

1

BOPOUGH OF PALISADES PARK
PLANNING BOARD
WEDNESDAY, APRIL 23, 2025
7:04 P.M.

IN THE MATTERS OF: }
Case #25-SP05 Change of Use }
Amir Elsheanawi }
416 E Central Blvd. }
Block 426, Lot 7 }
Case #25-SP06 Change of Use }
Park Smokes 3, LLC c/o Lemir }
Joe Harfouche }
456 Broad Ave }
Block 224, Lot 12 }
Case #25-SP07 Change of Use }
Yeon Hee Kyeoung c/o Jungsun Lee }
261-263 Broad Ave, Unit 1C }
Block 215, Lot 8 }
Case #25-SP03 Change of Use }
Yohan Park }
532-10th Street, 1st Floor }
Block 421, Lot 3 }
Case #25-SP04 }
H & P Innovation, LLC }
7 Broad Avenue, Unit 107 }
Block 626, Lot 4 }
Resolution 2025-122 }
Resolution 2025-123 }
Resolution recommending the areas }
Be designated as an area in need }
of redevelopment(non-condemnation) }
in connection with Block 504 }
Lots 1-5 and 10 (a/k/a 121-131 }
West Ruby Avenue and 20-40 }
Fairview Street.) }

TRANSCRIPT OF
PROCEEDING

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

3

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

2 NOH & KANG, LLP
BY: CHANG K. NOH, ESQUIRE

3 460 Bergen Boulevard, Suite 301
Palisades Park, New Jersey 07650

4 (201) 588-0695
Counsel for the Planning Board

5 LAW OFFICES OF DANIEL BAE, LLC
BY: DANIEL BAE, ESQUIRE
600 Sylvan Avenue, Suite 400
7 Englewood Cliffs, New Jersey 07632
(201)646-1333

8 Counsel for the Applicant, Case 25-SP07, Yeon Hee
Kyeoung c/o Jungsun Lee

9 JALOUDI LAW
BY: ALI D. JALOUDI, ESQUIRE
1555 Main Ave
Clifton, New Jersey 07011
(862)357-6024

12 Counsel for the Applicant, Case 25-SP06, Park Smokes
3, LLC

13

14 A L S O P R E S E N T:

15 LUCY HANRAHAN, LAND USE SECRETARY

16
17
18
19
20
21
22
23
24
25

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

2

1 B E F O R E: THE PALISADES PARK PLANNING BOARD
THERE BEING PRESENT:

2 ARLENE STAR, CHAIRWOMAN

3 CHRIS AUFIERO, VICE CHAIRMAN

4 C. PAUL KIM, MAYOR

5 JUSTIN KANG, MEMBER (ABSENT)

6 SUK JOHN MIN, MEMBER (ABSENT)

7 JAE KWAN PARK, MEMBER (ABSENT)

8 MIRJANA TARBOCCHIA, MEMBER

9 EDWIN HAN, MEMBER

10 SOPHIA JANG, MEMBER

11 PAUL KIM, ALTERNATE

12 HYOUNG PARK, ALTERNATE

13
14
15
16
17
18
19
20
21
22
23
24
25

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

4

1 W I T N E S S I N D E X SWORN TESTIMONY

2

3 **CASE #25-SP07 CHANGE OF USE**
4 **YEON HEE KYEOUNG C/O JUNGSUN LEE**
5 **261-263 BROAD AVENUE, UNIT 1C**
6 **BLOCK 215, LOT 8** 11

7 Board/Professional Questions
Chairwoman Star 12
Vice Chairman Aufiero 12
Ms. Tarbocchia 13, 14
Mayor Kim 13, 14
Mr. Han 13

8

9 **CASE #25-SP06 CHANGE OF USE**
10 **PARK SMOKES 3, LLC C/O LEMIR JOE**
11 **HARFOUCHE** 16
12 **456 BROAD AVE** 17
13 **BLOCK 224, LOT 12** 17

14 LEMIR JOE HARFOUCHE 18 17
Direct Examination by Mr. Jaloudi
Board/Professional Questions
Ms. Tarbocchia 17, 23
Mr. Han 18
Mayor Kim 19
Mr. H. Park 27
Mr. Kim 27
Vice Chairman Aufiero 36

16 SAMAR HARFOUCHE 37 36
Board/Professional Questions
Mayor Kim 38
Ms. Tarbocchia 39
Public Questions/Comments
19 **Melanie Comas** 40
83 West Harwood Terrace.

20 **RESOLUTION 2025-122/RESOLUTION 2025-123** 60

21

22 **CASE #25-SP03 RESOLUTION**
23 **YOHAN PARK,**
24 **532-10TH STREET**
25 **BLOCK 421, LOT 3** 63

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 INDEX

2 AGENDA PAGE NO.

3 **CASE #25-SP04 RESOLUTION,**

4 **H&P INNOVATION, LLC**

4 **7 BROAD AVENUE, UNIT 107**

5 **BLOCK 626, LOT 4** 65

6 **Resolution recommending the areas**

6 **Be designated as an area in need of**

7 **Redevelopment (non-condemnation) in**

7 **Connection with Block 504, Lots 1-5**

8 **And 10 (a/k/a 121-131 West Ruby Avenue**

8 **And 20-40 Fairview Street.)** 66

EXHIBITS

NO.	DESCRIPTION	IDENT/EVID
15	(None marked.)	
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HANRAHAN: Han?

2 MR. HAN: Here.

3 MS. HANRAHAN: And, Kim?

4 MR. KIM: Here.

5 CHAIRWOMAN STAR: Next is the minutes.

6 We all had an opportunity to read the minutes and go

7 over them.

8 May I have a motion to accept them,

9 please?

10 MR. KIM: I'll make a motion to accept

11 the minutes.

12 CHAIRWOMAN STAR: Second?

13 VICE CHAIRMAN AUFIERO: I'll second.

14 CHAIRWOMAN STAR: Chris.

15 MS. HANRAHAN: Mayor?

16 MAYOR KIM: Yes.

17 MS. HANRAHAN: Star?

18 CHAIRWOMAN STAR: Yes.

19 MS. HANRAHAN: Aufiero?

20 VICE CHAIRMAN AUFIERO: Yes.

21 MS. HANRAHAN: Tarbochia?

22 MS. TARABOCCHIA: Yes.

23 MS. HANRAHAN: Jang?

24 MS. JANG: Yes.

25 MS. HANRAHAN: Han?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRWOMAN STAR: This is the regular

2 meeting of the Palisades Park Planning Board and

3 we'll start with the Pledge of Allegiance led by

4 Mr. Aufiero.

5 (Whereupon, all rise for a recitation

6 of the Pledge of Allegiance led by Vice

7 Chairman Aufiero.)

8 CHAIRWOMAN STAR: Roll call, please?

9 MS. HANRAHAN: Mayor?

10 MAYOR KIM: Here.

11 MS. HANRAHAN: Star?

12 CHAIRWOMAN STAR: Here.

13 MS. HANRAHAN: Aufiero?

14 VICE CHAIRMAN AUFIERO: Here.

15 MS. HANRAHAN: Tarbochia?

16 MS. TARABOCCHIA: Here.

17 MS. HANRAHAN: Jang?

18 Sophia?

19 MS. JANG: Yes.

20 MS. HANRAHAN: Park?

21 (No Response.)

22 MS. HANRAHAN: Kang?

23 (No Response.)

24 MS. HANRAHAN: Min?

25 (No Response.)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MAYOR KIM: Wait, John [sic]?

2 MS. HANRAHAN: Sophia.

3 MAYOR KIM: Sophia? Okay, Jang.

4 MS. HANRAHAN: Jang.

5 MAYOR KIM: Okay, got it, got it.

6 MS. HANRAHAN: I'm going to call you

7 Sophia.

8 MAYOR KIM: There's also John Min too,

9 so it's very confusing --

10 MS. HANRAHAN: I'm going to call you

11 Sophia.

12 MAYOR KIM: Thank you.

13 CHAIRWOMAN STAR: Okay. And we need a

14 motion to pay the bills.

15 Anyone interested in making a motion to

16 pay the bills?

17 MAYOR KIM: I'll pull the Band-Aid. I

18 would like to make a motion to pay the bills.

19 CHAIRWOMAN STAR: Thank you.

20 And we need a second on that.

21 MR. KIM: I'll second.

22 MS. HANRAHAN: Mayor?

23 MAYOR KIM: Yes.

24 MS. HANRAHAN: Star?

25 CHAIRWOMAN STAR: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HANRAHAN: Aufiero?
 2 VICE CHAIRMAN AUFIERO: Yes.
 3 MS. HANRAHAN: Tarbocchia?
 4 MS. TARABOCCHIA: Yes.
 5 MS. HANRAHAN: Sophia?
 6 MS. JANG: Yes.
 7 MS. HANRAHAN: And, Han?
 8 MR. HAN: Yes.
 9 CHAIRWOMAN STAR: Okay.
 10 Now, the first case --
 11 MR. NOH: No, we need to swear in the
 12 new member.
 13 MAYOR KIM: Swear in.
 14 CHAIRWOMAN STAR: Okay. That's right.
 15 We have a new member who is going to be
 16 sworn in. I don't know his name.
 17 MAYOR KIM: Can you please come up?
 18 MR. NOH: Please come up here, sir.
 19 MAYOR KIM: Come in the middle.
 20 MR. NOH: Come up, put your left hand
 21 on the Bible, please raise your right hand, sir.
 22 Can you please repeat after me?
 23 I, Hyoung Park, do solemnly swear that
 24 I will support the Constitution of the United States
 25 and the Constitution of the State of New Jersey.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 And that I will bear true faith and
 2 allegiance to the same and to the governments
 3 established in the United States and in this state,
 4 county and township, under the authority of the
 5 people. And that I will faithfully, impartially and
 6 justly perform all the duties of the office of the
 7 Planning Board of the Borough of Palisades Park
 8 according to the best of my ability, so help me, God.
 9 MR. PARK: I, Hyoung Park, do solemnly
 10 swear that I will support the Constitution of the
 11 United States and the Constitution of the State of
 12 New Jersey.
 13 And that I will bear true faith and
 14 allegiance to the same and to the governments
 15 established in the United States and in this state,
 16 county and township, under the authority of the
 17 people. And that I will faithfully, impartially and
 18 justly perform all the duties of the office of the
 19 Planning Board of the Borough of Palisades Park
 20 according to the best of my ability, so help me, God.
 21 MR. NOH: Thank you.
 22 MAYOR KIM: Congratulations.
 23 MR. NOH: Congratulations.
 24 (Applause.)
 25 MAYOR KIM: Please come up, take your
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 seat.
 2 (Whereupon, Mr. Hyoung Park is now
 3 present on the dais.)
 4 CHAIRWOMAN STAR: Okay. Our first case
 5 tonight is Case SP07, change of use, Yeon Hee
 6 Kyeoung, operating as Jungsun Lee, 261-263 Broad
 7 Avenue, Unit 1C.
 8 MR. BAE: Good evening.
 9 Hi, Mayor, Members of the Planning
 10 Board, my name is Daniel Bae. I'm pleased to be here
 11 on the application for change of use. I represent
 12 Yeon Hee Kyeoung.
 13 Standing to my left is Ms. Jay Ree
 14 (phonetic). She's the operation manager for the
 15 business.
 16 The proposed change of use is a retail
 17 store for pet supplies and pet accessories. There
 18 won't be any grooming or boarding of any pets.
 19 Strictly for retail purpose only.
 20 The proposed hours are from Monday
 21 through Saturday, 10 a.m. to 8 p.m.
 22 Formally the premises were used for as
 23 a dental office. There would be one employee along
 24 with the owner and we've submitted plans to show
 25 what's been altered. There will be a sink in the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 back for hygiene purposes. When people come -- when
 2 the customers come in with pets, they can try the
 3 accessories and whatnot and also clean their hands if
 4 needed.
 5 We anticipate minimal impact on traffic
 6 compared to the former use.
 7 We're open to any questions.
 8 CHAIRWOMAN STAR: Is there any dog
 9 grooming?
 10 MR. BAE: No, there won't be any
 11 grooming or any boarding of any pets. It's just for
 12 strictly for pet accessories.
 13 MAYOR KIM: Madam Chairwoman, there's a
 14 little bit of a technical situation where the letter
 15 advises the permission to pet supply and grooming.
 16 MR. BAE: Right.
 17 And the application, we're definitely
 18 making it very clear that it's just for pet supplies
 19 and accessories. So on the application, itself, to
 20 the planning board, we've made it clear that it's
 21 only for accessory, retail products.
 22 Thank you, Mayor, for pointing that
 23 out.
 24 VICE CHAIRMAN AUFIERO: How many
 25 employees?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

