance.

9 CHAIRWOMAN KWAAK: Huh?

10 PLANNER BEAHM: That's going to create
 11 a bigger variance.

12 CHAIRWOMAN KWAAK: No, no, but moving
 13 it, taking it off of one side.

14 PLANNER BEAHM: I understand, but the
 15 facade that faces 33 is extremely small.

16 CHAIRWOMAN KWAAK: Oh.

17 PLANNER BEAHM: And I would say it's
 18 more important for the signs to be on the east and
 19 the westbound facades because that's the direction
 20 that you're traveling.

21 CHAIRWOMAN KWAAK: Okay.

22 PLANNER BEAHM: If you're looking at
 23 the northbound side, you're already past it, right?

24 So it's more important for the signs to
 25 be at the east and the west.

1 located at 317 Highway 33, which was described --
 2 which was described on the record tonight where it
 3 would be, approximately 145 feet.

4 And the applicant would be responsible
 5 for obtaining all other governmental approvals, the
 6 NJDOT, NJDEP, County Planning Board, et cetera.

7 If there's any other conditions that
 8 Jordan or --

9 PLANNER BEAHM: No, you got them.

10 ATTORNEY BRIGLIADORO: Okay.

11 CHAIRWOMAN KWAAK: Okay, board
 12 members, like the Mayor brought up and I brought up,
 13 possibly moving the word "ice skating rink" to the
 14 northbound side so you see it from 33, or not? Mull
 15 it over.

16 So can I have a motion or discussion
 17 with the signage and everything else that was
 18 discussed?

19 MEMBER FISHER: I was thinking about
 20 this, you mean as far as the sign being lit up?

21 CHAIRWOMAN KWAAK: No, moving one of
 22 the signs that says -- where it says Manalapan ice
 23 skating rink, putting just the words ice skating
 24 rink on the northern space that is facing 33.

25 MEMBER FISHER: Right. And that could

1 CHAIRWOMAN KWAAK: Disregard that.

2 MEMBER FISHER: You are correct.

3 MEMBER GIVELEKIAN: Never mind.

4 CHAIRWOMAN KWAAK: Can I have a motion
 5 with regards to this application with everything
 6 that Rich stated.

7 BOARD MEMBER: I'll second.

8 MEMBER FISHER: Was there one thing
 9 that was missing, the neighbor that asked for the
 10 vinyl fence?

11 CHAIRWOMAN KWAAK: He did say that.

12 MEMBER FISHER: Oh, you did. I'm sorry.
 13 Sorry.

14 FIRE CHIEF HOGAN: Kathy, I'll move
 15 the motion in the positive.

16 CHAIRWOMAN KWAAK: With all of those
 17 conditions?

18 FIRE CHIEF HOGAN: Yes.

19 MEMBER FISHER: I'll second it.

20 CHAIRWOMAN KWAAK: Thank you.

21 COMMITTEEMAN NELSON: Can I ask a
 22 question?

23 CHAIRWOMAN KWAAK: Yes.

24 COMMITTEEMAN NELSON: I'm okay with
 25 everything. So is everything we vote on in is one

1 big thing?

2 CHAIRWOMAN KWAAK: Yes.

3 PLANNER BEAHM: Yes.

4 COMMITTEEMAN NELSON: So if we wanted to

5 say oppose, for example, you know, to stick with the

6 two rinks, it would be no to everything?

7 CHAIRWOMAN KWAAK: Correct.

8 PLANNER BEAHM: I mean, you could say

9 yes except as for this, but the motion is approve

10 everything as is, right, or with the conditions?

11 FIRE CHIEF HOGAN: That's correct.

12 CHAIRWOMAN KWAAK: Okay.

13 MEMBER JACOBSON: All right, so I have

14 Chief Hogan moved it, and Mr. Fisher seconded it.

15 Mr. Fisher?

16 MEMBER FISHER: Yes.

17 MEMBER JACOBSON: Mr. Brown?

18 VICE-CHAIRMAN BROWN: Yes.

19 MEMBER JACOBSON: Okay. I'm a yes.

20 Chairwoman Kwaak?

21 CHAIRWOMAN KWAAK: Yes.

22 MEMBER JACOBSON: Mayor McNaboe?

23 MAYOR McNABOE: Yes.

24 MEMBER JACOBSON: Chief Hogan?

25 FIRE CHIEF HOGAN: Yes.

1 MEMBER JACOBSON: Mr. Kastell?

2 MEMBER KASTELL: I'm a no.

3 MEMBER JACOBSON: Committeeman Nelson?

4 COMMITTEEMAN NELSON: As I just

5 stated, I'm okay with everything, except for the

6 reduction from two sheets to one.

7 MEMBER JACOBSON: So how would I...

8 CHAIRWOMAN KWAAK: So that's...

9 PLANNER BEAHM: Say no.

10 ATTORNEY BRIGLIADORO: That's a no.

11 MEMBER JACOBSON: Okay.

12 Mr. Pollifrone?

13 MEMBER POLLIFRONE: Yes.

14 MEMBER JACOBSON: Okay, passed.

15 ATTORNEY PAPE: Madam Chair, all of

16 the members of the board, thank you for the time and

17 the deliberations. Good night.

18 CHAIRWOMAN KWAAK: Good night.

19 Thank you so much.

20

21 (The application was concluded and the

22 meeting adjourned at 9:02 p.m.)

23

24

25

CERTIFICATE

1



2

3 I, ANGELA C. BUONANTUONO, a Notary Public

4 and Certified Court Reporter of the State of New

5 Jersey and Registered Professional Reporter, do

6 hereby certify that prior to the commencement, the

7 witness was duly sworn to testify the truth, the

8 whole truth and nothing but the truth.

9 I DO FURTHER CERTIFY that the foregoing is a

10 true and accurate transcript of the proceeding as

11 taken stenographically by and before me at the time,

12 place and on the date hereinbefore set forth.

13 I DO FURTHER CERTIFY that I am neither a

14 relative, nor employee, nor attorney, nor counsel of

15 any of the parties to this action, and that I am

16 neither a relative, nor employee of such attorney or

17 counsel, and that I am not financially interested in

18 the action.

19

20

21

22

23 Angela C. Buonantuono, CCR, RPR, CLR

24 NJ License No. 30XI00233100

25 Notary Public Commission No. 50014616

Dated: July 15, 2026

0	277 [1] - 21:20	6:00 [1] - 93:19	able [8] - 20:11, 20:20, 40:24, 44:4, 49:25, 56:6, 74:19, 79:11	adequately [1] - 106:17
	279 [9] - 21:24, 21:25, 22:1, 22:11, 71:21, 71:23, 71:24, 72:1, 108:17	6th [1] - 69:25	absent [2] - 8:2, 90:17	adjacent [4] - 20:3, 21:1, 35:15, 83:2
07726 [1] - 1:13	3	7	Absent [1] - 2:4	adjourned [1] - 115:22
08535 [2] - 1:24, 3:4		7 [3] - 9:16, 25:21, 69:10	absolute [2] - 23:15, 59:25	admitted [1] - 109:9
1	30-minute [1] - 94:8	7.29 [1] - 72:25	absolutely [2] - 30:4, 86:18	advances [1] - 71:4
1 [4] - 2:13, 9:16, 9:17, 51:8	30XI00233100 [1] - 116:23	70 [1] - 97:12	accept [1] - 29:13	advertised [1] - 6:6
1,000 [2] - 14:2, 31:19	317 [3] - 4:16, 92:22, 111:1	73 [2] - 1:7, 9:16	acceptable [1] - 29:22	advertises [1] - 89:2
1,297 [1] - 73:3	33 [26] - 1:8, 3:3, 4:16, 9:15, 42:5, 43:23, 44:25, 51:15, 53:16, 53:20, 54:7, 61:1, 61:2, 62:18, 62:25, 67:11, 83:3, 83:6, 89:23, 92:22, 93:7, 99:11, 111:1, 111:14, 111:24, 112:15	732 - 679-6554 [1] - 3:5	access [6] - 37:17, 38:24, 40:13, 43:9, 109:16, 110:10	advertising [1] - 89:23
1,800 [1] - 22:3	35,000 [1] - 52:7	732 - 679-8844 [1] - 3:4	accommodated [1] - 42:24	advised [1] - 7:8
1,892 [1] - 73:2	353 [3] - 21:25, 72:1, 108:18	732) 882-3590 [1] - 1:25	accommodating [1] - 93:16	advising [1] - 39:4
1-7 [1] - 1:7	36 [1] - 4:5	74 [4] - 1:7, 9:16, 19:8, 110:6	accordance [1] - 110:9	affectionately [1] - 51:6
1-8 [1] - 1:7	38 [1] - 19:10	75 [2] - 1:7, 9:16	according [1] - 63:16	affirm [4] - 8:24, 36:8, 68:12, 92:15
10 [10] - 9:17, 18:10, 18:19, 20:17, 49:4, 50:6, 72:11, 72:17, 73:7, 108:23	4	76 [4] - 21:18, 21:19, 34:14, 108:18	accordingly [2] - 6:13, 7:16	afford [1] - 48:23
11 [7] - 4:3, 17:8, 72:18, 72:19, 72:20, 72:22, 108:21	4 [1] - 36:19	77 [1] - 6:23	accurate [2] - 110:20, 116:10	agencies [1] - 105:23
11.01 [2] - 1:7, 9:17	40,150 [1] - 9:17	7:00 [2] - 1:17, 93:19	acknowledge [2] - 7:1, 106:14	agenda [1] - 9:9
11.00 [1] - 93:20	42 [1] - 6:23	7:01 [1] - 6:3	Acquisitions [1] - 3:17	ago [3] - 32:16, 32:22, 77:25
11th [3] - 9:20, 10:10	43 [2] - 97:6, 97:12	8	acres [2] - 46:1, 110:7	agree [12] - 23:2, 24:4, 25:11, 25:19, 25:25, 64:2, 79:9, 81:4, 82:3, 93:2, 109:2, 112:6
12 [6] - 5:4, 5:5, 5:6, 5:8, 5:9, 12:13	5	8 [2] - 9:17, 18:18	act [1] - 86:24	agreed [3] - 106:13, 106:14, 110:17
120 [1] - 1:13	5 [8] - 18:12, 27:10, 27:17, 72:24, 73:4, 74:12, 75:2, 75:3	8.5 [2] - 18:14, 108:23	Act [2] - 6:5, 6:14	Agreement [3] - 61:21, 63:9, 63:16
12:00 [1] - 93:20	5.87 [1] - 110:7	810 [1] - 13:25	action [2] - 116:15, 116:18	agreement [1] - 82:16
13 [1] - 12:13	50 [2] - 75:5, 96:16	8:27 [1] - 87:13	actions [1] - 104:11	ahead [3] - 35:20, 92:10, 92:24
145 [3] - 98:13, 100:12, 111:3	50.2 [1] - 96:17	8:30 [1] - 87:10	Active [1] - 3:17	AICP [2] - 2:21, 4:6
15 [2] - 36:18, 116:25	500 [1] - 88:18	8:34 [1] - 87:16	activities [1] - 93:21	aisle [1] - 20:21
15-minute [1] - 66:7	50014616 [1] - 116:24	9	acts [1] - 30:1	Algonquin [1] - 1:24
18 [1] - 62:1	502,031 [1] - 9:18	9 [2] - 62:22, 77:23	actual [1] - 23:11	aligned [1] - 40:3
180 [2] - 48:13, 50:3	516 [1] - 3:3	9'11 [1] - 27:16	ADA [1] - 109:15	Allegiance [1] - 6:17
1994 [1] - 37:4	52 [1] - 68:20	9-foot-high [1] - 80:11	add [5] - 34:11, 34:14, 79:21, 81:8, 97:24	alleviate [1] - 83:13
1:00 [2] - 94:12, 94:22	522 [1] - 1:13	90-degree [5] - 50:3, 56:6, 60:9, 65:4, 99:13	adding [2] - 84:12, 84:13	alley [1] - 102:22
2	585 [1] - 27:16	92 [1] - 4:16	addition [1] - 6:10	allotted [1] - 66:13
2 [6] - 2:14, 22:25, 25:8, 47:21, 51:8, 66:14	595 [1] - 73:5	9:02 [1] - 115:22	additional [2] - 42:15, 74:1	allow [3] - 22:22, 59:20, 105:13
2,000-square-foot [1] - 14:14	6	A	address [6] - 10:22, 22:19, 36:14, 66:11, 68:18, 83:21	allowed [2] - 10:11, 73:21
2.6 [2] - 18:13, 18:16	6 [3] - 9:16, 25:10, 69:9	A-11 [5] - 39:17, 39:19, 39:20, 47:24, 55:25	ADDRESS [1] - 4:15	allowing [1] - 59:19
20 [1] - 77:24	6-10 [1] - 1:7	A-13 [4] - 5:4, 12:16, 12:25, 15:1	addressed [1] - 103:2	allows [1] - 48:5
20-minute [1] - 66:7	6.03 [1] - 110:6	A-14 [2] - 5:5, 12:23	addresses [1] - 43:17	almost [4] - 45:21, 80:9, 87:10, 107:23
2001 [1] - 37:23	6/24 [2] - 5:7, 17:19	A-15 [5] - 5:6, 16:18, 17:19, 17:20, 17:22	adds [1] - 90:13	ALSO [1] - 3:15
2026 [2] - 1:16, 116:25	6/9 [1] - 39:17	A-16 [2] - 5:8, 16:25	adequate [1] - 106:21	alter [1] - 7:12
2142 [1] - 6:24	68 [1] - 4:6	A-17 [3] - 5:9, 12:25, 19:2		ALTERNATE [1] - 2:12
221 [1] - 53:8		A-N-O [1] - 36:17		Alternate [2] - 2:13, 2:14
238 [1] - 49:3		AAGWML [2] - 1:7, 9:13		alternative [1] - 88:5
239 [1] - 49:3		AAGWML-F [2] - 1:7, 9:13		Amanda [5] - 4:6, 11:1, 68:4, 68:11, 88:1
24 [1] - 93:14		AB [1] - 1:23		AMANDA [3] - 68:6, 68:15, 68:19
24-hour [1] - 25:15		ability [2] - 29:25, 30:7		amanda [1] - 68:19
24/7 [1] - 93:15				
25 [1] - 1:16				
25th [1] - 6:3				
26 [1] - 1:24				
273 [1] - 71:22				
276 [3] - 21:21, 22:2, 22:12				