13

1 MR. BAE: One.
 2 VICE CHAIRMAN AUFIERO: One employee.
 3 MR. BAE: Yes.
 4 MAYOR KIM: How many parking spaces?
 5 MR. BAE: So there are no parking
 6 spaces for the building.
 7 So we'll rely on street parking.
 8 MAYOR KIM: Give me one second. Let me
 9 just take a look at that.
 10 CHAIRWOMAN STAR: Anyone else have a
 11 question from the board members?
 12 MS. TARBOCCHIA: Are you going to be
 13 selling pets?
 14 MR. BAE: I'm sorry.
 15 MS. TARABOCCHIA: No pet sales.
 16 MR. BAE: No sale of any pets, actual
 17 pets, no.
 18 CHAIRWOMAN STAR: Any other questions?
 19 MAYOR KIM: Do you -- you will not be
 20 serving any food --
 21 MR. BAE: Not be serving any food.
 22 MAYOR KIM: -- preparing or making food
 23 or serving food?
 24 MR. BAE: Right.
 25 MR. HAN: How about pet food?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

15

1 public for this applicant?
 2 (No Response.)
 3 CHAIRWOMAN STAR: No? Okay. We'll
 4 close that portion and we'll have a motion for this
 5 applicant.
 6 Anyone want to make a motion?
 7 VICE CHAIRMAN AUFIERO: I'll make a
 8 motion to accept the application as presented with
 9 the following stipulations: Only pet supply retail
 10 sales only, no grooming to be done and that's it.
 11 One simple change of use to another
 12 change of use.
 13 MR. BAE: Absolutely.
 14 CHAIRWOMAN STAR: Second for that?
 15 MS. TARBOCCHIA: I'll second it.
 16 MS. HANRAHAN: Mayor?
 17 MAYOR KIM: Yes.
 18 MS. HANRAHAN: Star?
 19 CHAIRWOMAN STAR: Yes.
 20 MS. HANRAHAN: Aufiero?
 21 VICE CHAIRMAN AUFIERO: Yes.
 22 MS. HANRAHAN: Tarbochia?
 23 MS. TARABOCCHIA: Yes.
 24 MS. HANRAHAN: Sophia?
 25 MS. JANG: Yes.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

14

1 MR. BAE: It will be all packaged.
 2 MAYOR KIM: It's not made there?
 3 MR. BAE: It will not be made there or
 4 manufactured there.
 5 CHAIRWOMAN STAR: Anything else?
 6 MAYOR KIM: How many clients, customers
 7 will be there, do you think? A lot?
 8 Like for example, is there any seatings
 9 for clients to sit down or --
 10 MR. BAE: No, there won't be any
 11 seating areas.
 12 MAYOR KIM: It's all stand up areas?
 13 MR. BAE: Yeah, all stand up, yes.
 14 MAYOR KIM: Okay.
 15 CHAIRWOMAN STAR: Any other questions?
 16 MS. TARBOCCHIA: What are the hours?
 17 MR. BAE: Monday through Saturday,
 18 10 a.m. to 8 p.m.
 19 MS. TARABOCCHIA: 10 a.m. to 8 p.m.
 20 MR. BAE: Yes.
 21 CHAIRWOMAN STAR: Monday through
 22 Saturday.
 23 Any other -- if not, we'll close that
 24 portion and open this to the public.
 25 Does anyone have a question from the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

16

1 MS. HANRAHAN: Han?
 2 MR. HAN: Yes.
 3 MS. HANRAHAN: Park?
 4 MS. TARBOCCHIA: You have to ask
 5 Sophia.
 6 MS. JANG: I answered already.
 7 MS. HANRAHAN: Park?
 8 MR. PARK: Yes.
 9 CHAIRWOMAN STAR: Okay.
 10 Motion carried.
 11 Congratulations.
 12 MR. BAE: Thank you. Have a great
 13 evening.
 14 VICE CHAIRMAN AUFIERO: Good luck.
 15 CHAIRWOMAN STAR: The next case is
 16 SP06, change of use, Park Smokes 3, LLC, c/o Lemir
 17 Joe Harfouche.
 18 MR. NOH: Counsel, can I have your
 19 appearance, please?
 20 MR. JALOUDEI: Good evening, Your Honor
 21 [sic] -- I mean, good evening, Members of the Board,
 22 Mr. Mayor.
 23 Ali Jaloudi from the Law Firm of
 24 Jaloudi and Associates on behalf of Park Smokes 3.
 25 The principal Lemir Joe Harfouche is present with me
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

17

1 here as a witness.
 2 The application before the board today
 3 is for a change of use for a retail smoke shop. The
 4 property previously contained a real estate office.
 5 We're seeking a change of use to the retail smoke
 6 shop.
 7 The proposed hours of operation will be
 8 from 11 a.m. to 10 p.m. There will be no smoking on
 9 the premises. It will not be for use of any of the
 10 product. It will just be retail only. There will be
 11 one employee at a time and we respectfully submit the
 12 board's approval.
 13 CHAIRWOMAN STAR: Okay.
 14 Anyone have a question for this
 15 applicant?
 16 MS. TARBOCCHIA: The days of operation
 17 is Monday through Saturday?
 18 MR. HARFOUCHE: Monday through Sunday.
 19 MR. JALOUDI: Seven days a week.
 20 MS. TARBOCCHIA: Monday through
 21 Sunday?
 22 From 11 to 10 p.m.?
 23 MR. HARFOUCHE: Yes.
 24 MR. JALOUDI: Yes.
 25 CHAIRWOMAN STAR: Anyone else?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

19

1 accessories, smoking products, such as like E-Liquid
 2 and that's pretty much it. Trays, candles, incense.
 3 MS. TARBOCCHIA: Is CBD going to be
 4 sold there?
 5 MR. HARFOUCHE: CBD, as of right now
 6 we're not 100 percent sure if CBD was to be sold
 7 there.
 8 MS. TARBOCCHIA: Do you have a license?
 9 MR. HARFOUCHE: Yes, all my smoke shops
 10 have a license.
 11 I'm licensed in all my smoke shops.
 12 MS. TARBOCCHIA: You have multiple
 13 smoke shops --
 14 MR. HARFOUCHE: Correct.
 15 MS. TARBOCCHIA: -- in the area?
 16 MR. HARFOUCHE: Correct.
 17 CHAIRWOMAN STAR: Anyone else?
 18 MAYOR KIM: Actually, I do. You say
 19 that you -- do you sell tobacco or not?
 20 MR. HARFOUCHE: Yes.
 21 MAYOR KIM: You do, okay, good.
 22 MR. HARFOUCHE: And I have my tobacco
 23 license as well.
 24 MAYOR KIM: You do, you have it?
 25 MR. HARFOUCHE: Yes.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

18

1 MR. HAN: I'm not familiar with smoke
 2 products. What kind of products are you selling?
 3 MR. HARFOUCHE: So --
 4 MR. NOH: Excuse me, I need to swear
 5 you in, sir.
 6 Please raise your right hand, sir. Do
 7 you swear or affirm that you will tell the truth, the
 8 whole truth and nothing but the truth, so help you
 9 God?
 10 MR. HARFOUCHE: Yes.
 11 L E M I R H A R F O U C H E,
 12 655 Anderson Avenue, Apt 1, Cliffside Park, New
 13 Jersey, having been duly sworn testifies as
 14 follows:
 15 MR. NOH: State your name.
 16 MR. HARFOUCHE: Lemir.
 17 MR. NOH: Please spell your last name
 18 for us.
 19 MR. HARFOUCHE: H-A-R-F-O-U-C-H-E.
 20 MR. NOH: Thank you.
 21 MR. JALOUDI: What was the question?
 22 MR. HAN: What kind of products.
 23 CHAIRWOMAN STAR: What products?
 24 MR. HARFOUCHE: So hookah, tobacco,
 25 hookah accessories, rolling papers, smoke
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

20

1 MAYOR KIM: What else do you sell
 2 concerning smoking products?
 3 MR. HARFOUCHE: Vapes, Juul.
 4 MAYOR KIM: Juul vape?
 5 MR. HARFOUCHE: Yes.
 6 MAYOR KIM: Would there be a synthetic
 7 THC or something like that in any of the products?
 8 MR. HARFOUCHE: No.
 9 MAYOR KIM: Synthetic THC as in, you
 10 know, THC 6 or 9 or something like that that it's
 11 still in the loophole of the FDA because they still
 12 didn't identify it as a class. You're not going to
 13 sell that kind of stuff?
 14 MR. HARFOUCHE: No.
 15 MAYOR KIM: You're not going to put a
 16 marijuana thing --
 17 MR. HARFOUCHE: Oh, no, no, no. None
 18 of my locations have it.
 19 MAYOR KIM: Would you be selling
 20 anything that will support the consumption -- the use
 21 of those kind of products, such as a pipe that's not
 22 for a cigarette, you know, like what is that when you
 23 guys --
 24 MS. TARBOCCHIA: Drug paraphernalia?
 25 MAYOR KIM: Yeah, drug paraphernalia
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

21

1 type of equipment, even though you don't sell the
 2 drug itself.