Amanda's [1] - 76:6 AMENDED [1] - 1:9 Amended [4] - 9:13, 104:18, 107:4, 108:11 amended [1] - 109:5 amount [3] - 20:21, 21:7, 25:24 analysis [7] - 50:18, 51:2, 60:18, 61:13, 67:9, 67:14, 71:14 AND [1] - 1:9 and.. [1] - 91:25 Andrus [4] - 10:14, 15:3, 15:17, 18:1 angela [1] - 116:23 ANGELA [1] - 116:3 angelabuonocsr@gmail.com [1] - 1:25 angst [1] - 76:18 answer [5] - 22:23, 58:18, 59:16, 66:25, 67:18 answers [1] - 59:15 anticipated [3] - 41:8, 43:2, 44:5 any.. [1] - 88:14 anywheres [1] - 102:17 apart [3] - 31:18, 98:19, 100:2 apologize [2] - 52:16, 55:20 APPEARANCES [1] - 3:1 apple [1] - 65:10 applicable [1] - 13:19 applicant [18] - 10:8, 29:11, 29:12, 29:14, 29:16, 69:21, 70:9, 72:2, 72:6, 76:21, 91:16, 103:12, 106:25, 108:11, 109:6, 110:3, 110:17, 111:4 Applicant [1] - 3:6 applicant's [1] - 91:6 applicants [1] - 77:14 APPLICATION [2] - 1:6, 1:10 application [6] - 29:6, 70:1, 92:4, 104:17, 113:5, 115:21 Application [1] - 9:12 applied [1] - 18:11 apply [2] - 70:22, 110:17 appreciate [2] - 46:15, 67:7 approaches [1] - 11:8 appropriate [1] - 109:19 appropriately [1] -	7:5 approval [7] - 106:23, 108:12, 108:13, 108:14, 109:1, 109:5 approvals [1] - 111:5 approve [1] - 114:9 Approved [1] - 39:20 approved [8] - 39:24, 41:13, 46:4, 50:18, 61:17, 65:9, 91:9 April [1] - 41:19 arborist [1] - 106:11 architect [4] - 10:15, 10:17, 16:1, 25:22 architectural [3] - 14:22, 70:2, 73:25 area [31] - 13:23, 14:6, 14:11, 14:14, 17:2, 19:21, 19:22, 20:5, 20:9, 20:19, 20:25, 21:1, 31:3, 31:6, 33:19, 33:24, 35:7, 40:23, 41:6, 41:7, 41:9, 42:7, 46:10, 56:15, 72:24, 73:19, 74:11, 75:5, 91:20, 96:21, 108:22 areas [3] - 19:5, 19:14, 19:18 arena [2] - 32:15, 33:11 argument [1] - 81:11 arrangement [3] - 29:17, 67:6 arrow [2] - 13:14, 14:20 articulated [1] - 38:11 Asbury [1] - 6:6 askew [1] - 53:22 assessor [1] - 110:5 assistance [2] - 11:25, 107:24 associated [2] - 17:8, 110:13 Associates [1] - 2:20 assume [1] - 45:4 assuming [1] - 16:4 attendance [1] - 6:25 attendees [1] - 7:4 attorney [5] - 92:8, 103:21, 104:13, 116:14, 116:16 Attorney [1] - 2:18 ATTORNEY [109] - 8:22, 9:4, 9:23, 10:4, 11:6, 11:24, 12:12, 13:4, 16:6, 21:16, 23:10, 23:15, 24:5, 24:14, 24:20, 24:25, 26:1, 26:9, 26:22, 26:25, 28:6, 29:9, 29:22, 30:4, 30:9, 32:16,	32:21, 34:20, 35:22, 35:24, 36:7, 36:12, 36:23, 38:5, 38:25, 39:6, 41:10, 41:16, 42:16, 43:10, 44:6, 44:9, 44:12, 44:17, 45:16, 45:21, 46:2, 46:19, 47:2, 47:6, 47:9, 48:10, 48:14, 48:18, 54:24, 57:13, 57:19, 58:11, 59:25, 62:3, 63:8, 64:2, 64:11, 64:14, 68:1, 68:11, 68:16, 68:25, 69:13, 69:15, 70:7, 71:11, 75:25, 76:5, 76:8, 76:11, 84:2, 84:12, 84:18, 85:2, 85:20, 86:2, 86:20, 87:23, 90:21, 90:24, 91:5, 91:15, 92:14, 92:19, 93:14, 94:3, 94:19, 95:3, 95:13, 97:23, 98:15, 98:20, 99:5, 100:10, 103:15, 103:19, 107:17, 107:22, 108:5, 108:9, 111:10, 115:10, 115:15 Auction [1] - 101:24 Austin's [1] - 25:8 authorized [1] - 98:15 available [4] - 6:11, 26:13, 44:19, 76:12 Avakian [1] - 2:22 aware [1] - 105:21	banking [3] - 42:17, 72:3, 108:18 bar [7] - 13:24, 14:1, 14:8, 32:12, 32:14, 34:25, 56:25 barry [1] - 99:2 Barry [10] - 2:5, 2:7, 6:18, 30:15, 30:19, 55:17, 57:4, 79:19, 81:3, 99:2 based [4] - 43:6, 57:21, 58:23, 60:17 basins [1] - 46:7 BEAHM [57] - 9:2, 15:25, 16:4, 16:9, 22:1, 22:15, 24:22, 26:17, 29:25, 30:5, 33:14, 33:22, 35:10, 46:17, 52:4, 61:19, 62:4, 62:11, 62:16, 62:23, 71:23, 72:19, 73:6, 73:11, 73:17, 76:3, 76:10, 76:15, 82:1, 83:18, 84:5, 85:1, 85:3, 85:9, 85:12, 86:1, 86:13, 86:22, 95:23, 99:10, 99:25, 100:4, 100:7, 100:13, 107:6, 107:9, 107:16, 107:19, 111:9, 112:7, 112:10, 112:14, 112:17, 112:22, 114:3, 114:8, 115:9 Beahm [1] - 2:21 Beahm's [1] - 76:6 bear [1] - 7:16 beat [1] - 77:13 beautiful [1] - 10:15 become [1] - 32:12 Beefier [1] - 80:14 beeping [1] - 102:25 began [2] - 60:1, 103:20 begin [4] - 36:2, 38:6, 38:9, 103:19 beginning [1] - 101:13 behalf [1] - 10:7 behavior [1] - 7:6 behind [2] - 35:15, 96:5 benefit [2] - 11:25, 81:13 benefits [2] - 70:25, 71:3 berm [7] - 31:4, 90:19, 90:21, 90:23, 96:7, 96:8 berms [1] - 96:24 between [8] - 21:11, 29:9, 29:11, 59:15, 67:10, 69:22,	98:14, 99:11 big [7] - 77:22, 81:14, 85:25, 90:5, 90:12, 90:17, 114:1 bigger [3] - 80:13, 112:8, 112:11 bird [1] - 25:23 birds [1] - 107:13 bit [6] - 19:19, 74:14, 76:19, 79:7, 80:12, 93:5 bite [1] - 65:10 black [1] - 63:8 Block [1] - 110:6 blocking [1] - 66:14 BLOCKS [1] - 1:7 Blocks [1] - 9:16 blowup [1] - 17:1 blue [5] - 10:15, 17:6, 19:14, 80:20, 100:19 Board [14] - 2:18, 2:20, 2:21, 6:3, 9:8, 9:24, 10:5, 10:6, 71:13, 76:1, 86:8, 104:7, 107:1, 111:6 BOARD [6] - 1:1, 2:1, 2:12, 2:17, 2:24, 113:7 board [56] - 6:8, 8:25, 9:5, 10:11, 11:9, 12:9, 15:14, 19:8, 23:22, 24:17, 29:11, 29:13, 29:15, 30:1, 36:9, 36:24, 37:9, 37:10, 39:4, 41:18, 42:22, 44:17, 65:20, 66:17, 66:22, 67:3, 68:13, 69:17, 70:8, 70:15, 72:13, 75:11, 76:16, 76:21, 76:22, 77:13, 77:25, 80:16, 83:5, 87:17, 91:11, 92:8, 92:16, 103:23, 104:10, 105:21, 105:25, 107:3, 108:6, 109:2, 109:7, 109:8, 111:11, 115:16 Board's [1] - 9:24 board's [5] - 12:1, 15:22, 36:25, 104:14, 109:3 body's [1] - 104:11 bonus [1] - 80:21 book [1] - 101:15 boot [2] - 12:11, 13:5 born [1] - 97:13 Boulevard [9] - 40:4, 40:17, 41:3, 42:3, 57:15, 57:17, 58:1, 59:12, 67:11
B				
bachelor's [1] - 37:2 backed [2] - 102:14, 102:22 background [2] - 37:1, 69:2 backing [2] - 50:13, 61:9 backlit [1] - 78:3 bad [1] - 50:12 bait [1] - 101:15 balance [3] - 19:7, 20:8, 20:11 Bank [1] - 68:21 bank [5] - 19:15, 20:2, 20:15, 72:6, 110:14 Banked [1] - 5:9 banked [12] - 18:25, 19:5, 19:10, 20:4, 21:11, 21:17, 21:19, 28:19, 29:2, 34:11, 110:19, 110:20				

bowling [1] - 102:22 boxes [1] - 17:6 brakes [1] - 83:9 break [1] - 87:8 breaking [1] - 73:15 brief [1] - 103:16 Bright [2] - 4:5, 36:18 BRIGLIADORO [16] - 8:22, 9:4, 12:12, 21:16, 36:7, 36:12, 46:19, 68:11, 68:16, 92:14, 92:19, 99:5, 107:17, 108:9, 111:10, 115:10 Brigliadoro [1] - 2:18 bring [4] - 19:25, 27:6, 33:9, 101:4 broadcast [3] - 6:22, 7:2, 7:15 Brook [6] - 58:7, 58:17, 58:20, 59:8, 59:9, 59:13 brought [4] - 23:3, 48:16, 111:12 BROWN [15] - 7:25, 30:18, 55:20, 56:3, 56:8, 56:17, 56:22, 57:2, 79:23, 80:2, 80:15, 80:23, 88:4, 88:10, 114:18 Brown [3] - 2:3, 7:24, 114:17 Bruce [2] - 10:16, 26:5 buffer [1] - 100:17 build [3] - 19:6, 19:11, 53:3 build-out [1] - 53:3 building [44] - 6:9, 10:16, 13:8, 13:11, 13:22, 14:4, 17:10, 18:3, 18:23, 19:10, 19:17, 20:3, 20:19, 21:12, 23:7, 26:6, 28:9, 28:20, 29:1, 31:8, 32:9, 35:12, 45:1, 45:3, 53:14, 53:22, 72:23, 77:20, 78:7, 78:9, 78:19, 79:18, 80:7, 80:11, 80:18, 80:25, 82:21, 83:22, 95:20, 104:20, 105:6, 105:7, 109:14, 110:13 building's [1] - 104:21 building-mount [1] - 31:8 building-mounted [1] - 72:23 buildings [1] - 77:15 built [6] - 22:20,	22:23, 47:14, 52:18, 52:21, 53:2 bulletin [1] - 6:8 bumpers [1] - 35:1 bunch [1] - 25:3 BUONANTUONO [1] - 116:3 Buonantuono [1] - 116:23 burden [1] - 91:18 business [5] - 9:9, 29:10, 36:14, 68:18, 94:9 busy [1] - 102:6 BY [1] - 3:3 bypass [1] - 40:16	certified [1] - 1:23 certify [1] - 116:6 CERTIFY [2] - 116:9, 116:13 cetera [2] - 66:1, 111:6 Chair [12] - 8:23, 9:4, 9:24, 10:5, 11:7, 34:10, 41:16, 44:17, 87:24, 88:4, 107:6, 115:15 Chairman [1] - 2:3 CHAIRMAN [1] - 114:18 CHAIRPERSON [14] - 7:25, 30:18, 55:20, 56:3, 56:8, 56:17, 56:22, 57:2, 79:23, 80:2, 80:15, 80:23, 88:4, 88:10 Chairwoman [3] - 2:2, 8:4, 114:20 CHAIRWOMAN [137] - 6:1, 6:18, 7:19, 8:5, 8:19, 9:12, 10:2, 11:5, 11:14, 11:17, 26:15, 27:2, 27:4, 28:16, 28:18, 28:24, 29:21, 29:23, 30:10, 30:15, 30:17, 30:19, 32:4, 32:6, 32:20, 34:6, 34:9, 34:12, 35:20, 36:5, 37:12, 37:25, 44:20, 46:16, 46:18, 46:20, 46:22, 51:23, 54:5, 54:16, 54:20, 54:25, 55:3, 55:10, 55:13, 55:17, 55:19, 57:4, 57:6, 57:20, 58:13, 60:4, 62:20, 64:19, 65:15, 65:18, 67:22, 67:25, 68:9, 75:24, 76:13, 77:2, 77:4, 77:7, 78:16, 78:20, 79:4, 79:13, 79:19, 79:22, 81:3, 81:6, 81:9, 82:19, 84:15, 84:20, 85:7, 85:10, 85:16, 85:24, 86:4, 86:8, 86:16, 86:19, 86:21, 87:7, 87:15, 87:25, 88:9, 88:13, 89:8, 89:13, 89:19, 90:2, 90:22, 91:1, 91:14, 92:1, 92:24, 93:13, 94:1, 94:14, 94:24, 95:10, 97:9, 97:15, 97:20, 98:4, 98:9, 99:2, 99:7, 103:6, 103:9,	103:18, 107:8, 108:4, 108:6, 111:11, 111:21, 112:2, 112:5, 112:9, 112:12, 112:16, 112:21, 113:1, 113:4, 113:11, 113:16, 113:20, 113:23, 114:2, 114:7, 114:12, 114:21, 115:8, 115:18 chance [2] - 30:24, 31:10 change [5] - 15:13, 21:8, 46:11, 51:7, 89:1 changes [4] - 15:4, 15:24, 46:10, 69:22 Channel [3] - 6:23, 6:24 channels [1] - 7:3 character [1] - 90:13 characterized [1] - 110:1 charging [3] - 95:1, 95:6, 109:13 CHIEF [8] - 8:9, 27:3, 46:21, 77:5, 113:14, 113:18, 114:11, 114:25 Chief [4] - 2:6, 8:8, 114:14, 114:24 Christine [1] - 69:8 circle [1] - 47:15 circulation [8] - 38:16, 40:22, 42:2, 56:4, 64:23, 65:12, 74:16, 106:22 cite [1] - 30:7 citizen's [1] - 7:9 City [2] - 37:22, 69:5 civil [5] - 37:3, 37:6, 38:16, 43:5, 58:10 clarification [2] - 25:11, 107:20 clarified [1] - 99:4 clarify [5] - 20:14, 31:14, 61:20, 64:13, 72:16 classes [1] - 93:18 cleaning [1] - 25:5 cleanup [1] - 23:12 clear [3] - 14:12, 44:13, 47:24 clearer [1] - 17:5 clearly [1] - 61:22 clerk [1] - 6:12 close [5] - 30:23, 50:16, 94:15, 95:8, 103:13 closer [2] - 58:20, 75:2 closest [1] - 50:11 closure [2] - 94:7,	94:9 CLR [1] - 116:23 clutter [1] - 74:3 CME [1] - 2:20 code [1] - 17:2 cofone [1] - 4:7 Cofone [2] - 68:21, 69:8 Colliers [1] - 4:4 color [2] - 17:2, 58:16 color-code [1] - 17:2 comfortable [6] - 39:3, 56:5, 60:15, 77:5, 106:1, 106:9 coming [29] - 40:10, 40:23, 41:2, 41:3, 42:2, 47:21, 48:20, 49:9, 49:10, 51:4, 54:9, 55:21, 59:24, 60:12, 60:13, 60:14, 63:20, 74:18, 75:10, 79:9, 81:25, 83:6, 83:25, 87:9, 102:13, 102:18, 102:19 commencement [2] - 13:1, 116:6 commend [1] - 101:12 comment [2] - 25:18, 34:11 COMMENT [1] - 92:12 commentary [1] - 7:18 commented [1] - 51:1 comments [8] - 7:10, 26:10, 52:14, 92:4, 103:12, 104:25, 105:25, 109:13 COMMENTS/ QUESTIONS [1] - 4:13 commission [1] - 106:4 Commission [4] - 23:21, 26:2, 107:10, 116:24 Commission's [1] - 25:9 commitment [5] - 23:16, 29:13, 29:15, 60:1, 67:2 commitments [1] - 106:25 Committeeman [1] - 2:10 committeeman [2] - 8:12, 115:3 COMMITTEEMAN [15] - 8:13, 8:14, 8:16, 30:14, 55:16, 79:16, 88:15, 89:10, 89:14, 89:20, 90:19,
---	--	--	---	--

113:21, 113:24, 114:4, 115:4 common [1] - 110:25 communications [1] - 104:5 community [1] - 105:13 complete [1] - 87:24 completely [1] - 53:6 complex [1] - 67:6 compliance [5] - 6:14, 23:2, 27:6, 64:24, 76:23 comply [9] - 23:3, 24:13, 85:13, 109:6, 109:11, 109:12, 109:21, 109:22 compromise [1] - 77:18 computer [1] - 12:11 conceptual [1] - 46:4 concern [5] - 7:7, 65:5, 66:10, 66:12, 84:6 concerned [5] - 26:3, 26:4, 35:11, 35:13, 39:11 concerns [3] - 12:2, 74:10, 92:4 concession [1] - 14:5 concluded [1] - 115:21 conclusion [1] - 67:10 condenser [1] - 15:20 condition [1] - 30:2 conditional [2] - 13:18, 14:1 conditions [7] - 93:17, 109:1, 109:3, 109:7, 111:7, 113:17, 114:10 conduct [1] - 7:4 conducts [1] - 9:8 confirm [4] - 11:11, 42:25, 49:1, 57:8 confirmed [1] - 43:13 confirming [2] - 38:9, 41:20 conflict [1] - 109:5 confused [2] - 59:14, 63:18 confusion [1] - 24:6 connect [1] - 42:14 connection [1] - 101:5 connectivity [1] - 42:15 consensus [4] - 86:6, 86:23, 86:25, 91:11 consent [1] - 7:2 consider [1] - 97:2	considerable [1] - 107:4 consideration [2] - 19:20, 19:25 considered [3] - 13:23, 14:12, 73:23 constructed [2] - 58:2, 110:21 construction [6] - 23:8, 26:21, 34:19, 40:1, 41:14, 110:18 CONSULTANTS [1] - 2:17 Consulting [2] - 4:7, 68:21 contact [1] - 104:3 contamination [1] - 23:25 contemplated [1] - 32:8 continue [4] - 40:18, 40:19, 48:1, 82:13 continued [1] - 10:9 CONTINUED [1] - 1:21 continues [1] - 43:18 contractual [1] - 24:3 contrary [1] - 80:19 contributory [1] - 20:8 control [2] - 43:23, 83:19 conversation [1] - 16:1 conversations [1] - 82:11 convince [1] - 66:17 copy [3] - 6:7, 6:10, 58:15 corner [6] - 23:17, 32:9, 61:5, 61:7, 61:8, 100:11 Correct [5] - 21:5, 44:8, 99:16, 112:2, 112:5 correct [27] - 21:12, 21:13, 23:14, 28:4, 30:10, 33:20, 41:15, 44:16, 47:6, 47:7, 47:8, 49:2, 54:2, 54:23, 59:2, 60:4, 63:2, 71:23, 72:22, 85:9, 87:22, 90:2, 94:18, 94:20, 113:2, 114:7, 114:11 corrected [4] - 13:16, 15:6, 15:8, 15:12 correction [1] - 107:7 correctly [1] - 15:8 COUNCILMAN [1] - 47:4 COUNSEL [1] - 3:1 counsel [4] - 11:8, 105:11, 116:14,	116:17 Counsel [1] - 3:6 count [2] - 26:20, 110:20 counted [1] - 17:7 COUNTY [1] - 1:2 County [1] - 111:6 couple [5] - 22:18, 26:9, 44:22, 89:15, 93:10 course [1] - 23:8 COURT [1] - 1:23 Court [2] - 1:23, 116:4 COURTROOM [1] - 1:12 coverage [1] - 72:5 crannies [1] - 61:16 cream [2] - 33:1, 34:25 create [4] - 104:22, 105:2, 108:1, 112:10 created [3] - 18:4, 19:9, 60:8 creates [1] - 7:7 credentials [3] - 11:10, 36:3, 37:25 credible [1] - 69:19 Cree [5] - 13:6, 13:21, 32:17, 32:22, 35:7 Cree-Mee [5] - 13:6, 13:21, 32:17, 32:22, 35:7 criteria [4] - 71:1, 71:2, 71:6 cross [6] - 42:4, 42:6, 47:22, 49:12, 59:8, 110:10 cross-access [1] - 110:10 crosswalk [3] - 44:24, 45:4, 45:9 crosswalks [2] - 41:25, 42:6 curb [4] - 35:3, 35:16, 38:17, 83:17 Curb [1] - 35:5 curious [2] - 78:23, 90:6 current [2] - 69:11, 99:8 cursing [1] - 102:25 curve [1] - 83:8 customers [2] - 32:11, 33:10 cut [1] - 73:20 cutting [1] - 75:4	DADDARIO [4] - 68:6, 68:15, 68:19, 68:20 dangerous [1] - 74:9 dark [3] - 75:8, 81:12, 91:13 date [1] - 116:12 dated [1] - 39:16 Dated [1] - 116:25 dating [1] - 37:3 daylight [1] - 26:4 decide [1] - 75:19 deciduous [1] - 96:20 decision [2] - 13:8, 29:11 dedication [1] - 45:16 dedications [1] - 45:11 deemed [1] - 6:13 defer [4] - 22:13, 58:9, 75:11, 90:5 dehumidification [1] - 15:16 deliberate [1] - 103:17 deliberations [1] - 115:17 delivered [1] - 41:18 delivery [1] - 62:24 department [2] - 37:18, 109:20 Department [3] - 37:19, 41:11, 109:23 depth [1] - 105:10 describe [1] - 39:9 described [2] - 111:1, 111:2 description [2] - 70:12, 76:9 DESCRIPTION [1] - 5:3 design [9] - 38:8, 41:13, 41:21, 43:7, 43:16, 43:17, 43:22, 46:4, 63:2 Design [1] - 4:4 designated [2] - 30:3, 110:16 designed [9] - 10:15, 39:9, 40:20, 41:7, 43:24, 44:7, 63:12, 63:24, 106:18 designing [1] - 44:24 destination [4] - 74:6, 75:17, 83:20, 88:22 detail [2] - 18:2, 85:21 determined [1] - 46:11 detriment [1] - 71:8 detriments [1] - 70:25	developed [2] - 110:8 developers [1] - 37:7 Development [2] - 3:17, 10:13 development [5] - 23:11, 63:22, 69:9, 108:3, 110:2 developments [1] - 42:13 device [1] - 88:24 devices [1] - 90:15 different [6] - 17:3, 20:1, 34:19, 60:6, 62:12, 75:16 difficult [2] - 65:5, 76:24 dimensioned [1] - 18:3 dimensions [1] - 17:5 DIRECT [3] - 11:22, 36:21, 68:23 direct [3] - 91:7, 91:13, 98:20 directed [3] - 43:25, 44:3, 63:17 directing [1] - 64:4 direction [6] - 35:18, 44:15, 53:24, 63:15, 87:3, 112:19 directly [2] - 40:3, 67:17 Director [2] - 3:17, 10:13 disagree [1] - 90:14 Disclosure [1] - 6:19 discrepancy [1] - 71:25 discretion [1] - 34:14 discuss [1] - 89:17 discussed [2] - 65:1, 111:18 discussion [4] - 87:18, 88:6, 88:12, 111:16 displayed [1] - 6:8 disregard [1] - 113:1 disruptive [1] - 7:6 distance [1] - 77:14 disturbance [1] - 23:12 divided [1] - 22:3 DO [2] - 116:9, 116:13 documents [1] - 40:1 done [9] - 19:17, 23:8, 60:10, 65:15, 77:24, 86:20, 87:20, 87:21, 90:15 door [7] - 92:23, 93:25, 97:7, 102:10, 102:23, 103:22, 104:25 DOT [20] - 39:24, 41:17, 41:19, 44:3,
D				
Daddario [8] - 4:6, 11:2, 68:4, 68:19, 68:25, 69:15, 70:7, 76:11				

44:6, 45:18, 46:3, 48:16, 50:18, 61:12, 61:14, 61:17, 65:7, 82:1, 82:7, 82:10, 82:12, 106:19, 106:20, 106:23 DOT's [2] - 82:2, 106:18 down [25] - 18:4, 27:11, 27:16, 29:8, 30:24, 40:18, 40:19, 42:9, 47:23, 48:5, 49:17, 50:22, 53:12, 53:19, 79:9, 90:10, 93:7, 96:15, 96:23, 98:7, 99:10, 100:25, 102:19, 108:7, 109:1 downsize [1] - 77:17 downstairs [1] - 85:15 downward [1] - 31:9 drainage [1] - 20:8 drawings [2] - 41:14, 57:22 Drive [1] - 67:11 drive [1] - 20:21 drivers [2] - 31:20, 81:23 driveway [18] - 39:23, 40:3, 40:5, 40:12, 40:15, 40:19, 41:5, 42:10, 43:7, 43:22, 55:12, 55:25, 57:8, 83:11, 83:12, 83:21, 83:24, 84:7 driveways [3] - 43:24, 44:4, 44:13 driving [4] - 53:12, 66:3, 75:7, 76:24 duly [1] - 116:7 during [1] - 23:11	53:25, 61:25, 83:6, 84:1, 90:10, 99:13 eastern [1] - 20:6 easternmost [1] - 19:21 economically [2] - 105:2, 105:12 economy [1] - 104:23 education [2] - 36:25, 69:1 effect [1] - 109:4 effectively [1] - 41:9 effectually [1] - 38:18 efficiency [1] - 104:22 efficient [2] - 40:21, 76:9 efficiently [2] - 38:18, 76:1 egregious [1] - 75:15 eight [3] - 18:23, 20:10, 73:8 either [1] - 24:12 elected [1] - 13:10 electric [1] - 95:1 element [1] - 85:21 elements [1] - 41:13 elevation [10] - 14:24, 15:9, 15:11, 15:12, 15:20, 18:10, 18:12, 18:14, 18:15 elevations [9] - 14:22, 15:5, 15:18, 15:24, 18:6, 18:17, 68:7, 70:3, 73:16 eliminated [3] - 46:25, 47:10, 48:7 eloquent [1] - 76:8 eloquently [1] - 75:25 Email [2] - 1:25, 3:5 Emerald [1] - 10:14 emergency [8] - 38:10, 38:23, 42:20, 42:21, 42:22, 43:1, 43:2, 109:16 employee [2] - 116:14, 116:16 end [5] - 11:1, 31:3, 33:13, 57:22, 109:17 ending [1] - 66:13 enforcement [1] - 29:19 Engineer [1] - 2:20 ENGINEER [39] - 9:3, 20:14, 21:3, 21:9, 21:14, 21:19, 22:2, 22:12, 24:11, 24:16, 26:18, 26:24, 27:1, 34:10, 34:13, 34:21, 44:22, 45:6, 45:10, 45:19, 45:23, 46:3,	46:9, 46:14, 50:25, 51:25, 52:13, 64:20, 65:3, 65:11, 65:17, 72:16, 77:3, 82:24, 83:10, 86:5, 98:22, 99:18, 99:21 engineer [11] - 9:5, 10:12, 10:25, 26:11, 37:8, 37:9, 37:16, 38:17, 58:10, 63:23, 66:22 engineer's [2] - 23:22, 109:8 Engineering [3] - 4:4, 4:5, 36:18 engineering [3] - 37:3, 37:6, 70:4 engineers [3] - 31:24, 64:3, 67:3 Englishtown [1] - 101:24 enter [3] - 39:14, 42:6, 54:10 entire [3] - 37:6, 43:23, 99:19 entrance [1] - 54:23 entranceway [1] - 54:11 entry [2] - 40:10, 54:22 environmental [1] - 106:4 Environmental [4] - 23:20, 25:9, 26:2, 107:10 envision [2] - 51:4, 66:8 envisioning [1] - 65:24 equal [1] - 80:24 erases [1] - 81:13 Eric [3] - 2:10, 30:13, 55:15 especially [4] - 74:6, 75:7, 75:9, 79:5 ESQ [1] - 2:18 ESQUIRE [1] - 3:3 essentially [4] - 22:23, 71:3, 73:4, 106:24 established [3] - 104:10, 104:11, 104:12 estimate [1] - 48:25 et [2] - 66:1, 111:6 EV [5] - 94:25, 95:6, 95:18, 109:13, 109:15 evaporative [1] - 15:20 evening [5] - 9:22, 9:23, 10:5, 10:12, 10:18 event [1] - 30:6 evergreen [1] - 96:20	exact [2] - 65:6, 66:25 exactly [5] - 19:16, 57:23, 62:7, 63:12, 80:2 EXAMINATION [3] - 11:22, 36:21, 68:23 examination [2] - 26:13, 76:12 examined [1] - 105:9 example [4] - 65:24, 66:2, 81:18, 114:5 exceed [5] - 71:21, 72:10, 72:23, 73:4, 108:22 exceeding [1] - 74:12 except [6] - 80:25, 89:25, 106:6, 109:4, 114:9, 115:5 exception [4] - 23:23, 74:24, 107:11, 109:14 exhibit [22] - 13:14, 13:15, 13:17, 13:25, 14:18, 16:12, 16:16, 16:22, 16:24, 17:4, 17:13, 17:25, 19:1, 34:1, 38:13, 39:15, 40:2, 40:19, 68:5, 73:12, 73:18 Exhibit [4] - 5:8, 5:9, 17:22, 39:21 EXHIBITS [1] - 5:1 exhibits [4] - 12:7, 12:13, 22:17, 73:14 Exhibits [1] - 12:25 existing [1] - 70:21 exit [2] - 60:21, 61:22 exiting [2] - 63:3, 64:23 exorbitant [1] - 74:4 expand [1] - 65:20 expected [1] - 7:4 experience [1] - 37:18 expert [3] - 36:2, 37:21, 38:6 expressly [1] - 63:10 extend [1] - 66:13 extended [1] - 102:12 extending [1] - 33:13 extension [1] - 101:3 external [1] - 86:7 extra [1] - 33:15 extremely [1] - 112:15	75:4, 75:23, 112:19 face [1] - 106:18 faces [1] - 112:15 facility [6] - 74:21, 93:22, 94:6, 105:3, 108:2 facing [8] - 31:7, 33:18, 35:11, 35:17, 77:10, 90:7, 91:3, 111:24 fact [6] - 38:7, 39:12, 57:24, 71:13, 104:7, 107:23 fails [1] - 105:4 Fair [1] - 67:20 Fairfield [1] - 36:19 fairly [1] - 67:6 fall [1] - 98:19 falls [1] - 100:2 familiar [2] - 43:1, 79:10 fan [1] - 29:2 far [9] - 13:13, 31:18, 37:22, 41:20, 45:16, 53:20, 100:21, 111:20 fast [2] - 88:20, 89:23 favorably [1] - 107:4 feelings [2] - 75:12, 89:21 feet [22] - 13:25, 14:2, 27:25, 28:1, 28:3, 49:3, 53:19, 73:2, 73:3, 73:5, 78:17, 79:5, 81:20, 81:25, 86:11, 88:7, 88:18, 96:16, 96:17, 98:13, 100:12, 111:3 fence [24] - 80:4, 96:2, 96:5, 96:23, 97:4, 97:16, 97:21, 97:24, 97:25, 98:5, 98:10, 98:11, 99:5, 99:8, 99:19, 99:22, 99:23, 99:25, 100:2, 100:5, 100:8, 110:24, 113:10 fencing [2] - 96:2, 96:8 few [4] - 32:16, 32:21, 36:24, 69:1 field [1] - 37:5 figure [3] - 48:21, 51:15, 86:23 file [3] - 6:11, 85:12, 85:14 Final [5] - 9:14, 9:15, 104:19, 107:5, 108:14 FINAL [1] - 1:9 final [4] - 67:4, 68:3, 91:17, 108:12 finalizing [1] - 82:13
E				
early [3] - 75:8, 93:18, 93:19 easements [1] - 110:11 east [31] - 15:7, 15:8, 18:10, 19:19, 19:20, 31:3, 40:12, 44:1, 48:13, 52:5, 58:21, 59:1, 59:24, 60:2, 60:21, 61:3, 62:9, 62:14, 62:18, 62:25, 63:4, 64:23, 64:25, 73:7, 74:12, 75:22, 91:3, 96:10, 108:22, 112:18, 112:25 eastbound [11] - 40:5, 40:8, 40:16, 47:15, 49:20,				
F				
			facade [11] - 16:2, 18:8, 73:8, 73:9, 74:12, 75:22, 76:20, 85:5, 85:8, 108:23, 112:15 facades [4] - 73:18,	