3 MR. HARFOUCHE: Yes, no.
 4 MAYOR KIM: No. Like for example, will
 5 you be selling a bong?
 6 MR. HARFOUCHE: Yes.
 7 MAYOR KIM: Okay. That was my --
 8 MR. HARFOUCHE: Like glass pieces.
 9 MAYOR KIM: Glass pieces, but they are
 10 not really related to smoking tobacco.
 11 MR. JALOUDI: If I may object, he
 12 initially mentioned hookah.
 13 Hookah is usually used --
 14 MAYOR KIM: Hookah is fine.
 15 MR. JALOUDI: Right, so that's also
 16 considered glass paraphernalia.
 17 MAYOR KIM: Yeah, but hookah, you
 18 really do hookah with water, water filter.
 19 I like hookah. Glasses, you know, like
 20 -- so it is actually -- could be used as hookah, but
 21 also could be used for -- I don't know, the State of
 22 New Jersey is legal to smoke -- I mean, smoke
 23 marijuana, right, in certified places, licensed
 24 places, but there is that thing that we have to
 25 consider.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

22

1 Also, you also have to explain the
 2 benefits of how you would create this retail here for
 3 our community and beyond, what the benefits are for
 4 the community.
 5 Like, for example, like, you know,
 6 there are a lot of smoke shops around our vicinity,
 7 matter of fact, maybe five minutes, ten minutes away.
 8 So the planning board would love to
 9 listen why you think that this could be a positive
 10 business for our community.
 11 And also, there's one more thing that I
 12 want everybody to -- the board members to consider is
 13 that I could be incorrect, but I do recall that a few
 14 years back we created an ordinance to specify a type
 15 of business that is required to -- you know,
 16 qualifications for certain type of businesses to have
 17 to acquire in order to qualify to be in this town to
 18 do business.
 19 I believe -- I'm not 100 percent sure,
 20 that whatchamacallit, that one -- I know one for sure
 21 is pawn shops. Pawn shops are one of the things that
 22 had a restriction.
 23 Do we allow pawn shops? I believe -- I
 24 forgot what it was, but it was some kind of
 25 conditions.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

23

1 Now, I really want to recommend right
 2 now before we make a mistake, I apologize for to
 3 applicant, it may be another -- wait another month,
 4 but for -- to perform our due diligence properly and
 5 to be -- you know, to be prudent, you know, I would
 6 like to really -- if you guys don't have any more
 7 questions, you guys could go to the public session,
 8 but there's something that we have to really, I
 9 think, have to reconsider for now, but please that's
 10 just my -- that's my opinion.
 11 MS. TARBOCCHIA: I have a question
 12 regarding tobacco is not to be sold to minors, have
 13 to be 21 years of age?
 14 MR. HARFOUCHE: Correct.
 15 MS. TARABOCCHIA: Is there going to be
 16 signage?
 17 MR. HARFOUCHE: Signs, yes, absolutely.
 18 MS. TARBOCCHIA: Who will be screening?
 19 How many employees you will be having?
 20 MR. HARFOUCHE: It would be me and my
 21 sister. It's a family-owned business.
 22 MS. TARBOCCHIA: Family-owned.
 23 And, you know, like are you going to
 24 have part-time people working there that are minors.
 25 MR. HARFOUCHE: No.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

24

1 MS. TARBOCCHIA: Because you can't have
 2 that selling cigarettes a minor to an adult.
 3 MR. HARFOUCHE: Correct, and never in
 4 the five years that I've been in this business that
 5 I've ever had a problem as far as serving an underage
 6 or someone coming into my establishment that wasn't
 7 of age that was working with us.
 8 MS. TARBOCCHIA: Can you explain to be
 9 the CBD oil or is in the vape that's permitted to be
 10 sold and you have licenses to carry that?
 11 MR. HARFOUCHE: Correct.
 12 MS. TARABOCCHIA: And to sell it?
 13 MR. HARFOUCHE: Correct.
 14 MS. TARABOCCHIA: How do you know --
 15 would that also be the restriction for age
 16 requirement?
 17 Because I'm not very familiar with the
 18 CBD regulations in the State of New Jersey, as well
 19 as in the Borough of Palisades Park.
 20 So can you educate me since you have
 21 multiple facilities, that you can tell me about it
 22 and that's my main concern.
 23 MR. HARFOUCHE: Correct.
 24 So I apply with the state for my smoke
 25 shop license and from there we are allowed to carry

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 the products that we have just explained to you guys
2 and as far as CBD, it's just one license intertwined
3 with the license that I have, but every borough that
4 you go, every location, you need a separate license
5 for that specific address, itself.

6 So every single smoke shop that I've
7 personally owned has its own license with the state
8 for that town and with the state.

9 MS. TARBOCCHIA: Would you be selling
10 those loose stuff like they sell, I think in Fort
11 Lee, called Ascend.

12 MAYOR KIM: That's legit marijuana.

13 MR. HARFOUCHE: That's a dispensary.

14 MS. TARBOCCHIA: I want to know is
15 this like a copy of it that's going to be sold or --

16 MR. HARFOUCHE: Not at all. Two total
17 different business models.

18 MS. TARBOCCHIA: And have you had any
19 violations in the State of New Jersey.

20 MR. HARFOUCHE: I've had zero.

21 MS. TARBOCCHIA: Is it permissible to
22 find out if there's any prior violations?

23 MAYOR KIM: I think that's a good
24 point.

25 MS. TARBOCCHIA: Been addressed or
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 paid, you know, if something happened and it was
2 taken care of and it was paid, I would like to know
3 the history, proof of your history.

4 MAYOR KIM: Right, I agree.

5 Do you guys sell Delta-8?

6 MR. HARFOUCHE: As in?

7 MAYOR KIM: Will you be selling
8 Delta-8.

9 MR. HARFOUCHE: No.

10 MAYOR KIM: No? Okay.

11 This is the synthetic THC that I'm
12 talking about that's -- that it's not controlled by
13 the FDA, because it's still in the process. They
14 process a lot of CBD, which is legal and then in high
15 concentrations they make the synthetic Delta-8 THC
16 derivative that gives you the high. That's something
17 that, you know, that's not -- that doesn't really
18 help our community, you know, directly.

19 I mean, we cannot assume that this
20 applicant is going to sell, what is it, products or,
21 you know, contraption that will be used to smoke
22 cigarettes or tobacco, we can't assume that, but it's
23 something that, you know, have to be defined. That's
24 why your question is very good and --

25 MS. TARBOCCHIA: Exactly where are you
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 going to be located?

2 What's the stores next to you?

3 MR. HARFOUCHE: There's a hair salon, I
4 believe, and there's like a restaurant and then like
5 a couple of other restaurants next to me as well.

6 MR. H. PARK: I'm just curious, I'm
7 sure you guys do a lot of marketing research.

8 Was there any reason you chose
9 Palisades Park and what kind of clients do you
10 expect?

11 MR. HARFOUCHE: It's very diverse. I
12 can't really say who -- you know, it's a very --
13 everyone is different, culture.

14 MR. H. PARK: So you don't have a
15 picture of who's going to come to your shop?

16 MR. HARFOUCHE: No.

17 MR. H. PARK: No?

18 MR. JALOUDI: I will say there are two
19 or three other similar smoke shops that already exist
20 in Palisades Park. I think some might be on Broad.

21 MR. HARFOUCHE: Pink Pineapple.

22 MR. JALOUDI: There are a few other
23 ones that are basically the exact same model.

24 So with respect to the mayor's question
25 about checking the ordinance, I don't think that that
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 is an issue since he's basically --

2 MAYOR KIM: Well, that's not the point,
3 Counselor. If we made a mistake, we can make a
4 second mistake, that's my point.

5 MR. JALOUDI: Understood.

6 MAYOR KIM: I think you're right, the
7 pineapple with the pink, right?

8 MR. HARFOUCHE: Yeah.

9 MAYOR KIM: I had no idea they were
10 selling -- did we pass a smoke shop in your
11 recollection.

12 CHAIRWOMAN STAR: No.

13 I've been on the board for --

14 MAYOR KIM: That's what I'm trying to
15 say. I do recall --

16 MS. TARBOCCHIA: What is it called, a
17 pink what?

18 MAYOR KIM: It's called a Pink
19 Pineapple.

20 MS. TARBOCCHIA: Pineapple?

21 MAYOR KIM: It's a pink thing. It
22 looks like they're selling dolls, but I didn't know
23 they were selling this type of model business.

24 MR. KIM: Yeah, we approved Pink
25 Pineapple as a children's clothing store about five

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

29

1 or six years ago.

2 So I don't know if they sold the lease.

3 I don't know if they sold the business, but I

4 distinctly remember it was probably in 2020 or so we

5 approved that.

6 MAYOR KIM: And then they changed their

7 business. Now we're going to have to get our

8 inspector to find out.

9 MS. TARABOCCHIA: It's a gift shop.

10 MR. JALOUDI: There are also other

11 establishments oftentimes --

12 MAYOR KIM: What's the name called?

13 MR. JALOUDI: Oftentimes what happens

14 is convenience stores will also sell essentially the

15 same exact products that he would be selling.

16 So convenience stores would just tack

17 it on. The only difference, this one is specifically

18 identified as a smoke shop, which, you know, in our

19 humble opinion, is probably better for compliance

20 because you know exactly what's going on.

21 MAYOR KIM: I totally understand that,

22 Counselor, but you have to understand we work on case

23 by case.

24 Just because we don't follow the past

25 decision of a case, there -- everything is different.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

31

1 With respect to the question about the

2 THC, that's not something that is going to be sold.

3 Most of the things that are going to be

4 part of this retail business will essentially be

5 vapes, hookah products, certain glass products and

6 basically just tobacco, flavored tobacco.

7 So most of these things are commonly

8 sold. The only difference here is that it is

9 advertised specifically for that thing.

10 So it's more of a narrower client base

11 with respect to the board members, you know, people

12 from the age of 21 to 90 can smoke whether it's

13 tobacco or vape products, whatever it may be.

14 So the specific demographic is pretty

15 much adults, you know, anybody who's an adult who

16 does smoke, whether it be hookah or vape or

17 otherwise.

18 You know, obviously we respect and

19 appreciate the board's concern about these things,

20 because we do take this seriously.

21 I mean, this is something that affects

22 health and affects livelihood. So we certainly

23 appreciate the questions.

24 He owns, I think what, three or four or

25 five different smoke shops in towns like Fort Lee and

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

30

1 For example, yes, a cigarette shop will

2 sell some of the products that this gentleman, that

3 your client uses, however, that maybe not regulated

4 or you may be grandfathered.

5 Understood?

6 MR. JALOUDI: Certainly.

7 MAYOR KIM: Yeah, so we cannot really

8 compare those two.

9 MR. JALOUDI: Not so much to compare

10 it. All I'm saying is that, you know, in this case

11 it's something that's specifically applied for, you

12 know it's going to be licensed, it's specifically

13 designated for these exact products as opposed to

14 another store that would just introduce those

15 products into the thing without an application or

16 without, you know, the city officials understanding

17 what's actually going on in there.

18 For example, with this Pink Pineapple,

19 if they're applied for as a, you know, clothing

20 store, gift shop.

21 MAYOR KIM: As a clothes shop.

22 MR. JALOUDI: Right.

23 So, here, you know, we're -- we're a

24 bit more transparent about what it is that we're

25 doing.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

32

1 Park Ridge, Cliffside Park, New Brunswick.

2 He's had several successful smoke

3 shops.

4 With respect to the question about the

5 benefit to the community, certainly tax revenue

6 occupying a real estate that otherwise has been

7 vacant for sometime. You know, it brings -- these

8 smoke shops basically exist in almost every town now.

9 It may benefit the residents of Palisades Park who

10 remain and keep their business within Palisades Park

11 rather than to go to Cliffside Park or Fort Lee or

12 any other town in order to do their shopping.

13 They can stay right here on Broad

14 Avenue.

15 MR. H. PARK: I'm just concerned. I

16 hope healthy customers only, you know what I mean.

17 MR. JALOUDI: We hope so too.

18 (Laughter.)

19 MAYOR KIM: Healthy customers.

20 MR. H. PARK: You can make any

21 customer, but town point of view we concerned if you

22 have a customer, what kind of customer is going to

23 visit.

24 I don't want they crowding the people

25 in your shop every night.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. JALOUDI: Well, certainly that
2 won't be the case. This is a small retain shop.
3 There will not be a place for people to hang out in
4 there. There's nowhere to sit. People usually on
5 average are in a smoke shop for less than one minute.
6 They come in, they grab their product and they go.

7 MAYOR KIM: That's true. They go, they
8 buy their product and leave.

9 MR. JALOUDI: They just grab what they
10 are looking for, hey, this is the -- you know, flavor
11 that I smoke, grab it, pay and leave.

12 There's nowhere to smoke there. It's
13 not, like, they're going to hang out, loiter at all.
14 It's literally probably a 45-second transaction where
15 they come in, purchase their product and they're on
16 their way out.

17 So, you know, as far as the benefit to
18 the community, you know, as indicated, it's the tax
19 revenue, it's keeping your customers here within the
20 city [sic].

21 As far as the health benefits, I'm not
22 going to sit here and advocate and say that, you
23 know, vape and tobacco is good for you, it's not, but
24 cigarette smoke is on the decline, which is great,
25 because of the fact that people are transitioning

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 into potentially safer options, which are things like
2 hookah or like a vape, because it's not so much of a
3 nuisance, it's not a fire hazard, you're not lighting
4 up a cigarette and it's basically transitioning
5 people off of actual, you know, cigarette smoke.

6 So, you know, with respect to that, I
7 do see that it benefits the community. I don't think
8 we can sit and nitpick about what's good for people
9 or not for people. I mean, fast food might be
10 considered bad for people, so can, you know, a bar,
11 but there are establishments that exist in every
12 single town and if they're going to exist, then, you
13 know, within the Borough in order to keep the
14 business within Palisades Park, rather than having
15 your customers go out in other places, it's better to
16 keep them in our business district right here.

17 MR. H. PARK: I'm just concerned not
18 just for our town, for your business also.

19 MR. JALOUDI: Sure.

20 And he's run several businesses all of
21 which have been successful. You know, as indicated
22 he has been very diligent with respect to his
23 compliance. He's very knowledgeable of what the
24 rules are. You know, board members are welcome to
25 swing by and see his other shops in Cliffside Park

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 and Fairview and New Brunswick. All of which are
2 very fine establishments, compliant, clean.

3 You know, visually they look beautiful
4 too. They're not going to have a bunch of marijuana
5 stickers in the windows and a bunch of weirdo stuff.
6 It's just, you know, it's a clean, clean
7 establishment and, you know, he's happy to answer any
8 other questions, but...

9 MAYOR KIM: I actually do.

10 Counsel, you should know that this --
11 in our -- in our town it's an ordinance that's -- in
12 the zoning ordinance this is concerned as a
13 conditional use, which means you're proper to come
14 here and tell us and ask, request that it's a
15 conditional use, we would like to use it.

16 It is the discretion of the planning
17 board to decide that, because it's within that zoning
18 ordinance.

19 Having said that, you did express that,
20 I just want to sum everything up, as counsel you
21 expressed that the positive is generating revenue,
22 more people coming in, more foot traffic, it's an
23 addition to the diverse area of commerce on Broad
24 Avenue.

25 The negative is that we are actually
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 promoting selling of those kind of products whether
2 it can relate with legal or illegal or whatnot, it is
3 a smoking substance.

4 That's pretty much it, right?

5 MR. JALOUDI: Yeah.

6 MAYOR KIM: Good. I'm done.

7 Anybody else?

8 CHAIRWOMAN STAR: Anyone else?

9 VICE CHAIRMAN AUFIERO: Do you have a
10 lease with your landlord?

11 MR. HARFOUCHE: I actually do have a
12 lease, I signed with a five-year, with a five-year
13 optional and --

14 MAYOR KIM: When do you have it? When
15 does it start?

16 MR. HARFOUCHE: It already started.

17 MAYOR KIM: Who's your Realtor?

18 MR. HARFOUCHE: And if I can really
19 just specify something, my sister had went to the
20 building department to get an application and she
21 said --

22 MS. HARFOUCHE: They said you'll have
23 no issues, so you can sign that lease.

24 MR. HARFOUCHE: So I literally took the
25 paper --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HARFOUCHE: But you do have to sit
 2 through --
 3 MAYOR KIM: Okay. Really.
 4 MR. HARFOUCHE: Yes.
 5 MAYOR KIM: Who is the woman that said
 6 that?
 7 Give me a description.
 8 MR. HARFOUCHE: Blonde.
 9 MS. HARFOUCHE: Blonde hair and that's
 10 the reason why we signed the lease.
 11 MAYOR KIM: She said that -- what was
 12 your question to the representative --
 13 MR. NOH: You need to be sworn in.
 14 MAYOR KIM: You got to be sworn in.
 15 MR. NOH: Please raise your right hand,
 16 ma'am.
 17 And do you swear or affirm that you
 18 will tell the truth, the whole truth and nothing but
 19 the truth, so help you God?
 20 MS. HARFOUCHE: Yes.
 21 S A M A R H A R F O U C H E,
 22 684 Bergen Boulevard, Ridgfield, New Jersey,
 23 having been duly sworn, testifies as follows:
 24 MR. NOH: Please state your name for
 25 the record.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HARFOUCHE: Samar Harfouche.
 2 MR. NOH: Please spell your last name.
 3 MS. HARFOUCHE: H-A-R-F-O-U-C-H-E.
 4 THE COURT REPORTER: And your first
 5 name?
 6 MS. HARFOUCHE: S-A-M-A-R.
 7 THE COURT REPORTER: Thank you.
 8 MAYOR KIM: Okay.
 9 So my question is: You want to testify
 10 that you -- the reason why you guys signed the lease
 11 immediately is because you guys -- who went there to
 12 the --
 13 MS. HARFOUCHE: I did.
 14 MAYOR KIM: You went?
 15 MS. HARFOUCHE: Yes.
 16 MAYOR KIM: With the lease.
 17 MS. HARFOUCHE: Yes.
 18 MAYOR KIM: You went to the building
 19 department thinking maybe they can give you honest
 20 advice and they said, hey, is it possible if I can
 21 get a lease, can I sign the lease?
 22 And the representative there with the
 23 blonde hair stated that you should have no problem,
 24 you can sign that off.
 25 MS. HARFOUCHE: Yes, that's what she

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 said.
 2 MAYOR KIM: Okay. So this is --
 3 MS. HARFOUCHE: And that's the only
 4 reason why we went to sign the lease that day.
 5 MAYOR KIM: Understood, understood.
 6 Unfortunately that would negate our purpose here.
 7 If everything was decided over there,
 8 we would not exist. It was improper, but that's a
 9 different story.
 10 But it's very unfortunate that
 11 happened. We will rectify that situation, because
 12 you testified in court, I mean, here, you're sworn
 13 in.
 14 So we're going to have to make sure
 15 that this doesn't happen again. I really appreciate
 16 you letting me know.
 17 On the dark -- on the bad side, it is
 18 very unfortunate that you had to sign the lease. I
 19 know every single month without a revenue this really
 20 hurts, but it is what it is right now, but we're
 21 going to rectify that and please continue.
 22 CHAIRWOMAN STAR: Okay. Does any --
 23 MS. TARABOCCHIA: Will there be any
 24 second-hand goods, like something that was used and
 25 returned.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. HARFOUCHE: No.
 2 MS. TARABOCCHIA: Regarding hookahs and
 3 stuff.
 4 MR. HARFOUCHE: No.
 5 CHAIRWOMAN STAR: Anyone else?
 6 (No Response.)
 7 CHAIRWOMAN STAR: All right. Why don't
 8 we open this to the public?
 9 Anyone has a question?
 10 Yes?
 11 MS. COMAS: First of all, I'm not clear
 12 --
 13 CHAIRWOMAN STAR: Excuse me, please
 14 state your name.
 15 MS. COMAS: Melanie Comas, I live in
 16 town.
 17 MR. NOH: And your address, ma'am.
 18 MS. COMAS: 83 West Harwood Terrace.
 19 MR. NOH: Please spell your last name,
 20 ma'am.
 21 MS. COMAS: C-O-M-A-S.
 22 CHAIRWOMAN STAR: We limit it to three
 23 minutes.
 24 MS. COMAS: Okay. I wasn't expecting
 25 this.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

41

1 I came here for something else.
 2 But, yes, a few years ago when
 3 Palisades Park had the choice of having a so-called
 4 business like this, marijuana or whatever and then it
 5 was smoking and all that stuff --
 6 MR. HARFOUCHE: There's no marijuana.
 7 MS. COMAS: -- the town didn't want it.
 8 So then we -- we didn't have anything and you're
 9 saying we have it.
 10 But what is CBD anyway? What does it
 11 stand for?
 12 MAYOR KIM: Excuse me, ma'am, could you
 13 say that again?
 14 MS. COMAS: What does CBD stand for?
 15 MAYOR KIM: CBD is a legal derivative
 16 of processing marijuana that's not supposed to give
 17 you any high, but supposed to alleviate inflammation.
 18 Don't ask me, don't ask me why I know so much.
 19 (Laughter.)
 20 MAYOR KIM: So it's legal. It doesn't
 21 get you high.
 22 MS. COMAS: It's a product of
 23 marijuana.
 24 MAYOR KIM: It's a product. It's a
 25 product of marijuana that's legal that doesn't give
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