financial ^[1] - 29:17 financially ^[1] - 116:17 fine ^[11] - 11:5, 11:6, 29:23, 32:3, 52:8, 76:16, 79:25, 86:4, 89:16, 100:13 Fios ^[2] - 6:24 fire ^[14] - 35:12, 38:22, 42:20, 42:21, 42:22, 42:23, 43:1, 43:8, 95:14, 105:23, 105:25, 109:12, 109:19, 109:20 FIRE ^[8] - 8:9, 27:3, 46:21, 77:5, 113:14, 113:18, 114:11, 114:25 Fire ^[2] - 2:6, 109:22 firefighting ^[1] - 38:10 firm ^[3] - 9:25, 10:7, 39:1 first ^[8] - 12:20, 20:3, 45:4, 57:7, 59:16, 71:19, 93:1, 96:17 FISHER ^[26] - 7:23, 30:20, 31:13, 32:2, 34:22, 35:5, 35:19, 57:5, 81:4, 82:18, 86:15, 87:5, 89:22, 91:19, 98:17, 98:21, 99:1, 111:19, 111:25, 112:3, 112:6, 113:2, 113:8, 113:12, 113:19, 114:16 Fisher ^[4] - 2:5, 7:22, 114:14, 114:15 fit ^[1] - 77:22 five ^[5] - 12:7, 50:7, 50:9, 87:8, 87:10 five-minute ^[1] - 87:8 flag ^[1] - 6:16 flexible ^[1] - 70:24 flies ^[1] - 106:18 Floor ^[1] - 5:5 floor ^[3] - 12:21, 13:13, 14:4 focus ^[1] - 39:7 focused ^[1] - 26:19 follow ^[3] - 10:24, 24:21, 88:25 following ^[2] - 53:19, 81:11 follows ^[1] - 11:20 food ^[1] - 88:20 foot ^[6] - 9:17, 9:18, 28:13, 53:14, 77:11, 79:2 footage ^[3] - 18:4, 18:5, 73:1 FOR ^[1] - 1:6	force ^[1] - 109:4 foregoing ^[1] - 116:9 forget ^[1] - 107:24 forgot ^[1] - 107:23 forms ^[1] - 33:12 forth ^[4] - 63:10, 64:13, 109:7, 116:12 forum ^[1] - 7:10 forward ^[2] - 43:15, 92:5 four ^[6] - 19:14, 19:18, 23:17, 27:25, 50:7, 88:7 four-and-a-half ^[2] - 27:25, 88:7 four-corner ^[1] - 23:17 Freeze ^[5] - 13:6, 13:21, 32:17, 32:23, 35:8 front ^[7] - 35:1, 51:18, 66:23, 67:17, 83:3, 102:10, 102:23 frontage ^[3] - 33:23, 42:3, 42:12 full ^[4] - 23:18, 66:23, 99:18, 109:4 fully ^[1] - 32:24 function ^[1] - 39:10 FURTHER ^[2] - 116:9, 116:13 furthest ^[3] - 19:17, 20:7, 20:24 future ^[4] - 42:13, 101:5, 108:3, 110:21	GIURINTANO ^[2] - 36:11, 36:15 Givelekian ^[2] - 2:14, 8:17 GIVELEKIAN ^[12] - 8:18, 34:7, 63:25, 64:8, 64:12, 64:16, 67:23, 82:20, 83:4, 83:15, 84:9, 113:3 given ^[1] - 25:23 glare ^[1] - 31:11 glass ^[2] - 25:23, 107:12 glasses ^[1] - 38:4 goose ^[1] - 89:15 goosenecks ^[1] - 84:13 gore ^[1] - 56:13 governing ^[1] - 104:11 governmental ^[1] - 111:5 Governor ^[1] - 24:9 GPS ^[5] - 83:20, 83:23, 88:16, 91:20, 91:23 grant ^[1] - 70:15 granted ^[2] - 70:24, 71:7 grass ^[2] - 29:4, 30:6 gray ^[1] - 38:3 greater ^[2] - 104:22, 104:23 Green ^[1] - 10:3 green ^[3] - 48:3, 77:20 group ^[4] - 7:14, 50:21, 81:21, 82:17 Group ^[3] - 2:19, 4:7, 68:21 guess ^[5] - 17:13, 22:5, 33:7, 48:22, 88:10 guidance ^[3] - 10:20, 105:1, 105:11 guide ^[1] - 56:16 guided ^[1] - 54:18 guns ^[1] - 103:8 guys ^[5] - 75:19, 86:24, 88:3, 93:2, 101:12	49:11, 49:17, 56:1, 64:7, 65:21, 80:6, 92:7, 92:15, 102:24 hand-held ^[1] - 92:7 handheld ^[1] - 58:14 handicap ^[1] - 95:19 handle ^[4] - 39:12, 43:2, 44:4, 83:13 handled ^[1] - 41:23 happy ^[2] - 48:24, 72:6 hard ^[1] - 83:9 HD ^[1] - 6:24 head ^[3] - 35:11, 35:14, 40:25 head-on ^[2] - 35:11, 35:14 headed ^[1] - 93:4 heading ^[7] - 47:14, 49:20, 53:24, 64:25, 65:22, 87:3, 90:9 heads ^[1] - 82:18 hear ^[2] - 12:3, 79:2 heard ^[8] - 25:18, 59:16, 59:18, 60:5, 60:7, 101:13, 105:9, 105:10 HEARING ^[1] - 1:20 hearing ^[7] - 9:21, 10:9, 10:10, 13:2, 69:25, 70:5, 110:4 heavy ^[2] - 56:13, 66:8 height ^[2] - 88:11, 90:24 Heilbrunn ^[2] - 9:25, 10:7 HEILBRUNN ^[1] - 3:2 held ^[1] - 92:7 hereby ^[1] - 116:6 hereinbefore ^[1] - 116:12 high ^[5] - 26:3, 27:25, 28:1, 28:3, 77:11 higher ^[1] - 93:6 highest ^[1] - 53:7 Highway ^[4] - 3:3, 4:16, 92:22, 111:1 highway ^[7] - 35:8, 53:13, 53:22, 76:25, 77:11, 79:10, 90:7 Hill ^[1] - 61:5 hit ^[3] - 33:6, 74:19, 83:8 hockey ^[2] - 65:25, 66:4 HOGAN ^[8] - 8:9, 27:3, 46:21, 77:5, 113:14, 113:18, 114:11, 114:25 Hogan ^[4] - 2:6, 8:8, 114:14, 114:24	hold ^[2] - 47:5, 87:5 home ^[2] - 95:9, 102:13 honestly ^[2] - 79:9, 83:11 hop ^[1] - 35:16 hoping ^[6] - 33:2, 38:3, 66:16, 94:12, 94:22, 94:23 horizontal ^[2] - 39:25, 43:6 horns ^[1] - 102:25 hotline ^[1] - 24:1 hour ^[3] - 52:22, 53:11, 94:16 hours ^[5] - 25:12, 32:16, 32:22, 52:3, 93:12 house ^[2] - 88:23, 93:25 houses ^[2] - 30:23, 30:25 huge ^[1] - 74:3 hydrant ^[1] - 109:20
I				
I.. ^[1] - 115:7 I... ^[1] - 85:1 ice ^[30] - 12:21, 14:24, 33:1, 34:25, 40:11, 41:6, 42:7, 80:7, 80:12, 81:24, 84:10, 84:16, 86:10, 86:13, 86:15, 86:16, 86:17, 87:2, 88:6, 89:2, 89:3, 91:2, 93:3, 93:5, 101:8, 101:20, 110:22, 111:13, 111:22, 111:23 Ice ^[3] - 5:5, 73:24, 78:5 idea ^[3] - 58:16, 88:5, 88:11 identification ^[3] - 17:23, 85:23, 86:3 identified ^[3] - 39:2, 80:7, 95:4 identify ^[3] - 70:8, 95:5, 95:16 idling ^[3] - 31:15, 31:16, 31:21 illuminate ^[3] - 84:16, 87:2, 91:12 illuminated ^[15] - 28:13, 78:2, 78:6, 78:12, 78:17, 78:24, 79:5, 79:6, 81:13, 81:14, 87:3, 89:6, 89:7, 89:9, 110:23 illuminating ^[1] - 84:14				

image ^[1] - 7:2 immediately ^[2] - 20:25, 35:14 impact ^[1] - 37:16 impair ^[2] - 71:9, 71:10 impediment ^[1] - 28:12 impervious ^[1] - 72:4 implemented ^[1] - 23:11 important ^[6] - 28:7, 41:22, 43:21, 86:14, 112:18, 112:24 impose ^[1] - 30:2 imposed ^[1] - 24:8 improvements ^[3] - 44:25, 82:14, 105:15 impulsive ^[1] - 88:21 inaccurate ^[1] - 104:8 inappropriate ^[2] - 7:6, 7:14 Inc ^[1] - 2:22 inches ^[1] - 18:23 inclined ^[2] - 76:17, 76:21 include ^[1] - 67:14 included ^[3] - 44:10, 45:24, 66:9 including ^[1] - 109:13 inclusive ^[1] - 46:5 incorrectly ^[1] - 13:15 increase ^[1] - 46:24 increments ^[1] - 66:7 indicated ^[9] - 16:10, 16:15, 18:5, 19:14, 93:16, 94:4, 107:14, 109:19, 110:6 individual ^[1] - 7:8 industry ^[2] - 69:8, 69:9 influenced ^[1] - 106:19 infrastructure ^[1] - 19:12 inquire ^[2] - 82:10, 82:12 inspected ^[1] - 34:18 install ^[1] - 110:24 installed ^[1] - 34:17 instance ^[1] - 67:12 instances ^[2] - 65:25, 66:6 instead ^[2] - 64:25, 91:4 intend ^[1] - 11:4 intended ^[1] - 32:13 intending ^[1] - 23:6 intent ^[2] - 25:18, 72:4	intention ^[5] - 21:23, 25:16, 63:3, 105:6, 105:7 intentionally ^[1] - 22:4 interest ^[1] - 7:14 interested ^[2] - 32:18, 116:17 interim ^[1] - 21:6 interior ^[1] - 78:24 interrupt ^[1] - 64:21 intersection ^[22] - 39:7, 39:8, 39:9, 40:9, 40:20, 41:24, 42:10, 47:22, 48:5, 48:12, 48:15, 49:12, 49:18, 50:11, 51:16, 52:18, 52:21, 57:9, 58:19, 59:11, 59:21, 82:13 intimately ^[1] - 61:14 introduce ^[1] - 12:7 involved ^[2] - 61:14, 61:15 irregular ^[1] - 70:20 issue ^[2] - 82:2, 82:7 issued ^[1] - 41:19 issues ^[2] - 23:3, 25:4 items ^[2] - 107:10, 107:12 itself ^[2] - 71:4, 98:18 IURIN ^[1] - 36:16	Jeromie ^[2] - 3:17, 107:24 JERSEY ^[2] - 1:2, 1:13 Jersey ^[7] - 1:24, 3:4, 36:19, 51:6, 68:21, 69:4, 116:5 job ^[1] - 71:16 John ^[1] - 2:4 join ^[1] - 35:25 joining ^[1] - 37:13 Jordan ^[12] - 2:20, 13:18, 18:22, 19:16, 44:21, 51:23, 65:16, 67:18, 77:2, 89:17, 99:4, 111:8 judgment ^[1] - 89:18 jug ^[1] - 83:13 jughandle ^[2] - 47:16, 106:17 July ^[1] - 116:25 jump ^[1] - 88:15 June ^[5] - 6:3, 9:20, 10:10, 69:25 JUNE ^[1] - 1:16 jurisdiction ^[5] - 82:2, 103:25, 104:9, 104:15, 106:19 Justin ^[1] - 10:16	Kwaak ^[3] - 2:2, 8:4, 114:20 KWAAK ^[137] - 6:1, 6:18, 7:19, 8:5, 8:19, 9:12, 10:2, 11:5, 11:14, 11:17, 26:15, 27:2, 27:4, 28:16, 28:18, 28:24, 29:21, 29:23, 30:10, 30:15, 30:17, 30:19, 32:4, 32:6, 32:20, 34:6, 34:9, 34:12, 35:20, 36:5, 37:12, 37:25, 44:20, 46:16, 46:18, 46:20, 46:22, 51:23, 54:5, 54:16, 54:20, 54:25, 55:3, 55:10, 55:13, 55:17, 55:19, 57:4, 57:6, 57:20, 58:13, 60:4, 62:20, 64:19, 65:15, 65:18, 67:22, 67:25, 68:9, 75:24, 76:13, 77:2, 77:4, 77:7, 78:16, 78:20, 79:4, 79:13, 79:19, 79:22, 81:3, 81:6, 81:9, 82:19, 84:15, 84:20, 85:7, 85:10, 85:16, 85:24, 86:4, 86:8, 86:16, 86:19, 86:21, 87:7, 87:15, 87:25, 88:9, 88:13, 89:8, 89:13, 89:19, 90:2, 90:22, 91:1, 91:14, 92:1, 92:24, 93:13, 94:1, 94:14, 94:24, 95:10, 97:9, 97:15, 97:20, 98:4, 98:9, 99:2, 99:7, 103:6, 103:9, 103:18, 107:8, 108:4, 108:6, 111:11, 111:21, 112:2, 112:5, 112:9, 112:12, 112:16, 112:21, 113:1, 113:4, 113:11, 113:16, 113:20, 113:23, 114:2, 114:7, 114:12, 114:21, 115:8, 115:18	108:18, 110:14, 110:20 land-bank ^[2] - 72:6, 110:14 land-banked ^[1] - 110:20 land-banking ^[3] - 42:17, 72:3, 108:18 landlord ^[1] - 29:10 landscape ^[3] - 96:14, 98:1, 106:11 landscaping ^[6] - 31:5, 90:20, 96:20, 98:2, 109:10, 109:11 Lane ^[5] - 40:7, 47:21, 48:22, 51:8 lane ^[13] - 35:12, 40:8, 40:14, 49:12, 50:12, 65:22, 66:9, 66:13, 66:14, 102:9, 102:15, 102:24, 109:19 lanes ^[2] - 40:5, 40:24 Lange ^[2] - 3:17, 10:13 large ^[4] - 26:5, 26:6, 57:9, 67:14 largest ^[3] - 38:19, 41:8, 44:4 last ^[10] - 5:6, 13:15, 17:18, 36:13, 43:12, 43:20, 68:17, 70:5, 80:19, 92:20 Last ^[1] - 68:19 lastly ^[1] - 18:25 law ^[1] - 70:17 Law ^[3] - 2:19, 70:15, 71:5 layout ^[2] - 65:6, 65:8 league ^[1] - 102:2 learned ^[2] - 32:17, 32:22 least ^[3] - 21:7, 45:4, 80:25 leave ^[7] - 32:25, 42:18, 44:14, 63:13, 88:22, 91:12, 102:7 leaves ^[1] - 30:24 leaving ^[3] - 20:10, 44:1, 102:3 left ^[38] - 12:4, 40:14, 40:15, 40:23, 41:4, 48:2, 48:21, 49:8, 49:11, 49:12, 50:11, 56:1, 56:6, 57:8, 59:21, 60:15, 61:3, 61:4, 61:9, 61:10, 62:6, 62:8, 62:9, 62:13, 62:18, 63:6, 64:1, 64:10, 65:21, 65:23, 81:20, 99:9, 102:9,
K				
Kastell ^[3] - 2:8, 8:10, 115:1 KASTELL ^[20] - 8:11, 32:5, 57:7, 57:11, 57:16, 57:21, 58:3, 58:6, 58:22, 59:5, 59:14, 60:5, 60:19, 61:18, 62:7, 62:15, 62:17, 63:18, 81:7, 115:2 Kathryn ^[1] - 2:2 Kathy ^[1] - 113:14 keep ^[2] - 17:11, 96:6 Ken ^[1] - 32:20 Kenneth ^[2] - 9:25, 10:6 KENNETH ^[1] - 3:3 Kevin ^[2] - 10:13, 105:10 kids ^[1] - 82:4 kind ^[12] - 13:7, 28:10, 33:18, 72:3, 72:5, 74:20, 81:4, 81:10, 93:2, 93:3, 93:16, 101:15 kindly ^[1] - 11:11 Knob ^[1] - 61:5 know.. ^[1] - 29:24 Knox ^[1] - 109:17 kpape@hpnjlaw.com ^[1] - 3:5				
J				
Jack ^[7] - 2:9, 27:4, 28:16, 46:22, 61:6, 77:7, 90:3 JACOBSON ^[25] - 6:20, 7:21, 7:24, 8:1, 8:6, 8:8, 8:10, 8:12, 8:14, 8:16, 30:16, 55:18, 79:20, 86:17, 107:15, 114:13, 114:17, 114:19, 114:22, 114:24, 115:1, 115:3, 115:7, 115:11, 115:14 Jacobson ^[1] - 2:7 Jake's ^[6] - 13:6, 13:21, 32:9, 32:17, 32:22, 35:7 James ^[4] - 4:5, 10:25, 36:1, 36:15 JAMES ^[2] - 36:11, 36:15 jams ^[1] - 61:8 Jen ^[5] - 46:16, 76:2, 76:14, 79:23, 84:25 Jen's ^[2] - 77:16, 80:19 Jennifer ^[1] - 2:21				
L				
labeled ^[4] - 12:17, 12:22, 14:5, 17:14 Lake ^[1] - 37:23 Land ^[2] - 70:15, 71:5 land ^[8] - 42:17, 69:7, 69:9, 72:3, 72:6,				