42

1 you the high, but gives you the benefits of sleeping
 2 well, reducing inflammation, et cetera, et cetera.
 3 This is known in the FDA. It is perfectly fine right
 4 now to sell. It is not a recreational drug.
 5 MS. COMAS: I think we need this
 6 business in town like we need a hole in the head.
 7 This is ridiculous.
 8 Why are we promoting something like
 9 this and the poor babies who have to go to Englewood
 10 or Leonia, Fort Lee to get this product. Gee, that's
 11 a big trip. Once you start something like this, it's
 12 never ending. I mean, how do you know that the
 13 people who are buying this marijuana, et cetera, are
 14 smoking it outside on Broad Avenue as you walk by,
 15 you're not going to be inhaling it?
 16 That's a problem, too. But what's the
 17 necessity of having something like this?
 18 Right now it seems like, oh, it's so
 19 good. We're doing this, we're doing that, but the
 20 products, I think, are not good for human beings and
 21 not for Palisades Park.
 22 Now, this woman went to the town
 23 speaking to the woman with the yellow hair, blonde
 24 hair, did she tell the woman what the business was
 25 that they were renting --
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

43

1 MAYOR KIM: The building department is
 2 the first place that will know what kind of business
 3 they're presenting, because they have to go through
 4 the application process.
 5 MS. COMAS: But you're saying she gave
 6 -- the blonde woman gave the okay to her to sign the
 7 lease, but --
 8 MAYOR KIM: If that is true, if that
 9 alleged accusation is true, it's absurd.
 10 MS. COMAS: But did this woman tell the
 11 blonde woman what the lease -- what they were going
 12 to do in the building that they're going to lease?
 13 If she said that, maybe the woman, the
 14 blonde woman would have said, well, I can't give you
 15 this, because this is something that this panel has
 16 to approve first.
 17 MAYOR KIM: Yes, that's why we said
 18 that we cease to exist if that happened at the
 19 building department.
 20 MS. COMAS: Right, but now it's like
 21 turned around where it's -- the lease is signed and
 22 --
 23 MAYOR KIM: Do you have a lease
 24 counselor?
 25 MR. HARFOUCHE: I do.
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

44

1 MR. JALOUDI: You have it on you?
 2 MR. HARFOUCHE: Yes.
 3 MR. JALOUDI: Can I make one point in
 4 response, respectfully?
 5 MAYOR KIM: Sir, after the public is
 6 done, you can come back, we'll let you have it.
 7 Please continue, you have about a
 8 minute, go ahead.
 9 MS. COMAS: Well, that's my point, but
 10 the point is we don't need this here. This town is
 11 crowded. We have people who are gathering on Broad
 12 Avenue and looking for work, et cetera. I mean, the
 13 place is becoming a -- and for a long time has become
 14 a mess and I've lived here forever, okay.
 15 MAYOR KIM: I think we're improving, my
 16 dear.
 17 MS. COMAS: What?
 18 MAYOR KIM: We're turning worse? I
 19 thought we were improving. I thought we were
 20 forming. I thought things were getting better.
 21 MS. COMAS: Maybe you thought that.
 22 MAYOR KIM: I'll tell you what, we're
 23 this close, we're this close of getting -- besides
 24 the point, we're about to get four to five sidewalks
 25 from Grand Avenue.
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

45

1 MS. COMAS: What did you say?

2 MAYOR KIM: Crosswalks. You know

3 crosswalks? The one that you've been coming here for

4 a very long time.

5 MS. COMAS: Crosswalks?

6 MAYOR KIM: Crosswalks for Grand Avenue

7 because it's dangerous for kids and people to cross

8 to go to the other side of Palisades Park. We're

9 improving, but please continue.

10 MS. COMAS: Oh, crosswalks, you're

11 saying. You said something about it the last time I

12 was here at the meeting.

13 MAYOR KIM: We're improving, my dear,

14 but please finalize, yes.

15 MS. COMAS: But you know how many years

16 I've been fighting to lower the speed limit and that

17 never happened.

18 MAYOR KIM: And I applaud you and I

19 really appreciate that.

20 MS. COMAS: But nothing happened.

21 But those cars, it's so busy now and,

22 you know, I don't know if you know my two houses,

23 West Harwood Terrace and Grand Avenue, they swoop up

24 like crazy, it's unbelievable.

25 MAYOR KIM: But please continue with

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

46

1 this, finalize it.

2 MS. COMAS: No, well, again, there's

3 all kinds of derivatives, marijuana, things that you

4 said that they described that would be there that

5 I've never heard of.

6 So as far as I'm concerned, it's not a

7 good thing to bring into the town. All I could say

8 is people that are gathering by this place, walking

9 around the town, Broad Avenue and all that, I guess

10 you can smoke it outside if you wanted to, right?

11 Who's going to stop you? I don't think you'll vape

12 outside, because you need that glass, I think, but as

13 far as that, I don't see any positive, anything

14 positive at all about this.

15 MAYOR KIM: Thank you very much for

16 your input.

17 CHAIRWOMAN STAR: Okay.

18 Anyone else?

19 (No Response.)

20 CHAIRWOMAN STAR: No? Okay. We'll

21 close that portion of the meeting.

22 VICE CHAIRMAN AUFIERO: I would like to

23 make a motion.

24 Let's carry this until next month. Can

25 you provide us with a copy of his license?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

47

1 MAYOR KIM: The lease, the lease.

2 VICE CHAIRMAN AUFIERO: A copy of the

3 lease for all the board members to read, maybe a

4 little bit better drawing that you have here with

5 your plan layout, it's a little vague.

6 MAYOR KIM: Yeah, there's no --

7 VICE CHAIRMAN AUFIERO: There's no

8 bathroom.

9 MAYOR KIM: Width, length.

10 VICE CHAIRMAN AUFIERO: Some dimensions

11 on there would be good --

12 MAYOR KIM: Dimensions got to be there.

13 VICE CHAIRMAN AUFIERO: -- such as a

14 bathroom.

15 And that would be it.

16 MR. JALOUDI: May I respond to just a

17 few of the questions of the public?

18 MS. TARBOCCHIA: May I -- may I also

19 add regarding the -- your suggestion to carry it,

20 that we provide the ordinance of regulation whether

21 it's been part of the acceptable or not acceptable

22 provision in the ordinance to have this type of

23 application before the board.

24 MAYOR KIM: That will be my -- my

25 reason to say table it.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

48

1 I agree with you too.

2 MS. TARBOCCHIA: Table it.

3 MAYOR KIM: I want to follow -- I want

4 to make sure that we are following the proper steps

5 if we really do have an ordinance.

6 We're going against our ordinance and I

7 don't want to come in -- come out in the newspaper

8 and we're also going to follow through with other

9 stuff that they mentioned.

10 MS. TARBOCCHIA: Pink Pineapple.

11 MAYOR KIM: Yeah, pineapple, too.

12 MR. JALOUDI: Just a few more comments,

13 sir.

14 MAYOR KIM: Sure, please go ahead.

15 MR. JALOUDI: With respect to some of

16 the comments from the public, marijuana is not going

17 to be sold here. Recreational drugs are not going to

18 be sold here. This isn't an establishment where

19 people will be gathering.

20 In fact, one of the interesting things

21 about smoke shops is that these are products that

22 people take home and consume. They don't consume in

23 public. A hookah requires you to actually set up the

24 hookah and you can't really do that in public. You

25 can't really smoke it outside in public. It's

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 usually something that you do in your own home.
 2 One of the benefits, quote, unquote of
 3 vape is that you can smoke it indoors without burning
 4 anything or leaving, you know, a smell that
 5 permeates. So it's not like people have to go
 6 outside specifically to smoke hookah. You know,
 7 cigarettes, people go outside, they gather, they
 8 smoke in designated areas, you know, it causes
 9 second-hand smoke. These products, quite the
 10 opposite.

11 So it's something that people consume
 12 in the privacy of their own homes. So people go to
 13 smoke shops, they purchase the stuff, they go home
 14 with it. They don't loiter outside and just kind of
 15 hang out and do it outside.

16 So it will not be a situation where
 17 people are just congregating outside at the smoke
 18 shop. It's not even like it's a cigar bar, anything
 19 like that.

20 So to be very clear, drugs,
 21 recreational drugs including marijuana will not be
 22 sold at this establishment. THC products will not be
 23 sold at this establishment.

24 It is strictly for personal consumption
 25 at home as a retail store no different than if you

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 were to see it at any other establishment. The only
 2 difference here is that this is designated for this
 3 specific area which respectfully in our position is
 4 easier to regulate because you know exactly what's
 5 going on in there.

6 It's not going to be some other store
 7 that may also carry these things where you may or may
 8 not know as the board has seen.

9 So this makes it easier for the board
 10 to regulate and be licensed and for everything to be
 11 more transparent.

12 With respect to the items that the
 13 board has requested be carried, just to recap, so
 14 we're going to double check the ordinance, we're
 15 going to amend our drawings which we're happy to
 16 resubmit. We have a copy of the lease here. Is this
 17 your only one?

18 MR. HARFOUCHE: That is my original. I
 19 can e-mail a copy.

20 MR. NOH: You can e-mail me. I'll give
 21 you my e-mail address. You know me.

22 MR. JALOUDI: Yes, yes.

23 Mr. Noh, how are you? So we will
 24 e-mail a copy of the lease and then I'm also happy to
 25 provide just proof of compliance from him, copies of

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 his licenses for his other stores.

2 MS. TARBOCCHIA: Does he already have a
 3 license for this store? Did he already apply?

4 MR. HARFOUCHE: Yes, I actually did.
 5 It's probably coming in the mail any minute now.

6 MS. TARBOCCHIA: Okay. I do -- I know
 7 vaping does produce smoke.

8 MR. JALOUDI: It's water vapor. It's
 9 not burnt smoke.

10 MS. TARBOCCHIA: No, no, I meant like
 11 the regular pen vape or whatever.

12 MR. JALOUDI: Sure.

13 MS. TARBOCCHIA: That's considered
 14 smoking and that's considered smoke. There will be
 15 absolutely no smoking in this facility?

16 MR. HARFOUCHE: No.

17 MR. JALOUDI: No, not inside --

18 MS. TARBOCCHIA: Not outside of the
 19 facility as well, because --

20 MR. JALOUDI: It's -- it's packaged, so
 21 people are purchasing it packaged.

22 MS. TARBOCCHIA: I know when people
 23 buy it --

24 MR. JALOUDI: Yeah.

25 MS. TARBOCCHIA: They put it together
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 or whatever they do.

2 MR. JALOUDI: Yeah.

3 MS. TARBOCCHIA: I'm talking about the
 4 vaping pen or --

5 MR. JALOUDI: They won't be smoking on
 6 the premises.

7 MS. TARBOCCHIA: No.

8 MR. JALOUDI: It's still considered
 9 indoor, nobody is going to want that. And, you know,
 10 what I'm saying, people take it home to consume it.

11 MS. TARBOCCHIA: They're how many feet
 12 away from the businesses that they're allowed to
 13 smoke as well.

14 MR. JALOUDI: With vape products,
 15 people don't just like open it, they don't hang out
 16 and loiter. It's something that people can do in
 17 their cars or at home.

18 It's not -- it's not the same as
 19 smoking a cigarette where you need to go outside and
 20 smoke or whatever.

21 MS. TARBOCCHIA: Do you have parking?

22 MR. HARFOUCHE: There is no parking,
 23 there's street parking.

24 MS. TARBOCCHIA: Only street parking?

25 MR. JALOUDI: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

53

1 MS. TARABOCCHIA: Okay. And how many
2 employees.
3 MR. JALOUDI: It's one. It's either
4 him or her and they're going to be there and then
5 usually, like we said, the average customer time
6 there is probably 45 seconds.
7 They come in and they look around, they
8 grab their product and they go.
9 So it's not exactly -- it's not going
10 to be parking intensive. Probably the least parking
11 intensive business.
12 MS. TARABOCCHIA: I have also a question
13 on your hours. You said 11 in the morning to 10 p.m.
14 at night?
15 MR. HARFOUCHE: Correct.
16 MS. TARABOCCHIA: Do you think that's a
17 long amount of hours for seven days week until
18 10 p.m.?
19 MR. JALOUDI: It's a grab-and-go type
20 of establishment. Usually, you know, those are the
21 typical hours for most similar establishments.
22 MAYOR KIM: We have our ordinances
23 concerning the hours.
24 MR. JALOUDI: We're happy to comply
25 with whatever the rules are under the ordinance. It
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

54

1 won't make too much of a difference.
2 MS. TARABOCCHIA: Okay.
3 MAYOR KIM: Good. So we're going to
4 table, but I have to agree -- we're done, I'm sorry,
5 because you already had your chance.
6 MS. COMAS: You're going to close up
7 shop? I have an important question.
8 MAYOR KIM: No, you already -- you had
9 your time, Madam.
10 MS. COMAS: We have plenty of time.
11 MAYOR KIM: No, no.
12 VICE CHAIRMAN AUFIERO: We're carrying.
13 MAYOR KIM: We're carrying this right
14 now, but let me just finish. The thing is this: I
15 do understand our resident's concern. I'm a
16 resident, too. I'm a taxpayer, too. We have to make
17 it fair and amicable. We got to follow our
18 ordinance, make sure that we're not getting into
19 trouble because we're not following our own
20 ordinance. We need more information from you guys.
21 So we're going to reconvene until next meeting.
22 Having said that, having said that, I
23 wouldn't want to walk around -- my personal point of
24 view -- to see a bong in the display window. I don't
25 know how that's going to help our community.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

55

1 CHAIRWOMAN STAR: I'm sorry, to see a
2 what?
3 MAYOR KIM: A bong, a glass bong
4 displayed. Whether you use it for smoking or hookah
5 or whatever that may be, that's something that I have
6 a hard time enjoying on the streets.
7 MR. JALOUDI: We're willing to
8 stipulate that that won't be showcased.
9 MAYOR KIM: I understand that. We
10 could do that, too. Yeah, we could do that, too.
11 MS. TARABOCCHIA: Before -- just one
12 more question regarding the -- well, you said just a
13 smoking product, will you be selling, like, the
14 clothing or the wraps or the stuff that kind of blend
15 with the environment of the stuff?
16 MR. HARFOUCHE: No merch, no clothing.
17 MAYOR KIM: I mean, the business is
18 good. That's why it's popping around, you know,
19 there's so many different types of tools, gadgets,
20 vapes, you know, it's a good business, it's a good
21 business. They could just be -- they do well with
22 just focusing on that.
23 MS. TARABOCCHIA: No, I'm just saying
24 because sometimes I've seen in other stores when you
25 drive by, they have the advertisements from different
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

56

1 countries and, you know, stuff like that.
2 MR. JALOUDI: Typically an
3 establishment, it's basically retail products, it's
4 going to be -- it's a small retail. It's going to
5 look like an electronic store honestly. So it's not
6 going to give it an appearance that this is a, you
7 know, nefarious product store. It looks like an
8 electronics store from outside, so it looks like a
9 regular retail establishment. You know, the name
10 isn't something that's particularly scandalous, just
11 Park Smokes. You know, so his intention is to have a
12 classy establishment. Does not appear that it's
13 something nefarious? You know, it appears to be more
14 like electronic store that sells certain products.
15 They're popping up everywhere as he indicated.
16 So, you know, this won't be the first
17 application I do.
18 MS. TARABOCCHIA: If you can provide
19 some type of photographs of your prior
20 establishments.
21 MR. JALOUDI: Yeah, we're happy to do
22 that.
23 MS. TARABOCCHIA: It would be very
24 helpful to eliminate a lot of questions.
25 MR. JALOUDI: Certainly, yeah,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

57

1 certainly.

2 MS. TARABOCCHIA: What this would look

3 like.

4 MR. JALOUDI: We'd be happy to do that.

5 CHAIRWOMAN STAR: Okay. So now we --

6 MAYOR KIM: Can you just summarize, my

7 friend?

8 VICE CHAIRMAN AUFIERO: So I'm going to

9 make a motion we carry this until next month

10 providing a copy of your license, some better

11 drawings maybe with some measurements --

12 MAYOR KIM: Specs.

13 VICE CHAIRMAN AUFIERO: -- and a little

14 bit more detail than what you have here. A copy of

15 your lease, photographs of the prior establishments

16 and --

17 MS. TARABOCCHIA: Any violations?

18 VICE CHAIRMAN AUFIERO: Yeah, if there

19 was any.

20 MS. TARABOCCHIA: And the ordinance.

21 MAYOR KIM: And the ordinance, which

22 I'll take care of. Yeah, that I'll take care of.

23 Okay?

24 MR. JALOUDI: Okay.

25 MAYOR KIM: I'm very sorry you had this

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

59

1 MS. TARABOCCHIA: Yes.

2 MAYOR KIM: You're out of line, Madam.

3 MS. COMAS: No, I'm not.

4 What do I have to do here?

5 MAYOR KIM: There's order here.

6 MS. COMAS: It's back and forth.

7 MAYOR KIM: You had your time.

8 Go ahead.

9 MS. HANRAHAN: Sophia?

10 MS. JANG: Yes.

11 MS. HANRAHAN: Han?

12 MR. HAN: Yes.

13 MS. HANRAHAN: Park?

14 MR. H. PARK: Yes.

15 MAYOR KIM: Yup, he can vote.

16 CHAIRWOMAN STAR: Okay. See you next

17 month.

18 MR. JALOUDI: Thank you very much.

19 MR. NOH: May 21st, 7 p.m.

20 MS. TARABOCCHIA: Does it require public

21 notice? Did they put this in the newspapers?

22 MR. NOH: No, because we have denial

23 letter.

24 MAYOR KIM: They already got the

25 200-meter range notifications.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

58

1 happened. I know you guys waited, but we're going to

2 rectify the situation next month.

3 Thank you.

4 MR. HARFOUCHE: Next month, the date.

5 MAYOR KIM: We have to make a motion.

6 VICE CHAIRMAN AUFIERO: Waiting for a

7 second.

8 MS. TARABOCCHIA: I'll second it.

9 MS. COMAS: Listen, I don't care --

10 MAYOR KIM: Please, please, please,

11 please, please, you can't do that. We're about to do

12 that. Please go ahead.

13 Please go ahead.

14 (Audience Outburst.)

15 MAYOR KIM: Please go ahead.

16 Roll call.

17 MS. HANRAHAN: Mayor?

18 MAYOR KIM: Yes.

19 VICE CHAIRMAN AUFIERO: Being carried

20 to next month, ma'am.

21 MS. HANRAHAN: Star?

22 CHAIRWOMAN STAR: Yes.

23 MS. HANRAHAN: Aufiero?

24 VICE CHAIRMAN AUFIERO: Yes.

25 MS. HANRAHAN: Tarbochia?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

60

1 MR. JALOUDI: Thank you.

2 CHAIRWOMAN STAR: Okay.

3 MS. COMAS: Thanks for bringing garbage

4 into our town.

5 CHAIRWOMAN STAR: So now we have

6 resolutions.

7 Approving the First Amendment to

8 Settlement Agreement with Leem's Corporation.

9 MR. NOH: All right. We're going to

10 pass two resolutions. This is in direct response to

11 the governing body's resolutions that was passed on

12 April 21st.

13 One is 2025-122 and the other

14 resolution is 2025-123 and start with our first

15 resolution is that the planning board together with

16 the Borough of Palisades Park and the governing body

17 entered into a settlement agreement with the

18 builder's remedy cases and situation has arisen that

19 we need to reschedule some milestones on those dates

20 in the settlement agreement.

21 So basically this will be the first

22 amendment to the settlement agreement that we signed

23 and I believe the date was -- I'm sorry.