102:11, 102:20, 102:24 left-hand [5] - 49:8, 49:11, 56:1, 65:21, 102:24 left-turn [1] - 40:14 lefts [1] - 63:20 legal [2] - 25:3, 104:12 legislation [1] - 24:7 length [2] - 66:24, 99:19 lengthy [2] - 19:24, 20:12 Leon [1] - 2:22 LESCAVAGE [20] - 11:13, 11:16, 11:19, 45:25, 55:4, 55:6, 58:15, 59:2, 59:6, 95:17, 95:24, 96:9, 96:13, 96:16, 96:19, 97:1, 99:17, 100:15, 100:19, 101:2 Lescavage [14] - 4:3, 10:12, 10:19, 10:23, 11:7, 11:24, 26:12, 35:23, 43:12, 43:13, 43:19, 95:3, 95:15, 98:22 Lescavage's [1] - 39:1 less [3] - 14:15, 18:12, 65:4 letter [8] - 13:5, 13:6, 28:13, 41:17, 41:19, 51:1, 63:9, 107:10 letters [6] - 27:14, 27:21, 70:3, 70:4, 79:2, 88:7 level [1] - 25:12 License [1] - 116:23 license [3] - 11:11, 37:24, 69:11 licensed [2] - 37:23, 69:3 light [25] - 10:3, 25:12, 31:6, 47:9, 47:10, 54:11, 54:14, 54:23, 61:23, 62:5, 62:6, 62:8, 62:13, 63:6, 64:5, 74:19, 74:21, 77:20, 81:23, 82:6, 84:12, 86:7, 89:15, 90:1, 90:9 lighting [6] - 93:24, 94:3, 94:5, 107:15, 107:17 lights [14] - 25:16, 30:22, 30:25, 31:8, 31:10, 46:25, 50:15, 78:11,	81:15, 94:2, 94:4, 94:9, 94:12, 107:21 likely [2] - 47:21, 90:18 limit [1] - 14:14 limited [2] - 25:24, 61:2 line [13] - 33:12, 34:24, 56:16, 66:8, 99:14, 99:19, 100:8, 100:17, 100:20, 100:21, 101:5, 110:25 lined [1] - 95:18 lines [1] - 59:5 lineup [1] - 66:12 list [1] - 108:8 listen [1] - 87:7 lit [6] - 80:21, 86:11, 86:12, 89:12, 111:20, 112:1 live [2] - 92:22, 105:19 LLC [4] - 1:7, 1:23, 3:2, 9:13 LLP [1] - 2:19 local [1] - 24:23 located [4] - 81:1, 95:13, 99:6, 111:1 location [9] - 31:5, 34:3, 55:7, 59:3, 59:7, 62:1, 74:23, 75:9, 75:17 locations [2] - 95:15, 109:21 locked [2] - 65:6, 65:10 look [25] - 13:18, 15:6, 21:22, 33:25, 34:1, 45:2, 45:13, 48:8, 50:19, 50:21, 52:24, 53:18, 56:13, 58:23, 58:25, 61:7, 61:11, 66:21, 67:9, 73:1, 88:17, 88:18, 90:1, 102:10, 102:23 looked [5] - 19:20, 66:11, 66:17, 66:18, 74:2 looking [14] - 13:12, 41:10, 53:1, 56:4, 57:12, 58:8, 58:24, 59:7, 62:2, 65:22, 66:24, 70:17, 99:9, 112:22 LOTS [1] - 1:7 lowering [1] - 25:12	44:17, 87:24, 88:4, 107:6, 115:15 Madison [1] - 101:19 main [1] - 78:4 maintain [1] - 98:18 major [3] - 37:17, 108:12, 108:13 Major [2] - 9:15, 108:14 manage [1] - 38:17 management [2] - 19:22, 20:13 Manalapan [21] - 4:16, 6:2, 6:21, 27:11, 27:19, 28:2, 38:22, 73:23, 78:5, 78:17, 80:11, 84:17, 86:11, 86:14, 88:8, 89:4, 91:4, 93:4, 102:19, 111:22 MANALAPAN [3] - 1:1, 1:12, 1:13 maneuver [2] - 38:11, 41:9 maneuvers [1] - 74:22 manhole [1] - 101:4 mapping [1] - 88:24 maps [2] - 58:7, 58:23 Marigold [1] - 105:20 MARK [20] - 11:13, 11:16, 11:19, 45:25, 55:4, 55:6, 58:15, 59:2, 59:6, 95:17, 95:24, 96:9, 96:13, 96:16, 96:19, 97:1, 99:17, 100:15, 100:19, 101:2 Mark [5] - 4:3, 12:15, 12:17, 26:18, 47:3 mark [1] - 58:11 marked [5] - 13:1, 17:22, 19:2, 39:17, 90:7 market [1] - 93:17 Master [1] - 69:5 matching [1] - 88:8 materials [1] - 70:2 matter [2] - 69:17, 89:11 matters [1] - 9:9 mature [1] - 31:5 max [5] - 21:20, 21:25, 22:11, 108:17, 108:20 maximum [4] - 71:21, 72:10, 72:23 Mayor [5] - 2:9, 8:6, 54:8, 111:12, 114:22 MAYOR [45] - 8:7, 27:5, 27:13, 27:20,	27:23, 28:2, 28:5, 28:8, 28:17, 46:23, 47:12, 47:18, 48:4, 48:11, 48:16, 48:19, 49:5, 49:15, 49:19, 49:24, 50:2, 50:5, 50:10, 50:24, 51:3, 51:14, 51:19, 51:22, 52:2, 52:6, 52:17, 52:20, 53:1, 53:4, 53:9, 53:12, 53:21, 54:3, 77:8, 78:8, 78:11, 78:15, 78:22, 90:4, 114:23 McCormack [2] - 10:14, 14:11 McGRATH [12] - 2:25, 12:14, 12:22, 14:23, 15:1, 16:19, 16:23, 17:15, 17:18, 19:2, 39:16, 39:19 McNaboe [49] - 2:9, 8:6, 8:7, 27:5, 27:13, 27:20, 27:23, 28:2, 28:5, 28:8, 28:17, 46:23, 47:4, 47:12, 47:18, 48:4, 48:11, 48:16, 48:19, 49:5, 49:15, 49:19, 49:24, 50:2, 50:5, 50:10, 50:24, 51:3, 51:14, 51:19, 51:22, 52:2, 52:6, 52:17, 52:20, 53:1, 53:4, 53:9, 53:12, 53:21, 54:3, 77:8, 78:8, 78:11, 78:15, 78:22, 90:4, 114:22, 114:23 mean [12] - 31:19, 74:15, 75:11, 76:15, 78:6, 85:12, 90:13, 96:24, 101:8, 102:5, 111:20, 114:8 means [2] - 71:2, 71:6 meant [1] - 46:7 mechanicals [1] - 15:15 Mee [5] - 13:6, 13:21, 32:17, 32:22, 35:7 meet [6] - 14:2, 14:6, 14:16, 20:20, 20:22, 72:3 MEETING [1] - 1:4 meeting [11] - 6:2, 6:5, 6:13, 6:22, 7:1, 7:5, 9:21, 25:18, 80:19, 87:16, 115:22 Meetings [2] - 6:5, 6:14 Melrose [13] - 40:4,	40:17, 41:2, 41:3, 42:2, 42:4, 57:13, 57:14, 57:16, 58:1, 59:4, 59:12, 67:11 member [2] - 15:14, 65:21 MEMBER [92] - 6:20, 7:21, 7:23, 7:24, 8:1, 8:6, 8:8, 8:10, 8:11, 8:12, 8:15, 8:18, 30:16, 30:20, 31:13, 32:2, 32:5, 32:7, 33:5, 34:4, 34:7, 34:22, 35:5, 35:19, 55:18, 57:5, 57:7, 57:11, 57:16, 57:21, 58:3, 58:6, 58:22, 59:5, 59:14, 60:5, 60:19, 61:18, 62:7, 62:15, 62:17, 63:18, 63:25, 64:8, 64:12, 64:16, 65:19, 67:1, 67:20, 67:23, 79:20, 81:4, 81:7, 81:10, 82:15, 82:18, 82:20, 83:4, 83:15, 84:9, 86:15, 86:17, 87:5, 89:22, 91:19, 98:17, 98:21, 99:1, 107:15, 111:19, 111:25, 112:3, 112:6, 113:2, 113:3, 113:7, 113:8, 113:12, 113:19, 114:13, 114:16, 114:17, 114:19, 114:22, 114:24, 115:1, 115:2, 115:3, 115:7, 115:11, 115:13, 115:14 MEMBERS [2] - 2:1, 2:12 members [10] - 7:11, 9:24, 10:6, 44:18, 66:18, 86:8, 87:17, 108:6, 111:12, 115:16 mentioned [2] - 13:21, 102:9 mess [1] - 103:1 met [1] - 69:21 mic [2] - 11:14, 58:14 MICHAEL [30] - 92:18, 92:21, 93:1, 93:23, 94:11, 94:21, 94:25, 95:7, 95:21, 95:25, 96:11, 96:15, 96:18, 96:22, 97:3, 97:11, 97:18, 98:7, 98:11, 98:24, 99:20, 99:23, 100:1, 100:6,
M				
machines [1] - 14:7 Madam [12] - 8:22, 9:4, 9:23, 10:5, 11:7, 34:10, 41:16,				

100:9, 100:14, 100:18, 100:22, 101:6, 103:7 Michael [2] - 4:16, 92:21 microphone [2] - 36:6, 92:7 Microphone [2] - 10:2, 32:20 middle [1] - 102:13 might [4] - 62:21, 65:3, 65:5 mile [2] - 88:18 Millhurst [1] - 60:25 Millstone [2] - 1:24, 3:4 mind [2] - 98:23, 113:3 mindful [1] - 105:16 mine [1] - 104:14 minute [3] - 48:24, 87:8, 95:5 minutes [1] - 87:11 missed [2] - 26:19, 55:21 missing [1] - 113:9 mistakes [1] - 78:1 mitigation [1] - 108:18 moment [2] - 12:10, 95:11 moments [2] - 36:24, 69:1 MONMOUTH [1] - 1:2 Monroe [1] - 64:15 months [1] - 75:8 monument [4] - 54:24, 54:25, 82:21, 82:22 morning [4] - 52:22, 93:19, 94:13, 94:23 mornings [1] - 52:2 most [8] - 10:11, 13:9, 23:9, 33:24, 88:16, 90:18, 100:17, 102:17 motion [4] - 111:16, 113:4, 113:15, 114:9 motor [1] - 81:19 mount [1] - 31:8 mounted [1] - 72:23 move [4] - 37:20, 91:3, 91:11, 113:14 moved [4] - 58:21, 59:1, 59:12, 114:14 movement [1] - 65:1 movements [3] - 64:4, 74:9, 83:14 moving [3] - 111:13, 111:21, 112:12 MTTN [2] - 6:23, 7:15 mull [2] - 92:1, 111:14	multiple [1] - 69:23 municipal [4] - 6:9, 6:12, 37:8, 37:16 Municipal [2] - 70:14, 71:5 municipalities [1] - 37:7 must [3] - 61:22, 63:17, 70:9 N NAME [1] - 4:15 name [8] - 27:23, 36:13, 68:17, 68:20, 92:20 Nancy [5] - 16:17, 36:16, 73:13, 92:6, 103:10 NANCY [1] - 2:25 narrowness [1] - 70:20 navigate [2] - 43:9, 63:1 near [2] - 34:2, 102:17 necessary [3] - 35:9, 39:12, 104:15 necks [1] - 89:15 need [13] - 24:18, 29:7, 31:25, 56:15, 68:5, 68:7, 72:5, 74:7, 74:19, 79:10, 90:5, 99:4, 112:7 needed [2] - 28:21, 59:8 needs [2] - 47:13, 74:16 negative [2] - 71:1, 71:6 neighbor [6] - 43:14, 43:17, 103:22, 105:1, 106:16, 113:9 neighbor's [1] - 99:11 neighbors [1] - 105:17 Nelson [3] - 2:10, 8:12, 115:3 NELSON [13] - 8:13, 30:14, 55:16, 79:16, 88:15, 89:10, 89:14, 89:20, 90:19, 113:21, 113:24, 114:4, 115:4 net [1] - 46:24 Network [1] - 6:22 network [1] - 39:23 never [3] - 48:16, 90:7, 113:3 NEW [2] - 1:2, 1:13 new [4] - 48:20, 100:5, 100:8,	105:17 New [6] - 1:24, 3:4, 36:19, 68:21, 69:4, 116:4 next [21] - 14:21, 16:12, 16:17, 17:11, 35:21, 48:4, 54:11, 54:18, 61:5, 61:9, 62:9, 62:18, 66:5, 81:20, 81:25, 82:6, 92:22, 93:25, 97:7, 103:22, 104:25 next-door [2] - 103:22, 104:25 nice [3] - 81:12, 82:5, 96:24 night [7] - 31:1, 52:23, 93:20, 94:5, 112:4, 115:17, 115:18 nine [10] - 28:1, 28:3, 28:13, 53:14, 53:19, 77:11, 78:17, 79:2, 79:5, 86:11 nine-and-a [1] - 77:11 nine-and-a-half [5] - 28:1, 28:3, 28:13, 53:19, 79:2 nine-and-a-half-foot [1] - 53:14 NJ [1] - 116:23 NJDEP [2] - 24:1, 111:6 NJDOT [3] - 39:20, 106:15, 111:6 NO [1] - 1:10 nobody [1] - 101:22 non [5] - 25:12, 27:8, 78:5, 78:6, 89:12 non-illuminated [1] - 78:6 non-lit [1] - 89:12 non-use [1] - 25:12 non-variance [1] - 27:8 none [2] - 18:22, 103:13 nooks [1] - 61:16 normally [1] - 75:14 north [13] - 13:14, 14:19, 15:7, 15:10, 18:12, 37:22, 46:8, 62:10, 90:6, 90:10, 90:18, 91:4, 99:18 north-south [1] - 99:18 northbound [2] - 111:14, 112:23 northern [1] - 111:24 not.. [1] - 61:18 Notary [2] - 116:3, 116:24 note [1] - 15:4	noted [1] - 42:11 nothing [16] - 9:1, 26:12, 26:17, 27:3, 36:10, 44:18, 46:17, 46:19, 57:5, 61:24, 67:23, 68:14, 79:20, 87:20, 92:17, 116:8 notice [4] - 6:5, 6:7, 6:10, 104:12 notices [1] - 6:8 notification [1] - 106:7 notify [1] - 81:23 notoriously [1] - 50:12 notwithstanding [1] - 104:25 nowadays [1] - 88:16 nowhere [1] - 45:9 nuanced [1] - 75:16 number [10] - 9:21, 21:17, 21:22, 71:20, 72:10, 74:4, 75:13, 75:21, 108:16, 108:21 Number [5] - 25:8, 25:10, 25:21, 65:22, 66:14 numbers [3] - 73:11, 84:4, 85:3 numerals [2] - 85:2, 86:2 Nunzio [5] - 2:13, 32:6, 64:19, 65:18, 81:9 O o'clock [1] - 94:22 Oak [1] - 36:19 oath [1] - 11:9 objection [1] - 80:5 obligation [1] - 24:8 obtaining [1] - 111:5 obviously [2] - 67:5, 75:19 occasions [1] - 105:24 occupy [1] - 32:9 OF [6] - 1:1, 1:2, 1:6, 1:19, 3:1 offered [1] - 105:15 office [10] - 6:12, 7:13, 20:7, 22:9, 34:16, 74:2, 84:3, 85:21, 86:3, 109:10 official's [1] - 109:12 officials [4] - 42:23, 95:14, 105:23, 106:1 old [2] - 15:6, 97:12 on-site [6] - 30:2, 38:19, 39:7, 39:8, 44:13, 64:4	once [2] - 74:20, 91:20 one [68] - 12:10, 12:20, 14:21, 14:24, 15:4, 15:14, 16:18, 17:11, 17:14, 18:18, 18:19, 22:20, 23:24, 26:22, 27:17, 27:22, 27:24, 27:25, 30:20, 31:14, 32:7, 34:14, 34:22, 39:16, 39:17, 43:21, 46:25, 48:24, 49:6, 50:6, 50:7, 50:9, 50:15, 51:7, 52:13, 54:18, 56:12, 57:10, 58:10, 60:1, 71:4, 71:19, 73:22, 73:24, 77:9, 77:10, 80:6, 89:16, 90:7, 90:8, 96:3, 98:12, 101:14, 104:3, 106:6, 107:7, 107:12, 107:13, 108:20, 109:2, 111:21, 112:4, 112:13, 113:8, 113:25, 115:6 One [1] - 26:23 ones [7] - 12:15, 20:24, 49:20, 78:4, 105:16, 105:17, 105:18 Open [2] - 6:4, 6:14 open [4] - 12:5, 92:2, 110:1, 110:4 operable [2] - 32:10, 32:13 operate [1] - 67:13 operating [1] - 53:5 operation [5] - 25:15, 25:16, 93:12, 104:22, 104:23 opinion [6] - 7:12, 70:16, 75:18, 103:24, 103:25, 104:13 opportunity [6] - 13:10, 33:9, 93:18, 103:15, 103:16, 108:25 oppose [1] - 114:5 opposed [1] - 29:8 opposite [1] - 35:17 option [3] - 32:23, 33:1, 33:3 optional [1] - 14:5 order [9] - 6:2, 11:4, 12:18, 14:6, 40:13, 69:15, 72:3, 75:3, 87:16 ordinance [6] - 18:24,
--	---	--	--	--

31:15, 31:17, 32:2, 71:10, 110:10 originally [3] - 46:24, 59:7, 59:22 otherwise [1] - 85:14 outline [1] - 12:2 outside [5] - 32:11, 32:14, 33:10, 78:23, 110:12 overall [5] - 19:4, 34:19, 76:19, 76:22, 86:25 overnight [1] - 93:21 own [1] - 7:17 owner [4] - 24:1, 29:14, 29:17, 29:20 owner's [1] - 34:13	57:13, 57:19, 58:11, 59:25, 62:3, 63:8, 64:2, 64:11, 64:14, 68:1, 68:25, 69:13, 69:15, 70:7, 71:11, 75:25, 76:5, 76:8, 76:11, 84:2, 84:12, 84:18, 85:2, 85:20, 86:2, 86:20, 87:23, 90:21, 90:24, 91:5, 91:15, 93:14, 94:3, 94:19, 95:3, 95:13, 97:23, 98:15, 98:20, 100:10, 103:15, 103:19, 107:22, 108:5, 115:15 parallel [1] - 74:20 pardon [1] - 100:6 parents [1] - 66:3 Park [1] - 6:6 park [1] - 29:4 parked [3] - 30:2, 30:3, 110:15 parking [28] - 18:25, 19:6, 19:15, 19:21, 19:22, 20:2, 22:9, 26:20, 28:14, 28:19, 29:1, 29:2, 30:3, 30:6, 33:18, 34:11, 35:11, 35:14, 35:17, 42:18, 71:20, 93:25, 96:6, 96:17, 108:17, 110:16, 110:19, 110:20 Parking [1] - 5:9 part [20] - 9:10, 14:8, 14:10, 16:11, 16:14, 19:22, 31:11, 45:6, 45:7, 50:17, 50:23, 64:24, 101:3, 105:20, 106:2, 106:5, 106:8, 106:21, 107:1, 107:2 participants [2] - 7:1, 7:16 participate [1] - 38:8 parties [1] - 116:15 party [1] - 7:13 pass [2] - 51:16, 91:25 passed [3] - 24:8, 52:7, 115:14 passenger [3] - 41:3, 56:15, 56:18 passing [1] - 32:23 past [10] - 10:21, 24:6, 40:9, 49:21, 54:23, 61:5, 66:13, 74:21, 76:25, 112:23 Pat [3] - 2:14, 34:6,	67:22 pat [1] - 82:19 pattern [1] - 25:23 pavement [7] - 19:23, 20:9, 20:10, 20:16, 20:18, 20:22 peace [1] - 87:6 peak [4] - 52:3, 52:22, 53:7, 53:8 pedestrian [3] - 41:25, 42:2, 42:15 pedestrians [1] - 41:23 people [14] - 30:6, 32:14, 35:2, 66:3, 74:7, 88:16, 89:25, 90:14, 93:6, 96:24, 102:2, 102:13, 102:18 per [2] - 70:14, 73:15 percent [19] - 18:10, 18:13, 18:14, 18:16, 18:19, 27:10, 27:17, 72:24, 73:4, 73:7, 73:8, 74:12, 75:2, 75:3, 75:5, 108:23 percentage [2] - 18:7, 74:14 percentages [2] - 27:8, 73:7 perfect [2] - 33:6, 104:4 perhaps [2] - 30:1, 82:10 periods [1] - 66:7 periphery [1] - 61:15 permission [2] - 10:18, 11:3 permit [6] - 23:7, 34:16, 40:14, 59:10, 85:13, 85:14 permits [3] - 37:17, 61:24, 110:18 permitted [8] - 39:25, 40:6, 41:5, 64:6, 72:11, 72:24, 73:3, 108:21 perpendicular [1] - 99:11 person [1] - 29:5 perspective [1] - 75:13 phase [4] - 22:21, 26:22, 26:23, 34:19 Phase [1] - 22:25 phasing [1] - 26:20 phone [3] - 88:17, 88:19, 104:6 physical [1] - 41:13 pick [1] - 94:6 pipe [1] - 50:21 Place [1] - 68:20 place [4] - 23:13,	82:4, 106:15, 116:12 placed [7] - 11:10, 54:7, 71:13, 76:1, 105:17, 105:18, 107:25 places [1] - 102:3 Plan [12] - 5:4, 5:5, 5:6, 9:14, 13:20, 22:22, 61:21, 104:19, 107:3, 107:5, 108:12, 110:9 plan [21] - 12:21, 13:13, 14:4, 15:6, 15:16, 16:15, 19:4, 21:6, 39:22, 46:5, 46:11, 56:4, 71:9, 97:23, 101:8, 105:20, 106:3, 106:5, 106:11, 106:21, 108:13 PLAN [1] - 1:9 planned [1] - 56:18 PLANNER [57] - 9:2, 15:25, 16:4, 16:9, 22:1, 22:15, 24:22, 26:17, 29:25, 30:5, 33:14, 33:22, 35:10, 46:17, 52:4, 61:19, 62:4, 62:11, 62:16, 62:23, 71:23, 72:19, 73:6, 73:11, 73:17, 76:3, 76:10, 76:15, 82:1, 83:18, 84:5, 85:1, 85:3, 85:9, 85:12, 86:1, 86:13, 86:22, 95:23, 99:10, 99:25, 100:4, 100:7, 100:13, 107:6, 107:9, 107:16, 107:19, 111:9, 112:7, 112:10, 112:14, 112:17, 112:22, 114:3, 114:8, 115:9 Planner [1] - 2:21 planner [2] - 9:5, 69:4 planner's [2] - 11:1, 109:8 PLANNING [1] - 1:1 planning [4] - 69:7, 69:16, 70:3, 103:23 Planning [5] - 6:3, 69:5, 104:7, 107:1, 111:6 plans [9] - 16:7, 31:23, 38:7, 38:9, 43:5, 63:11, 69:22, 70:2 platoon [1] - 50:19 playing [1] - 66:3 pleased [2] - 13:9, 91:6	pleasure [2] - 26:14, 37:14 Pledge [1] - 6:17 PM2319A [1] - 1:10 PMS2319A [1] - 9:13 point [5] - 14:3, 14:8, 40:18, 41:22, 77:16 pointed [2] - 17:10, 42:22 pointing [1] - 24:6 points [5] - 10:21, 12:2, 12:4, 12:8, 22:18 poles [1] - 31:6 policies [1] - 7:15 political [2] - 7:13 poll [1] - 86:9 POLLIFRONE [10] - 8:15, 32:7, 33:5, 34:4, 65:19, 67:1, 67:20, 81:10, 82:15, 115:13 Pollifrone [3] - 2:13, 8:14, 115:12 poorly [1] - 63:24 porous [7] - 19:23, 20:9, 20:10, 20:16, 20:18, 20:22 portion [1] - 42:18 position [2] - 53:13, 91:6 positive [3] - 71:1, 71:2, 113:15 possible [3] - 59:23, 83:13, 98:19 possibly [3] - 88:7, 101:9, 111:13 post [1] - 84:2 posted [1] - 6:7 potential [1] - 109:1 power [1] - 70:15 practicing [1] - 37:5 prefer [1] - 83:11 PRELIMINARY [1] - 1:9 Preliminary [5] - 9:14, 104:18, 107:4, 108:12 preliminary [1] - 108:13 premarked [1] - 12:14 prep [2] - 69:23 preparation [1] - 40:1 prepare [1] - 16:16 prepared [7] - 16:13, 18:1, 37:16, 39:1, 42:17, 69:16, 69:18 PRESENT [1] - 3:15 present [5] - 8:9, 8:15, 69:16, 70:5, 70:9 presentation [4] - 36:4, 87:23,
P				
P.E [4] - 2:20, 4:3, 4:5, 11:19 P.M [1] - 1:17 p.m [2] - 87:13, 115:22 P.P [2] - 2:21, 4:6 package [8] - 76:16, 77:6, 86:25, 91:8, 91:17, 96:14, 98:2 packages [1] - 76:20 padlock [1] - 109:17 PAGE [3] - 4:2, 4:15, 5:3 page [1] - 14:20 painted [7] - 78:6, 78:8, 78:18, 78:20, 78:25, 89:12 painted-on [1] - 89:12 panel [1] - 77:22 Pape [13] - 9:22, 9:25, 10:1, 10:7, 13:21, 35:21, 45:15, 67:25, 87:20, 93:13, 94:18, 103:14 PAPE [95] - 3:2, 3:3, 9:23, 10:4, 11:6, 11:24, 13:4, 16:6, 23:10, 23:15, 24:5, 24:14, 24:20, 24:25, 26:1, 26:9, 26:22, 26:25, 28:6, 29:9, 29:22, 30:4, 30:9, 32:16, 32:21, 34:20, 35:22, 35:24, 36:23, 38:5, 38:25, 39:6, 41:10, 41:16, 42:16, 43:10, 44:6, 44:9, 44:12, 44:17, 45:16, 45:21, 46:2, 47:2, 47:6, 47:9, 48:10, 48:14, 48:18, 54:24,				

103:20, 103:21 presented [4] - 15:3, 26:5, 41:11, 107:5 Press [1] - 6:6 pretty [1] - 50:25 prevent [1] - 25:23 previously [3] - 11:19, 58:19, 105:19 privacy [14] - 7:9, 96:2, 96:8, 96:23, 97:4, 97:5, 97:8, 97:14, 97:15, 97:16, 97:21, 97:24, 99:13 privy [1] - 29:19 pro [2] - 14:13, 14:14 problem [5] - 34:20, 76:3, 77:10, 77:12, 79:14 proceed [4] - 11:4, 104:1, 105:14, 106:14 proceeding [2] - 104:7, 116:10 PROCEEDINGS [1] - 1:19 Professional [1] - 116:5 professional [5] - 37:1, 68:4, 69:2, 69:4, 75:18 professionals [14] - 8:21, 9:25, 10:6, 10:20, 12:1, 26:15, 33:9, 36:25, 44:19, 44:21, 76:13, 81:17, 87:21, 91:17 progressed [1] - 41:20 progresses [1] - 50:22 progression [1] - 50:18 prohibited [2] - 7:7, 54:13 prohibition [1] - 63:14 project [5] - 13:20, 22:20, 31:12, 49:9, 54:21 projects [1] - 23:9 promised [1] - 101:11 promote [2] - 7:12, 40:21 promoting [2] - 74:15, 75:17 proofs [4] - 70:8, 70:12, 71:12, 71:14 properly [4] - 34:18, 104:10, 104:15, 106:17 PROPERTY [1] - 1:7 property [25] - 24:1, 29:14, 29:16,	29:20, 31:4, 83:3, 84:10, 95:8, 96:3, 96:9, 97:17, 97:18, 98:8, 99:11, 99:14, 99:19, 100:8, 100:11, 100:17, 100:20, 101:5, 110:7, 110:8, 110:25 Property [1] - 9:13 proponent [1] - 74:3 proportion [2] - 80:9, 80:17 proportionate [1] - 79:17 proportionately [1] - 77:22 propose [3] - 19:5, 19:15, 72:1 proposed [5] - 72:12, 97:1, 108:15, 108:21, 110:2 proposing [3] - 72:25, 73:2, 108:18 protections [2] - 41:25, 43:14 protects [1] - 7:9 protrude [1] - 18:22 provide [7] - 19:5, 25:25, 32:1, 42:14, 56:25, 92:16, 109:18 provided [9] - 10:20, 12:1, 15:17, 23:17, 23:18, 23:19, 26:4, 42:1, 43:8 Public [4] - 6:5, 6:14, 116:3, 116:24 PUBLIC [3] - 1:20, 4:13, 92:12 public [15] - 6:8, 6:11, 7:5, 7:9, 7:10, 7:12, 10:6, 10:9, 13:1, 71:8, 92:3, 103:11, 103:13 pull [1] - 51:9 pulled [1] - 56:25 purpose [1] - 11:2 purposes [1] - 71:4 Pursuant [1] - 6:4 purview [1] - 81:21 push [3] - 59:23, 60:22, 93:4 pushed [1] - 59:17 pushes [1] - 61:4 put [13] - 19:11, 29:6, 31:4, 38:17, 42:19, 83:19, 83:23, 89:16, 91:18, 93:5, 100:4, 100:7, 108:25 putting [3] - 57:23, 67:5, 111:23	Q qualified [1] - 37:21 qualify [1] - 100:16 quality [3] - 20:1, 20:23, 21:2 quarter [1] - 88:18 questions [17] - 15:22, 17:12, 22:19, 26:16, 30:14, 30:16, 30:18, 34:5, 44:21, 46:21, 55:16, 55:18, 74:11, 88:1, 92:4, 93:10, 103:12 queue [2] - 48:21, 66:24 quick [3] - 64:21, 67:9, 72:16 quickly [2] - 37:20, 51:9 quite [1] - 79:8 R radii [1] - 38:17 raise [1] - 92:14 raised [1] - 12:8 ramp [3] - 45:8, 47:23, 47:25 RAO [3] - 23:12, 23:16, 23:17 rather [2] - 48:6, 98:18 ratio [1] - 20:20 reacted [1] - 32:24 reacting [1] - 32:18 read [3] - 6:18, 18:9, 76:24 real [2] - 64:21, 95:8 really [5] - 32:24, 35:9, 76:5, 77:21, 102:15 rear [2] - 99:14 reason [4] - 20:6, 29:3, 49:7, 49:13 reasons [3] - 24:3, 56:12, 94:16 rec [9] - 16:14, 17:8, 22:23, 25:17, 25:19, 74:6, 83:22, 95:17, 99:12 received [3] - 13:5, 41:18, 105:1 receiving [1] - 45:8 recess [1] - 87:13 Reckless [1] - 68:20 recommendation [2] - 80:19, 106:9 recommendations [2] - 106:2, 106:5 recommended [1] - 19:16 record [16] - 9:10, 10:22, 11:10,	14:19, 16:7, 16:11, 18:9, 38:20, 43:13, 47:24, 104:16, 105:18, 107:2, 107:7, 111:2 recorded [1] - 7:2 Recording [1] - 2:25 recording [1] - 6:22 Recreation [1] - 5:8 recreation [4] - 9:18, 16:21, 16:24, 17:2 rectangles [1] - 73:23 Red [1] - 68:20 red [2] - 10:16, 51:5 redesign [2] - 19:24, 20:12 redevelopment [2] - 60:2, 110:10 Redevelopment [7] - 13:20, 22:22, 61:21, 63:9, 63:16, 107:3, 110:9 reduce [3] - 72:4, 76:22, 88:11 reduced [1] - 104:20 reducing [3] - 74:13, 75:1, 87:1 reduction [3] - 104:21, 104:24, 115:6 refer [2] - 68:8, 73:12 reference [1] - 17:9 referring [2] - 47:23, 55:24 regard [3] - 25:22, 42:17, 109:9 regarding [2] - 54:7, 110:18 regardless [2] - 24:11, 24:24 regards [3] - 80:4, 80:16, 113:5 Regency [1] - 47:13 Regional [1] - 69:5 Registered [1] - 116:5 registering [1] - 83:21 regular [1] - 9:8 REGULAR [1] - 1:4 relative [2] - 116:14, 116:16 relief [8] - 70:10, 70:16, 70:18, 70:23, 71:7, 71:18, 74:25, 75:20 relocate [1] - 13:8 relocation [1] - 109:13 rely [1] - 38:15 remain [3] - 105:20, 107:18, 109:4 remainder [1] - 106:8 remaining [2] - 6:25,	72:8 remember [1] - 77:19 remind [2] - 11:8, 11:9 removal [1] - 38:10 rendering [1] - 58:16 rental [1] - 14:11 report [15] - 21:4, 23:21, 23:22, 23:25, 24:8, 25:8, 25:9, 51:17, 66:21, 66:23, 67:17, 67:18, 109:8 Reporter [2] - 116:4, 116:5 Reporters [1] - 1:23 reporting [2] - 25:4, 107:11 REPORTING [1] - 1:23 reports [3] - 23:1, 23:4, 70:3 represent [2] - 16:16, 18:21 representation [1] - 16:7 representative [2] - 18:6, 19:4 represented [2] - 18:8, 110:3 representing [1] - 103:22 request [2] - 42:23, 86:6 requested [4] - 43:15, 70:10, 72:9, 74:25 requesting [1] - 104:18 requests [1] - 109:22 require [1] - 44:3 required [9] - 24:2, 24:17, 33:16, 45:12, 71:20, 71:21, 72:11, 101:4, 106:22 requirement [5] - 18:24, 21:21, 24:12, 33:11, 63:10 requirements [3] - 22:21, 23:24, 109:7 requiring [1] - 64:1 reserved [1] - 108:3 residential [1] - 31:3 residents [1] - 105:19 resolution [1] - 109:3 response [2] - 15:21, 67:3 responsibilities [1] - 7:17 responsible [3] - 28:20, 29:1, 111:4 rest [1] - 42:19 retracted [2] - 24:9, 24:15
--	--	--	--	--