24 So, basically, we had the fairness

25 hearing with the court in Bergen County Superior

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

61

1 Court on February 24, 2025 and the -- we made the --
 2 we are going to make a first amendment to settlement
 3 agreement and the first amendment is attached to the
 4 resolution and basically one of the concerning dates
 5 for the planning board is that by May 21st, 2025 the
 6 planning board has to review the redevelopment plan
 7 and make a formal recommendation to the governing
 8 body to adopt the redevelopment plan in connection
 9 with Leem's Corporation. That is one of the
 10 plaintiffs in the builder's remedy case.
 11 And the other one is in response to
 12 governing body's Resolution 2025-123, it concerns Fan
 13 Associates, LLC. That's one of the plaintiff's and
 14 one of the developers in the builder's remedy case
 15 and that settlement agreement will have a first
 16 amendment and the date that's been changed for the
 17 planning board is that by May 21st, 2025 the planning
 18 board will have to hold a hearing to review the
 19 redevelopment plan and make a formal recommendation
 20 to the governing body to adopt the redevelopment plan
 21 as presented, that's May 21st, 2025 is the amended
 22 date and that will constitute the first amendment to
 23 the settlement agreement with Fan Associates.
 24 So if we can, can make a motion to pass
 25 these two resolutions.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

62

1 CHAIRWOMAN STAR: Yes.
 2 MR. NOH: If somebody can make a motion
 3 to --
 4 CHAIRWOMAN STAR: Make a motion to pass
 5 the first amendment with Leem's Corporation and the
 6 settlement with Fan Associates.
 7 MAYOR KIM: Paul, call it.
 8 MR. KIM: I'll make a motion.
 9 CHAIRWOMAN STAR: Second?
 10 VICE CHAIRMAN AUFIERO: I'll second.
 11 MS. HANRAHAN: Mayor?
 12 MAYOR KIM: Yes.
 13 MS. HANRAHAN: Star?
 14 CHAIRWOMAN STAR: Yes.
 15 MS. HANRAHAN: Aufiero?
 16 VICE CHAIRMAN AUFIERO: Yes.
 17 MS. HANRAHAN: Tarbocchia?
 18 MS. TARABOCCHIA: Yes.
 19 MS. HANRAHAN: Sophia?
 20 MS. JANG: Yes.
 21 MS. HANRAHAN: Han?
 22 MR. HAN: Yes.
 23 MS. HANRAHAN: Kim?
 24 MR. KIM: Yes.
 25 MS. HANRAHAN: Park?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

63

1 MR. H. PARK: Yes.
 2 CHAIRWOMAN STAR: Okay.
 3 Motion passes.
 4 Next we have the memorialization for a
 5 change of use, SP03, Yohan Park, 532 10th Street, 1st
 6 Floor.
 7 MR. NOH: The applicant name is Yohan
 8 Park, P-A-R-K. The property concerned is 532 10th
 9 Street, 1st floor and it's Block 421, Lot 3.
 10 Application No. 25-SP03.
 11 The applicant submitted the application
 12 for change of permitted use on March 11, 2025 and the
 13 application was subsequently deemed complete and the
 14 applicant was represented by Daniel C. Bae, Esquire.
 15 And they appeared with counsel on the
 16 planning board's regular meeting on March 26, 2025 at
 17 7 p.m. to present their application and the board has
 18 made the following findings of fact:
 19 The property in question is located in
 20 the Borough's M-C zoning district and the property
 21 address, again, is 532 10th Street and Block 421,
 22 Lot 3 and the former use was a cosmetology school and
 23 the applicant is proposing to use it as a missionary
 24 office and basically there will be three employees
 25 including the principal and the applicant expects to

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

64

1 have small groups of six to eight people with maximum
 2 of 11 people inclusive of the employees at a given
 3 time and applicant has submitted a floor plan and
 4 agreed to stipulate that the floor plan has 15
 5 seatings available originally, but the applicant has
 6 been willing to stipulate to reduce it down to 11
 7 seats and there are three parking spaces in the front
 8 of the building and the employees will not be using
 9 it. Employees will be carpool and dropped off.
 10 So none of the employees are going to
 11 using or utilizing the parking spaces and the
 12 applicant has mentioned that there are some street
 13 parking available along 10th Street.
 14 Hours of operation is from Monday
 15 through Friday 8 a.m. to 10 a.m. and 6 p.m. to 8 p.m.
 16 On Saturdays and Sundays, from 11 a.m.
 17 to 4 p.m.
 18 And the applicant has also stipulated
 19 that there will be no serving of any food in the
 20 premises and the applicant has stipulated there will
 21 be no worship, and no Sunday worship service.
 22 And the board has found that the
 23 applicant proposed use of the premises meets all
 24 zoning requirements.
 25 CHAIRWOMAN STAR: Do you want to do the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

65

1 other one and then we'll vote?
 2 MR. NOH: Sure.
 3 CHAIRWOMAN STAR: The next one is Case
 4 No. SP04, H & P Innovation, LLC, 7 Broad Avenue,
 5 Unit 107.
 6 MR. NOH: Okay.
 7 Again, applicant's name is H & P
 8 Innovation, LLC. The property in concern is 7 Broad
 9 Avenue, Unit 107, Block 626, Lot 4, Application
 10 No. 25-SP04.
 11 The application for change of permitted
 12 use was submitted on March 11th, 2025. The
 13 application was subsequently deemed complete and the
 14 applicant appeared for the hearing with his attorney
 15 Dong Sung Kim from the Law Firm of Kim Choi & Kim,
 16 P.C. on March 26, 2025.
 17 At that time the board has made the
 18 following findings of fact:
 19 The property is located in the
 20 Borough's B-1 zoning district and it's 7 Broad
 21 Avenue, Unit 107 again, Block 626, Lot 4. The former
 22 use was a health food retail store and now the
 23 applicant proposed to use it as a retail shop to sell
 24 cosmetics and fashion jewelry like gold and diamonds
 25 and there will be no manufacturing or repairing of
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

66

1 any jewelry and for that applicant will just be using
 2 it as retail, selling packaged products.
 3 And the premises is approximately 288
 4 square footage and there will be two employees
 5 including the owner of the business and parking is
 6 not a problem because it's located in Pine Plaza,
 7 which has four underground floors with about 179
 8 parking spaces.
 9 Hours of operation will be as follows:
 10 Monday through Saturday 11 to 7 p.m., Sundays closed.
 11 And we found -- the board has found
 12 that the applicant's proposed use of the premises
 13 meets all zoning requirements.
 14 CHAIRWOMAN STAR: Okay. Can we have a
 15 motion to accept --
 16 MR. NOH: Last one.
 17 CHAIRWOMAN STAR: Do want to do this
 18 also?
 19 MR. NOH: Yeah, sure.
 20 CHAIRWOMAN STAR: All right. I thought
 21 that was a separate item.
 22 Okay. We also have a resolution
 23 recommending the areas be designated as an area in
 24 need of redevelopment (non-condemnation) in
 25 connection with Block 504, Lots 1-5 and 10 (a/k/a
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

67

1 121-131 West Ruby Avenue and 20-40 Fairview Street.)
 2 MR. NOH: Okay.
 3 This is in response to the governing
 4 body's Resolution No. 2025-85 dated February 22,
 5 2025, which authorized and directed the planning
 6 board to conduct a preliminary investigation to
 7 determine whether the areas identified as Block 504,
 8 Lot 1, 2, 3, 4, 5, also known as 20-40 Fairview
 9 Street and Lot 10, also known as 121-131 West Ruby
 10 Avenue as shown in the tax map of the Borough of
 11 Palisades Park, which consists of about 2.17 acres.
 12 Okay. Now, pursuant to N.J.S.A.
 13 40A:12A, the board had a hearing to determine to
 14 whether to recommend the governing body to designate
 15 this area as an area in need of redevelopment.
 16 All the necessary notice has been
 17 provided at least 10 days prior to the hearing and
 18 the board had a regular meeting on March 26, 2025 and
 19 conducted a public hearing on this and all the
 20 notices was provided to the property owners within
 21 the 200 feet of the study area and at the hearing
 22 Michael Kauker of Kauker & Kauker, LLC, appeared on
 23 behalf of the board and testified on behalf of the
 24 board about this area in need of redevelopment study.
 25 And at the hearing the planning board
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

68

1 made the following findings of facts with respect to
 2 the areas in need of redevelopment investigation:
 3 As to Block 504, Lots 1, 2, 3, 4 and 5,
 4 which comprise of 1.37 acre located at 20-40 Fairview
 5 Street on the south side of the Fairview Street and
 6 in the M-1 district.
 7 The board found that the Criteria A, B,
 8 D and H were met to recommend this area as an area in
 9 need of redevelopment and for the addition of Lot 10
 10 in Block 504, which it consists of 0.08 -- 0.8,
 11 excuse me, acre located at 121-131 West Ruby Avenue,
 12 the board has found that Criteria A, Criteria B,
 13 Criteria D and H were met in order to recommend this
 14 area as an area in need of redevelopment.
 15 The public was given an opportunity to
 16 be heard and in conclusion, the board has decided to
 17 recommend that this area consisting of Block 504, Lot
 18 1, 2, 3, 4, 5 and addition of Lot 10 be recommended
 19 as an area in need of redevelopment for the reasons I
 20 just provided.
 21 MAYOR KIM: Thank you.
 22 CHAIRWOMAN STAR: Okay. Can we have a
 23 motion to accept the two memorializations and the
 24 resolution?
 25 MR. NOH: I want to make sure that
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 people who were present during the last meeting can
 2 vote.
 3 MAYOR KIM: I was here.
 4 MR. NOH: Mayor.
 5 MAYOR KIM: Edwin, were you here last
 6 meeting?
 7 MR. HAN: No.
 8 MAYOR KIM: Okay. He's going to recuse
 9 himself.
 10 MS. TARBOCCHIA: I make a notion to
 11 approve it.
 12 CHAIRWOMAN STAR: Do we have a second?
 13 VICE CHAIRMAN AUFIERO: I'll second.
 14 MS. HANRAHAN: Mayor?
 15 MAYOR KIM: Yes.
 16 MS. HANRAHAN: Chris?
 17 VICE CHAIRMAN AUFIERO: Yes.
 18 MS. HANRAHAN: Star?
 19 CHAIRWOMAN STAR: Yes.
 20 MS. HANRAHAN: Tarbocchia?
 21 MS. TARABOCCHIA: Yes.
 22 CHAIRWOMAN STAR: Is that enough?
 23 MAYOR KIM: Wait, wait, wait. How many
 24 yeses do you have right now?
 25 MR. NOH: We don't need a quorum. We

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 (No Response.)
 2 CHAIRWOMAN STAR: Motion to adjourn.
 3 MR. KIM: I'll make a motion to
 4 adjourn.
 5 MAYOR KIM: Second?
 6 VICE CHAIRMAN AUFIERO: I'll second.
 7 MAYOR KIM: All in --
 8 (Whereupon, all present members respond
 9 in the affirmative.)
 10 MAYOR KIM: Thank you very much, guys.
 11 (Whereupon, this meeting is concluded.
 12 Time noted: 8:09 p.m.)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 just need the people who were present at the last
 2 meeting.
 3 MAYOR KIM: No, I get that.
 4 We're going to pass this right now,
 5 this memorialization, right.
 6 MS. HANRAHAN: Yes.
 7 MAYOR KIM: How many people voted?
 8 MS. HANRAHAN: One, two, three, four.
 9 MAYOR KIM: We have nine members.
 10 MR. NOH: That's fine, it doesn't
 11 affect the quorum.
 12 MS. TARABOCCHIA: Sophia was not here.
 13 MS. HANRAHAN: Sophia wasn't here.
 14 MS. TARABOCCHIA: Min was not here.
 15 MAYOR KIM: You're right. All right.
 16 Thank you, thank you.
 17 MS. TARABOCCHIA: Han was not here and
 18 Paul Kim was not here.
 19 Just only us four.
 20 MAYOR KIM: Yes.
 21 CHAIRWOMAN STAR: Okay. It's passed.
 22 MR. NOH: Yup.
 23 CHAIRWOMAN STAR: Any old business?
 24 (No Response.)
 25 CHAIRWOMAN STAR: New business?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

CERTIFICATE

1
 2
 3
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote
 5 Online Notary Public, Notary ID. #1810618, Certified
 6 Court Reporter of the State of New Jersey, and a
 7 Registered Professional Reporter, hereby certify that
 8 the foregoing is a verbatim record of the testimony
 9 provided under oath before any court, referee, board,
 10 commission or other body created by statute of the
 11 State of New Jersey.