reverse ^[1] - 47:16 review ^[4] - 38:7, 50:23, 61:14, 70:6 reviewed ^[5] - 37:17, 39:1, 43:4, 61:12, 70:1 reviewing ^[2] - 21:7, 70:4 reviews ^[1] - 70:3 revised ^[9] - 5:6, 12:20, 14:21, 14:24, 16:7, 16:23, 17:15, 17:17, 17:18 Revised ^[3] - 5:4, 5:5, 5:6 revision ^[1] - 13:13 revisions ^[2] - 13:13, 16:8 Rich ^[2] - 108:7, 113:6 rich ^[2] - 8:20, 46:18 Richard ^[2] - 2:6, 2:18 Rick ^[3] - 27:2, 77:4, 90:3 rick ^[1] - 46:20 right-hand ^[6] - 40:6, 40:7, 40:25, 48:1, 49:17, 64:7 right-of-way ^[1] - 82:8 rink ^[31] - 12:21, 40:11, 41:6, 42:7, 66:4, 80:7, 80:12, 81:24, 84:6, 84:16, 86:10, 86:13, 86:15, 86:16, 86:17, 87:2, 88:6, 88:24, 89:2, 89:3, 91:2, 93:3, 93:5, 93:15, 101:8, 101:9, 104:24, 110:22, 111:13, 111:23, 111:24 Rink ^[3] - 5:5, 73:24, 78:5 rinks ^[2] - 101:11, 114:6 riser ^[1] - 89:16 RIZZO ^[39] - 9:3, 20:14, 21:3, 21:9, 21:14, 21:19, 22:2, 22:12, 24:11, 24:16, 26:18, 26:24, 27:1, 34:10, 34:13, 34:21, 44:22, 45:6, 45:10, 45:19, 45:23, 46:3, 46:9, 46:14, 50:25, 51:25, 52:13, 64:20, 65:3, 65:11, 65:17, 72:16, 77:3, 82:24, 83:10, 86:5, 98:22, 99:18, 99:21 Rizzo ^[6] - 2:20, 12:9,	16:14, 26:10, 37:9, 67:19 Rizzo's ^[1] - 109:10 ROA ^[1] - 23:10 road ^[8] - 29:8, 46:8, 57:23, 57:25, 58:8, 63:1, 74:17, 109:16 Road ^[3] - 9:16, 36:19, 51:4 ROADS ^[1] - 1:8 roadway ^[7] - 39:23, 42:20, 42:21, 42:23, 43:1, 50:22, 53:20 Robert ^[1] - 10:14 roll ^[1] - 7:20 roller ^[7] - 101:8, 101:20, 101:22, 102:1, 102:4, 102:6 rooftop ^[1] - 15:15 room ^[1] - 51:10 rough ^[1] - 48:24 ROUTE ^[2] - 1:8, 1:13 Route ^[8] - 9:15, 43:23, 51:15, 53:16, 62:1, 67:11, 77:23, 83:3 route ^[2] - 47:18, 56:4 routed ^[1] - 38:23 row ^[1] - 96:19 RPR ^[1] - 116:23 ruined ^[1] - 29:4 run ^[3] - 35:2, 99:10, 100:24 runs ^[1] - 58:8 Rutgers ^[1] - 69:6	83:24, 84:7, 113:7, 113:19 seconded ^[1] - 114:14 Secretary ^[1] - 2:25 SECRETARY ^[11] - 12:14, 12:22, 14:23, 15:1, 16:19, 16:23, 17:15, 17:18, 19:2, 39:16, 39:19 section ^[3] - 14:17, 20:9, 33:15 Section ^[1] - 6:4 sections ^[1] - 20:22 see ^[45] - 12:17, 13:24, 14:15, 15:5, 15:10, 15:19, 17:6, 17:7, 19:13, 21:15, 27:9, 27:15, 28:10, 28:12, 31:9, 31:21, 34:1, 34:2, 39:22, 40:2, 52:11, 53:25, 54:2, 56:24, 58:24, 74:7, 74:19, 75:9, 79:11, 80:21, 81:12, 89:24, 90:1, 90:8, 90:25, 93:7, 93:8, 93:11, 100:19, 101:6, 102:10, 102:23, 103:4, 111:14, 112:4 seeing ^[5] - 52:10, 54:22, 60:19, 75:6, 103:13 seeking ^[2] - 71:17, 75:21 seeks ^[1] - 108:11 segment ^[1] - 45:4 sense ^[3] - 25:24, 33:6, 81:2 sent ^[1] - 6:5 separate ^[5] - 40:11, 84:3, 84:7, 105:24, 108:1 separating ^[1] - 99:14 septics ^[1] - 100:25 serve ^[3] - 32:11, 37:9, 105:13 served ^[2] - 37:8, 37:15 serves ^[1] - 56:16 service ^[2] - 32:14, 33:10 SESSION ^[1] - 92:12 set ^[6] - 43:23, 53:20, 63:10, 63:19, 109:7, 116:12 setbacks ^[1] - 46:10 setting ^[1] - 71:16 sewer ^[1] - 101:3 sewers ^[3] - 100:24, 101:1 shall ^[2] - 91:16,	109:3 shape ^[1] - 70:20 share ^[6] - 36:2, 36:24, 38:14, 69:1, 69:17, 104:4 shared ^[2] - 104:13 Shari ^[1] - 106:10 sheet ^[3] - 15:2, 105:12, 105:14 sheets ^[1] - 115:6 shining ^[1] - 81:15 shoot ^[1] - 49:21 shop ^[2] - 14:13, 14:14 shopping ^[1] - 108:7 shoulder ^[1] - 51:8 show ^[7] - 14:21, 17:4, 64:24, 65:1, 65:12, 95:10, 95:11 showed ^[1] - 98:1 showing ^[2] - 20:4, 102:16 shown ^[7] - 13:15, 15:7, 15:8, 15:16, 39:3, 56:5, 97:24 shows ^[2] - 64:23, 73:18 shrink ^[2] - 27:13, 91:11 side ^[31] - 19:13, 19:19, 19:21, 27:12, 30:24, 40:8, 40:14, 41:4, 42:10, 43:5, 45:9, 45:17, 45:20, 46:8, 51:8, 55:9, 57:11, 58:4, 58:5, 81:24, 90:3, 90:6, 90:10, 90:18, 91:3, 91:4, 95:22, 101:25, 111:14, 112:13, 112:23 sides ^[3] - 19:7, 19:10, 90:17 sidewalk ^[12] - 21:10, 33:12, 33:15, 33:16, 33:21, 33:23, 35:13, 42:3, 42:5, 42:8, 42:12, 45:5 sidewalks ^[1] - 42:14 sideways ^[1] - 28:9 sight ^[1] - 28:12 Sign ^[1] - 5:8 sign ^[49] - 16:22, 16:24, 17:7, 27:11, 27:19, 54:10, 54:21, 54:24, 54:25, 56:19, 63:25, 72:23, 73:19, 73:24, 74:3, 75:5, 76:16, 76:20, 76:24, 77:6, 77:23, 78:17, 81:12, 82:21, 82:23, 84:13, 84:14,	84:16, 85:22, 85:23, 85:25, 86:3, 86:14, 86:25, 88:19, 89:1, 89:2, 90:11, 90:25, 91:8, 91:17, 91:22, 93:2, 108:20, 108:22, 110:23, 111:20 sign's ^[1] - 87:2 Signage ^[1] - 5:6 signage ^[27] - 16:24, 17:16, 17:17, 18:8, 27:5, 27:9, 44:9, 54:7, 54:14, 64:3, 64:5, 72:9, 73:2, 74:11, 75:13, 76:9, 79:8, 84:22, 84:23, 84:24, 85:17, 85:18, 87:18, 87:19, 88:3, 91:7, 111:17 signal ^[3] - 48:3, 56:2, 60:15 signalized ^[2] - 40:3, 40:9 signs ^[40] - 16:14, 17:3, 17:8, 18:3, 18:22, 31:15, 31:16, 31:17, 31:19, 31:25, 53:13, 53:14, 72:10, 72:23, 73:22, 74:1, 74:5, 75:13, 75:16, 75:20, 77:15, 78:3, 79:17, 80:8, 81:18, 85:6, 88:19, 89:12, 89:22, 89:25, 90:1, 91:11, 91:12, 108:21, 108:22, 111:22, 112:18, 112:24 simultaneously ^[1] - 53:5 single ^[3] - 73:22, 105:12, 105:14 sings ^[1] - 91:12 site ^[32] - 16:15, 19:4, 23:11, 23:18, 30:2, 38:12, 38:16, 38:19, 39:7, 39:8, 40:15, 40:22, 41:8, 43:4, 43:6, 44:1, 44:13, 44:14, 45:19, 46:5, 46:11, 54:11, 58:10, 61:23, 63:3, 63:13, 64:4, 69:24, 70:2, 70:21, 74:16, 108:12 SITE ^[1] - 1:9 Site ^[5] - 5:4, 9:14, 104:19, 107:5, 108:12 sitting ^[2] - 56:19,
S				
sad ^[1] - 13:10 safe ^[2] - 40:21, 74:16 safely ^[4] - 38:18, 43:9, 67:13, 74:22 safety ^[3] - 7:7, 39:12, 94:16 Salem ^[1] - 37:22 salute ^[1] - 6:15 satisfaction ^[1] - 64:3 satisfied ^[1] - 109:4 satisfy ^[1] - 44:6 satisfying ^[1] - 20:1 Saturday ^[2] - 52:23, 53:8 save ^[1] - 72:14 saw ^[1] - 53:13 Sawgrass ^[4] - 57:17, 58:19, 59:2, 67:11 scale ^[1] - 49:2 science ^[1] - 37:3 scoring ^[1] - 16:2 screen ^[2] - 15:21, 95:12 screening ^[1] - 15:17 second ^[7] - 83:10, 83:12, 83:21,				

90:8 situation [1] - 107:20 size [14] - 74:11, 74:25, 75:1, 75:12, 75:21, 76:19, 76:22, 79:18, 80:5, 80:24, 87:18, 93:6, 104:21 skate [3] - 14:11, 88:23, 102:4 skating [20] - 84:10, 91:2, 93:3, 93:5, 93:15, 101:8, 101:9, 101:11, 101:20, 101:21, 101:22, 102:2, 102:6, 102:7, 104:24, 108:1, 111:13, 111:23 skewed [1] - 53:24 slam [1] - 83:8 slide [1] - 51:6 slight [1] - 21:4 slightly [1] - 65:4 slopes [1] - 70:20 slug [1] - 50:19 small [4] - 85:22, 86:2, 93:3, 112:15 smaller [4] - 26:3, 79:7, 80:8, 105:6 smear [1] - 56:20 snack [7] - 13:24, 14:1, 14:8, 32:12, 32:14, 33:2, 34:25 softened [1] - 65:7 soil [2] - 23:12, 23:25 solve [1] - 84:6 someone [5] - 33:10, 35:16, 42:4, 74:22, 101:23 sometimes [2] - 61:4, 78:23 somewhere [1] - 64:10 son [1] - 102:1 sorry [14] - 16:20, 16:25, 24:20, 25:8, 38:20, 46:7, 52:19, 56:11, 64:20, 71:22, 72:21, 97:11, 113:12, 113:13 Sort [1] - 47:15 sort [2] - 81:13, 82:16 south [8] - 15:11, 18:15, 31:3, 37:22, 40:25, 45:20, 95:19, 99:18 southern [1] - 42:10 southernmost [1] - 40:8 space [12] - 20:7, 22:3, 22:7, 30:3, 34:14, 56:14, 57:1, 77:24, 96:17,	110:1, 110:4, 111:24 spaces [25] - 19:9, 19:10, 19:11, 19:15, 20:3, 20:4, 20:10, 20:15, 20:17, 21:11, 21:17, 21:20, 34:15, 35:17, 71:20, 71:22, 72:1, 72:7, 95:18, 108:17, 109:15, 110:16, 110:19, 110:21 speakers [1] - 7:8 specific [6] - 13:20, 22:21, 38:13, 53:11, 95:15, 109:20 specifically [2] - 83:22, 83:24 spell [3] - 36:13, 68:17, 92:20 Spero [2] - 106:10, 109:10 spoken [1] - 85:17 Sportika [2] - 102:21, 102:22 Sports [1] - 10:14 sports [1] - 82:4 spot [2] - 20:6, 64:1 spots [2] - 95:1, 95:19 square [10] - 9:17, 9:18, 13:25, 14:2, 18:4, 18:5, 73:1, 73:2, 73:3, 73:5 Square [1] - 101:20 staff [1] - 38:8 STAFF [1] - 2:24 stand [6] - 6:15, 14:5, 33:2, 34:2, 77:21, 80:18 standard [4] - 14:1, 14:2, 14:6, 33:23 standard-width [1] - 33:23 standards [2] - 13:19, 14:17 standing [4] - 11:12, 37:24, 69:12, 101:12 standpoint [1] - 52:25 stands [1] - 84:21 start [1] - 88:5 started [1] - 72:17 starting [2] - 12:13, 12:15 State [3] - 3:3, 69:4, 116:4 STATE [1] - 1:2 state [5] - 24:7, 24:12, 24:23, 24:25 statement [1] - 104:2	Statement [1] - 6:19 statements [4] - 7:11, 7:17, 37:17, 103:24 states [1] - 61:22 stations [2] - 95:6, 109:14 statute [2] - 24:14, 106:8 stay [3] - 96:5, 98:10, 98:12 steep [1] - 70:20 stenographically [1] - 116:11 step [1] - 99:3 Steve [3] - 32:4, 57:6, 81:6 Steven [1] - 2:8 stick [2] - 103:8, 114:5 still [11] - 13:23, 20:20, 20:22, 21:10, 32:13, 47:1, 52:8, 58:23, 77:17, 102:12 Stillhouse [6] - 58:6, 58:16, 58:20, 59:7, 59:8, 59:13 stipulate [2] - 25:13, 31:24 stole [1] - 76:6 stop [6] - 56:19, 56:25, 64:9, 73:6, 100:12, 100:16 stopped [1] - 89:25 storage [1] - 110:12 stores [1] - 33:1 stormwater [4] - 19:22, 20:12, 21:4, 46:6 straight [2] - 40:17, 41:5 straight-through [1] - 40:17 straw [1] - 86:9 stream [1] - 57:22 street [4] - 28:11, 33:13, 43:15, 45:1 streetlights [1] - 78:13 strict [1] - 76:23 strictly [1] - 14:7 strikes [2] - 25:23, 90:16 stripe [1] - 56:14 striped [1] - 35:12 striping [2] - 56:13, 109:19 sub [1] - 105:23 Subdivision [2] - 9:15, 108:14 subdivision [3] - 107:25, 108:13, 109:24 subject [1] - 45:19	submit [2] - 34:15, 65:11 submitted [4] - 31:23, 51:2, 73:12, 77:6 subsequent [3] - 16:5, 29:14, 29:16 substance [1] - 103:20 substantial [4] - 10:11, 71:8, 98:2, 105:16 substantially [1] - 15:3 substantive [2] - 15:24, 36:4 successful [1] - 105:8 sudden [1] - 101:14 sued [2] - 103:22, 103:23 sufficient [1] - 38:1 suggest [2] - 81:21, 87:8 suggestion [3] - 16:13, 23:24, 106:16 Suite [1] - 36:19 sum [1] - 103:16 summarized [2] - 52:11, 52:12 summary [2] - 53:11, 76:6 super [1] - 75:8 support [1] - 70:9 supportive [1] - 75:14 supposed [2] - 37:10, 83:17 surprise [1] - 104:8 Suydam [2] - 4:16, 92:21 SUYDAM [31] - 92:18, 92:21, 92:22, 93:1, 93:23, 94:11, 94:21, 94:25, 95:7, 95:21, 95:25, 96:11, 96:15, 96:18, 96:22, 97:3, 97:11, 97:18, 98:7, 98:11, 98:24, 99:20, 99:23, 100:1, 100:6, 100:9, 100:14, 100:18, 100:22, 101:6, 103:7 suydam's [1] - 110:25 swear [5] - 8:20, 8:24, 36:7, 68:12, 92:15 sweeps [1] - 49:14 swerving [1] - 102:24 swing [2] - 56:15, 56:25 switch [1] - 101:15 sworn [7] - 9:5,	11:19, 36:2, 68:10, 92:8, 116:7 synced [1] - 50:15 system [6] - 19:23, 20:13, 21:8, 43:23, 63:1, 106:22 systems [1] - 43:22 <tr> <th colspan="5">T</th></tr> <tr> <td colspan="5"> table [3] - 11:8, 18:4, 73:17 tall [3] - 27:20, 53:19, 88:7 tax [1] - 110:5 team [1] - 71:15 technically [1] - 73:21 Tel [1] - 1:25 Television [1] - 6:21 templates [4] - 38:16, 38:25, 39:3, 43:8 tenant [10] - 29:3, 29:7, 29:8, 29:10, 29:18, 32:18, 32:23, 33:2, 85:23, 86:3 tenants [1] - 85:4 tends [1] - 66:1 tenure [1] - 37:15 terms [6] - 21:6, 23:2, 46:10, 74:4, 75:12, 109:2 Terrace [1] - 1:24 testified [5] - 10:17, 11:19, 25:14, 45:25, 65:13 testify [1] - 116:7 testimony [13] - 8:24, 10:11, 10:24, 11:1, 12:3, 36:8, 38:14, 41:12, 42:17, 68:12, 69:16, 69:19, 92:16 text [1] - 85:22 that's.. [1] - 115:8 that.. [1] - 83:9 THE [136] - 1:6, 12:6, 12:19, 13:12, 14:25, 15:2, 16:3, 16:10, 16:21, 17:1, 17:17, 17:20, 17:25, 19:3, 20:17, 21:5, 21:13, 21:15, 21:18, 21:24, 22:8, 22:16, 23:14, 23:19, 24:10, 25:7, 26:8, 26:23, 27:10, 27:15, 27:22, 27:24, 28:4, 28:22, 31:2, 31:22, 33:20, 33:24, 35:3, 35:6, 37:2, 37:14, 38:2, 38:15, 39:5, 39:14, 39:18, 39:20, </td></tr>	T					table [3] - 11:8, 18:4, 73:17 tall [3] - 27:20, 53:19, 88:7 tax [1] - 110:5 team [1] - 71:15 technically [1] - 73:21 Tel [1] - 1:25 Television [1] - 6:21 templates [4] - 38:16, 38:25, 39:3, 43:8 tenant [10] - 29:3, 29:7, 29:8, 29:10, 29:18, 32:18, 32:23, 33:2, 85:23, 86:3 tenants [1] - 85:4 tends [1] - 66:1 tenure [1] - 37:15 terms [6] - 21:6, 23:2, 46:10, 74:4, 75:12, 109:2 Terrace [1] - 1:24 testified [5] - 10:17, 11:19, 25:14, 45:25, 65:13 testify [1] - 116:7 testimony [13] - 8:24, 10:11, 10:24, 11:1, 12:3, 36:8, 38:14, 41:12, 42:17, 68:12, 69:16, 69:19, 92:16 text [1] - 85:22 that's.. [1] - 115:8 that.. [1] - 83:9 THE [136] - 1:6, 12:6, 12:19, 13:12, 14:25, 15:2, 16:3, 16:10, 16:21, 17:1, 17:17, 17:20, 17:25, 19:3, 20:17, 21:5, 21:13, 21:15, 21:18, 21:24, 22:8, 22:16, 23:14, 23:19, 24:10, 25:7, 26:8, 26:23, 27:10, 27:15, 27:22, 27:24, 28:4, 28:22, 31:2, 31:22, 33:20, 33:24, 35:3, 35:6, 37:2, 37:14, 38:2, 38:15, 39:5, 39:14, 39:18, 39:20,				
T														
table [3] - 11:8, 18:4, 73:17 tall [3] - 27:20, 53:19, 88:7 tax [1] - 110:5 team [1] - 71:15 technically [1] - 73:21 Tel [1] - 1:25 Television [1] - 6:21 templates [4] - 38:16, 38:25, 39:3, 43:8 tenant [10] - 29:3, 29:7, 29:8, 29:10, 29:18, 32:18, 32:23, 33:2, 85:23, 86:3 tenants [1] - 85:4 tends [1] - 66:1 tenure [1] - 37:15 terms [6] - 21:6, 23:2, 46:10, 74:4, 75:12, 109:2 Terrace [1] - 1:24 testified [5] - 10:17, 11:19, 25:14, 45:25, 65:13 testify [1] - 116:7 testimony [13] - 8:24, 10:11, 10:24, 11:1, 12:3, 36:8, 38:14, 41:12, 42:17, 68:12, 69:16, 69:19, 92:16 text [1] - 85:22 that's.. [1] - 115:8 that.. [1] - 83:9 THE [136] - 1:6, 12:6, 12:19, 13:12, 14:25, 15:2, 16:3, 16:10, 16:21, 17:1, 17:17, 17:20, 17:25, 19:3, 20:17, 21:5, 21:13, 21:15, 21:18, 21:24, 22:8, 22:16, 23:14, 23:19, 24:10, 25:7, 26:8, 26:23, 27:10, 27:15, 27:22, 27:24, 28:4, 28:22, 31:2, 31:22, 33:20, 33:24, 35:3, 35:6, 37:2, 37:14, 38:2, 38:15, 39:5, 39:14, 39:18, 39:20,														

41:15, 42:1, 43:4, 44:2, 44:8, 44:11, 44:16, 45:2, 45:7, 45:13, 45:18, 46:6, 46:13, 47:8, 47:17, 47:20, 48:8, 48:23, 49:10, 49:16, 49:23, 50:1, 50:4, 50:9, 50:17, 51:12, 51:17, 51:21, 51:24, 52:9, 52:15, 52:19, 52:24, 53:3, 53:6, 53:10, 53:17, 54:1, 54:12, 54:19, 55:2, 55:5, 55:8, 55:11, 55:24, 56:7, 56:11, 56:21, 56:24, 57:10, 57:14, 57:18, 57:25, 58:5, 58:9, 60:17, 61:12, 65:2, 65:8, 66:20, 67:16, 69:3, 69:14, 69:20, 70:14, 71:15, 71:24, 72:20, 73:10, 73:15, 76:2, 76:4, 76:7, 77:1, 78:4, 78:10, 78:14, 78:18, 78:21, 79:12, 79:15, 79:25, 80:14, 80:22, 81:2, 82:22, 83:1, 84:19 themselves ^[1] - 7:5 theoretically ^[1] - 64:9 they've ^[1] - 109:9 thinking ^[5] - 50:8, 50:14, 80:6, 80:12, 111:19 third ^[2] - 20:5, 68:3 Thomas ^[1] - 36:16 those.. ^[1] - 90:5 thoughts ^[1] - 20:2 thousand ^[2] - 81:20, 81:25 three ^[9] - 23:23, 69:8, 71:17, 101:14, 102:5, 102:12, 105:24, 108:15, 109:25 threw ^[1] - 88:5 throughout ^[3] - 40:22, 41:9, 94:5 throw ^[2] - 80:24, 89:15 throwing ^[3] - 31:9, 80:16, 88:11 thunder ^[1] - 76:6 THURSDAY ^[1] - 1:16 tied ^[1] - 23:6 ties ^[1] - 59:3 timers ^[2] - 94:17, 94:19 timing ^[2] - 94:1,	107:20 tiptoeing ^[1] - 25:5 tiptoes ^[1] - 25:4 title ^[1] - 16:19 today ^[4] - 13:5, 47:1, 90:15, 99:19 Todd ^[6] - 2:3, 30:17, 55:19, 59:18, 79:22, 81:5 together ^[5] - 23:13, 26:25, 38:17, 50:16, 67:6 tonight ^[5] - 11:12, 37:11, 69:25, 71:17, 111:2 took ^[3] - 20:25, 67:9, 107:11 top ^[1] - 74:17 topographic ^[1] - 43:6 total ^[4] - 21:17, 21:20, 53:8, 66:24 totality ^[2] - 14:16, 18:17 touching ^[1] - 48:15 tournaments ^[2] - 65:25, 82:5 towards ^[5] - 31:7, 40:25, 44:15, 64:15, 76:19 towers ^[2] - 77:12, 90:12 town ^[6] - 27:23, 30:7, 81:1, 103:23, 107:1 TOWN ^[1] - 1:12 Township ^[5] - 1:24, 3:4, 6:2, 6:21, 38:22 TOWNSHIP ^[1] - 1:1 township ^[3] - 23:16, 31:16, 31:24 tracing ^[1] - 98:23 track ^[1] - 34:16 tractor ^[3] - 38:11, 40:22, 55:12 tractor-trailer ^[1] - 55:12 tractor-trailers ^[2] - 38:11, 40:22 traffic ^[32] - 10:24, 26:11, 36:1, 37:16, 38:6, 38:18, 40:16, 40:17, 40:21, 43:24, 43:25, 44:2, 44:14, 54:9, 55:21, 56:2, 59:17, 59:20, 60:13, 60:14, 61:8, 61:22, 63:5, 63:16, 63:23, 66:2, 66:21, 74:9, 74:16, 83:12, 84:6, 102:11 trailer ^[1] - 55:12 trailers ^[2] - 38:11, 40:22	transcribed ^[1] - 9:10 transcript ^[1] - 116:10 TRANSCRIPT ^[1] - 1:19 transcripts ^[1] - 70:6 Transportation ^[2] - 37:19, 41:12 trash ^[1] - 38:10 travel ^[1] - 47:19 traveling ^[5] - 44:1, 60:2, 60:3, 60:7, 112:20 trees ^[1] - 96:20 tried ^[2] - 17:2, 19:6 tries ^[1] - 77:25 trip ^[1] - 51:18 trips ^[1] - 53:8 trouble ^[1] - 67:8 truck ^[25] - 31:20, 38:22, 43:8, 43:24, 43:25, 44:2, 44:13, 49:6, 49:8, 50:3, 50:6, 54:8, 54:10, 55:21, 56:22, 59:16, 59:20, 61:22, 61:24, 63:3, 63:5, 63:15, 64:4, 64:22, 65:12 trucks ^[21] - 48:6, 54:10, 54:13, 56:14, 59:24, 60:2, 60:3, 60:7, 60:11, 60:21, 60:25, 63:20, 64:1, 64:4, 64:6, 64:23, 64:25, 66:8, 67:15, 84:8 true ^[1] - 116:10 trump ^[1] - 24:17 trumps ^[1] - 24:23 trust ^[1] - 89:18 truth ^[16] - 9:1, 32:24, 36:9, 36:10, 68:13, 68:14, 92:17, 116:7, 116:8 try ^[1] - 93:9 trying ^[6] - 20:7, 22:4, 56:23, 61:25, 64:12, 66:4 turn ^[40] - 25:16, 40:7, 40:14, 40:25, 47:13, 48:1, 48:12, 49:8, 49:11, 49:17, 50:3, 54:17, 56:1, 56:6, 60:9, 60:15, 60:24, 60:25, 61:1, 61:3, 61:4, 61:9, 61:10, 61:11, 62:2, 62:18, 62:22, 63:4, 64:1, 64:7, 64:15, 65:4, 65:22, 66:13, 81:20, 81:23, 82:6, 90:9, 99:13, 100:10 Turn ^[1] - 54:15 turned ^[3] - 28:9,	53:15, 53:22 turning ^[2] - 38:25, 43:7 turnpike ^[4] - 44:15, 54:9, 55:22, 59:20 turns ^[5] - 40:6, 40:15, 48:5, 54:12, 61:2 TV ^[1] - 6:19 tweak ^[1] - 21:4 twice ^[1] - 64:22 two ^[27] - 9:21, 10:21, 15:4, 18:17, 30:20, 42:6, 60:5, 72:8, 72:10, 72:11, 73:22, 75:4, 75:21, 76:19, 77:13, 84:3, 91:18, 101:11, 101:13, 102:5, 107:9, 107:12, 108:20, 108:21, 108:22, 114:6, 115:6 type ^[4] - 78:12, 86:7, 88:24, 93:21 typical ^[1] - 33:14 typically ^[1] - 94:8	update ^[1] - 64:24 upstream ^[1] - 81:22 user ^[3] - 28:22, 28:24, 28:25 UV ^[1] - 25:23
V				
variance ^[12] - 18:11, 18:18, 27:7, 27:8, 70:10, 70:16, 70:17, 71:7, 71:18, 108:19, 112:8, 112:11 variances ^[5] - 70:16, 72:9, 108:16, 108:20, 108:24 various ^[2] - 82:5, 85:4 vehicle ^[8] - 38:19, 38:21, 41:8, 44:5, 67:12, 81:19, 95:1 vehicles ^[10] - 30:2, 39:2, 39:13, 41:2, 41:3, 43:3, 56:15, 66:12, 67:15, 110:15 vending ^[1] - 14:7 Verizon ^[2] - 6:23, 6:24 version ^[1] - 12:21 versus ^[1] - 70:25 vested ^[1] - 104:15 viable ^[2] - 105:2, 105:12 Vice ^[1] - 2:3 VICE ^[15] - 7:25, 30:18, 55:20, 56:3, 56:8, 56:17, 56:22, 57:2, 79:23, 80:2, 80:15, 80:23, 88:4, 88:10, 114:18 VICE-CHAIRMAN ^[1] - 114:18 Vice-Chairman ^[1] - 2:3 VICE-CHAIRPERSON ^[14] - 7:25, 30:18, 55:20, 56:3, 56:8, 56:17, 56:22, 57:2, 79:23, 80:2, 80:15, 80:23, 88:4, 88:10 View ^[2] - 4:5, 36:18 vinyl ^[6] - 98:17, 98:21, 98:25, 99:1, 110:24, 113:10 violation ^[1] - 7:14 visible ^[3] - 53:16, 53:17, 74:17 visited ^[2] - 69:24 visitor ^[1] - 103:21 vote ^[1] - 113:25				
U				
U-turn ^[4] - 47:13, 48:12, 60:24, 60:25 U-turns ^[2] - 48:5, 61:2 unconditional ^[1] - 23:17 under ^[7] - 11:9, 22:5, 58:8, 69:8, 70:17, 70:24, 84:16 understood ^[2] - 31:13, 53:6 unfamiliar ^[1] - 43:19 unfortunately ^[2] - 52:10, 53:10 unit ^[2] - 15:16, 15:18 University ^[1] - 69:6 unless ^[3] - 61:25, 80:10, 106:14 up ^[43] - 10:25, 13:25, 17:12, 23:3, 25:5, 33:13, 38:14, 47:21, 48:17, 48:21, 50:13, 52:8, 55:5, 55:25, 56:2, 61:9, 63:19, 63:21, 63:22, 64:22, 66:13, 68:5, 68:7, 71:16, 73:15, 74:8, 75:9, 77:13, 80:21, 81:25, 82:18, 89:16, 91:17, 92:6, 93:5, 95:18, 101:12, 102:14, 102:22, 111:12, 111:20, 112:1				

W		
wait ^[1] - 95:11 waiting ^[2] - 13:4, 34:24 walk ^[3] - 42:5, 64:9, 96:24 walking ^[1] - 77:14 wall ^[3] - 15:17, 15:21, 73:22 Wall ^[1] - 62:24 wants ^[2] - 49:7, 85:7 warehouse ^[34] - 9:19, 10:16, 19:7, 22:3, 22:7, 22:10, 25:14, 25:22, 26:7, 30:22, 31:7, 38:21, 40:10, 41:1, 52:25, 55:22, 56:1, 60:12, 82:25, 83:2, 84:23, 85:18, 85:20, 93:14, 93:15, 94:4, 96:4, 98:14, 99:15, 104:20, 104:21, 107:18, 108:2, 110:13 wash ^[1] - 84:12 water ^[4] - 20:1, 20:22, 21:2, 101:1 ways ^[1] - 20:1 Waze ^[1] - 88:16 WB-67 ^[1] - 38:21 weave ^[2] - 51:13, 66:15 weaving ^[2] - 67:9, 67:12 week ^[2] - 41:17, 76:10 weeks ^[1] - 10:21 Weiner ^[1] - 2:19 welcome ^[2] - 69:14, 79:23 Welcome ^[1] - 80:10 well.. ^[1] - 76:4 west ^[32] - 15:11, 15:19, 18:14, 19:13, 43:25, 44:3, 47:9, 48:13, 52:4, 55:12, 58:17, 59:3, 59:17, 60:3, 60:8, 61:23, 62:6, 62:13, 62:24, 63:5, 63:7, 64:10, 65:22, 66:15, 73:8, 74:12, 74:18, 75:22, 83:25, 108:23, 112:25 westbound ^[9] - 40:14, 40:24, 41:4, 48:20, 49:9, 49:11, 81:24, 90:9, 112:19 western ^[1] - 42:9 wetlands ^[3] - 59:9, 100:16, 100:20 whereas ^[5] - 71:20,	72:1, 72:10, 72:24, 73:3 white ^[2] - 56:14, 56:16 whole ^[14] - 9:1, 25:3, 27:11, 27:16, 36:9, 41:7, 49:13, 54:22, 60:1, 63:22, 68:13, 82:17, 92:17, 116:8 wholeheartedly ^[1] - 82:3 wide ^[2] - 35:7, 49:14 widening ^[1] - 16:2 wider ^[2] - 34:3, 35:7 width ^[4] - 33:11, 33:16, 33:23, 100:11 willing ^[1] - 79:2 wind ^[1] - 74:8 window ^[3] - 32:10, 32:13, 33:17 windows ^[4] - 25:24, 26:3, 26:5, 26:6 winter ^[2] - 24:7, 75:7 wishes ^[1] - 106:12 witness ^[3] - 35:21, 68:4, 116:7 WITNESS ^[136] - 4:2, 12:6, 12:19, 13:12, 14:25, 15:2, 16:3, 16:10, 16:21, 17:1, 17:17, 17:20, 17:25, 19:3, 20:17, 21:5, 21:13, 21:15, 21:18, 21:24, 22:8, 22:16, 23:14, 23:19, 24:10, 25:7, 26:8, 26:23, 27:10, 27:15, 27:22, 27:24, 28:4, 28:22, 31:2, 31:22, 33:20, 33:24, 35:3, 35:6, 37:2, 37:14, 38:2, 38:15, 39:5, 39:14, 39:18, 39:20, 41:15, 42:1, 43:4, 44:2, 44:8, 44:11, 44:16, 45:2, 45:7, 45:13, 45:18, 46:6, 46:13, 47:8, 47:17, 47:20, 48:8, 48:23, 49:10, 49:16, 49:23, 50:1, 50:4, 50:9, 50:17, 51:12, 51:17, 51:21, 51:24, 52:9, 52:15, 52:19, 52:24, 53:3, 53:6, 53:10, 53:17, 54:1, 54:12, 54:19, 55:2, 55:5, 55:8, 55:11, 55:24, 56:7, 56:11, 56:21, 56:24, 57:10, 57:14, 57:18, 57:25, 58:5, 58:9,	60:17, 61:12, 65:2, 65:8, 66:20, 67:16, 69:3, 69:14, 69:20, 70:14, 71:15, 71:24, 72:20, 73:10, 73:15, 76:2, 76:4, 76:7, 77:1, 78:4, 78:10, 78:14, 78:18, 78:21, 79:12, 79:15, 79:25, 80:14, 80:22, 81:2, 82:22, 83:1, 84:19 witnesses ^[1] - 71:13 WMUA ^[1] - 101:4 wood ^[1] - 98:18 Woodcliff ^[1] - 37:23 wooden ^[1] - 100:2 WOODWARD ^[1] - 1:8 Woodward ^[7] - 9:15, 48:5, 51:4, 60:24, 62:19, 102:11, 102:19 word ^[4] - 28:7, 88:8, 91:2, 111:13 words ^[1] - 111:23 works ^[1] - 65:1 worst ^[2] - 52:17, 52:20 worth ^[1] - 24:5 worthwhile ^[1] - 82:16 wrap ^[1] - 10:25 written ^[1] - 25:11 wrote ^[1] - 13:6
		Y
		yard ^[1] - 99:14 years ^[6] - 69:8, 69:10, 77:24, 97:6, 97:12 yesterday ^[1] - 73:13
		Z
		zone ^[1] - 71:9 zoning ^[4] - 34:15, 34:16, 71:10, 110:18 zoom ^[3] - 13:25, 18:1, 19:3