12 I am not related to the parties
 13 involved in this action; I have no financial
 14 interest, nor am I related to an agent of or employed
 15 by anyone with a financial interest in the outcome of
 16 this action.

17 This transcript complies with
 18 regulation 13:43-5.9 of the New Jersey Administrative
 19 Code.



LAURA A. CARUCCI, C.C.R., R.P.R.
 License #X102050, and RON Notary
 Public Notary ID. #1810618, Notary
 Expiration Date May 27, 2028

17 Dated: 5-06-25

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

#	63:9	4	9	
#1810618 [2] - 72:4, 72:15	2	4 [8] - 1:14, 5:4, 64:17, 65:9, 65:21, 67:8, 68:3, 68:18	9 [1] - 20:10	ago [2] - 29:1, 41:2
#25-SP03 [2] - 1:10, 4:21	2 [3] - 67:8, 68:3, 68:18	40 [1] - 4:19	90 [1] - 31:12	agree [3] - 26:4, 48:1, 54:4
#25-SP04 [2] - 1:12, 5:3	2.17 [1] - 67:11	400 [1] - 3:6	A	agreed [1] - 64:4
#25-SP05 [1] - 1:4	20-40 [5] - 1:18, 5:8, 67:1, 67:8, 68:4	40A:12A [1] - 67:13	a.m [7] - 11:21, 14:18, 14:19, 17:8, 64:15, 64:16	Agreement [1] - 60:8
#25-SP06 [2] - 1:6, 4:8	200 [1] - 67:21	416 [1] - 1:5	a/k/a [3] - 1:17, 5:7, 66:25	agreement [6] - 60:17, 60:20, 60:22, 61:3, 61:15, 61:23
#25-SP07 [2] - 1:8, 4:3	200-meter [1] - 59:25	421 [4] - 1:12, 4:23, 63:9, 63:21	ability [2] - 10:8, 10:20	ahead [6] - 44:8, 48:14, 58:12, 58:13, 58:15, 59:8
#X102050 [1] - 72:15	201 [1] - 3:4	426 [1] - 1:5	ABSENT [3] - 2:5, 2:6, 2:7	Aid [1] - 8:17
0	201)646-1333 [1] - 3:7	45 [1] - 53:6	absolutely [3] - 15:13, 23:17, 51:15	ALI [1] - 3:10
0.08 [1] - 68:10	2020 [1] - 29:4	45-second [1] - 33:14	absurd [1] - 43:9	Ali [1] - 76:23
0.8 [1] - 68:10	2025 [1] - 1:2, 61:1, 61:5, 61:17, 61:21, 63:12, 63:16, 65:12, 65:16, 67:5, 67:18	456 [2] - 1:7, 4:10	accept [5] - 7:8, 7:10, 15:8, 66:15, 68:23	alleged [1] - 43:9
07011 [1] - 3:11	2025-122 [2] - 1:14, 60:13	460 [1] - 3:3	accept [5] - 7:8, 7:10, 15:8, 66:15, 68:23	allegiance [2] - 10:2, 10:14
07632 [1] - 3:7	2025-122/	5	acceptable [2] - 47:21	Allegiance [2] - 6:3, 6:6
07650 [1] - 3:3	RESOLUTION [1] - 4:20	5 [3] - 67:8, 68:3, 68:18	accessories [6] - 11:17, 12:3, 12:12, 12:19, 18:25, 19:1	alleviate [1] - 41:17
1	2025-123 [4] - 1:15, 4:20, 60:14, 61:12	504 [7] - 1:17, 5:7, 66:25, 67:7, 68:3, 68:10, 68:17	accessory [1] - 12:21	allow [1] - 22:23
1 [4] - 18:12, 67:8, 68:3, 68:18	2025-85 [1] - 67:4	532 [3] - 63:5, 63:8, 63:21	according [2] - 10:8, 10:20	allowed [2] - 24:25, 52:12
1-5 [3] - 1:17, 5:7, 66:25	2028 [1] - 72:16	532-10TH [1] - 4:22	accusation [1] - 43:9	almost [1] - 32:8
1.37 [1] - 68:4	21 [2] - 23:13, 31:12	532-10th [1] - 1:11	acquire [1] - 22:17	altered [1] - 11:25
10 [15] - 1:17, 5:7, 11:21, 14:18, 14:19, 17:8, 17:22, 53:13, 53:18, 64:15, 66:25, 67:9, 67:17, 68:9, 68:18	21st [5] - 59:19, 60:12, 61:5, 61:17, 61:21	588-0695 [1] - 3:4	acre [2] - 68:4, 68:11	ALTERNATE [2] - 2:11, 2:12
100 [2] - 19:6, 22:19	22 [1] - 67:4	6	acres [1] - 67:11	amend [1] - 50:15
107 [5] - 1:13, 5:4, 65:5, 65:9, 65:21	224 [2] - 1:8, 4:10	6 [2] - 20:10, 64:15	action [2] - 72:8, 72:9	amended [1] - 61:21
10th [4] - 63:5, 63:8, 63:21, 64:13	23 [2] - 1:2, 4:13	60 [1] - 4:20	actual [2] - 13:16, 34:5	Amendment [1] - 60:7
11 [9] - 4:4, 17:8, 17:22, 53:13, 63:12, 64:2, 64:6, 64:16, 66:10	24 [1] - 61:1	600 [1] - 3:6	add [1] - 47:19	amendment [6] - 60:22, 61:2, 61:3, 61:16, 61:22, 62:5
11th [1] - 65:12	25-SP03 [1] - 63:10	626 [4] - 1:14, 5:4, 65:9, 65:21	addition [3] - 35:23, 68:9, 68:18	amicable [1] - 54:17
12 [4] - 1:8, 4:5, 4:6, 4:10	25-SP04 [1] - 65:10	63 [1] - 4:23	address [4] - 25:5, 40:17, 50:21, 63:21	amir [1] - 1:4
121-131 [5] - 1:17, 5:7, 67:1, 67:9, 68:11	25-SP06 [1] - 3:12	65 [1] - 5:4	addressed [1] - 25:25	amount [1] - 53:17
13 [3] - 4:6, 4:7, 4:7	25-SP07 [1] - 3:8	655 [1] - 18:12	adjourn [2] - 71:2, 71:4	Anderson [1] - 18:12
13:43-5.9 [1] - 72:10	26 [3] - 63:16, 65:16, 67:18	66 [1] - 5:8	Administrative [1] - 72:10	answer [1] - 35:7
14 [2] - 4:6, 4:7	261-263 [3] - 1:9, 4:4, 11:6	684 [1] - 37:22	adopt [2] - 61:8, 61:20	answered [1] - 16:6
15 [1] - 64:4	27 [3] - 4:14, 4:15, 72:16	7	adult [2] - 24:2, 31:15	anticipate [1] - 12:5
1555 [1] - 3:10	288 [1] - 66:3	7 [9] - 1:5, 1:13, 5:4, 59:19, 63:17, 65:4, 65:8, 65:20, 66:10	adults [1] - 31:15	anyway [1] - 41:10
16 [1] - 4:10	3	7:04 [1] - 1:2	advertised [1] - 31:9	apologize [1] - 23:2
17 [2] - 4:11, 4:13	3 [12] - 1:6, 1:12, 3:12, 4:9, 4:23, 16:16, 16:24, 63:9, 63:22, 67:8, 68:3, 68:18	8	advertisements [1] - 55:25	appear [1] - 56:12
179 [1] - 66:7	301 [1] - 3:3	8 [7] - 1:10, 4:4, 11:21, 14:18, 14:19, 64:15	advice [1] - 38:20	appearance [2] - 16:19, 56:6
18 [2] - 4:11, 4:13	36 [2] - 4:15, 4:16	83 [2] - 4:19, 40:18	advices [1] - 12:15	appeared [3] - 63:15, 65:14, 67:22
19 [1] - 4:14	37 [1] - 4:16	862)357-6024 [1] - 3:11	advocate [1] - 33:22	applaud [1] - 45:18
1C [3] - 1:9, 4:4, 11:7	38 [1] - 4:17	8:09 [1] - 71:12	affect [1] - 70:11	Applause [1] - 10:24
1st [3] - 1:11, 63:5,	39 [1] - 4:18		affects [2] - 31:21, 31:22	Applicant [2] - 3:8, 3:12
			affirm [2] - 18:7, 37:17	applicant [19] - 15:1, 15:5, 17:15, 23:3, 26:20, 63:7, 63:11, 63:14, 63:23, 63:25, 64:3, 64:5, 64:12, 64:18, 64:20, 64:23, 65:14, 65:23, 66:1
			age [4] - 23:13, 24:7, 24:15, 31:12	applicant's [2] - 65:7, 66:12
			AGENDA [1] - 5:2	
			agent [1] - 72:8	

<p>application [16] - 11:11, 12:17, 12:19, 15:8, 17:2, 30:15, 36:20, 43:4, 47:23, 56:17, 63:10, 63:11, 63:13, 63:17, 65:11, 65:13</p> <p>Application [1] - 65:9</p> <p>applied [2] - 30:11, 30:19</p> <p>apply [2] - 24:24, 51:3</p> <p>appreciate [4] - 31:19, 31:23, 39:15, 45:19</p> <p>approval [1] - 17:12</p> <p>approve [2] - 43:16, 69:11</p> <p>approved [2] - 28:24, 29:5</p> <p>approving [1] - 60:7</p> <p>APRIL [1] - 1:2</p> <p>April [1] - 60:12</p> <p>Apt [1] - 18:12</p> <p>area [16] - 1:16, 5:6, 19:15, 35:23, 50:3, 66:23, 67:15, 67:21, 67:24, 68:8, 68:14, 68:17, 68:19</p> <p>areas [8] - 1:15, 5:5, 14:11, 14:12, 49:8, 66:23, 67:7, 68:2</p> <p>arisen [1] - 60:18</p> <p>ARLENE [1] - 2:2</p> <p>Ascend [1] - 25:11</p> <p>Associates [4] - 16:24, 61:13, 61:23, 62:6</p> <p>assume [2] - 26:19, 26:22</p> <p>attached [1] - 61:3</p> <p>attorney [1] - 65:14</p> <p>Audience [1] - 58:14</p> <p>AUFIERO [28] - 2:3, 6:14, 7:13, 7:20, 9:2, 12:24, 13:2, 15:7, 15:21, 16:14, 36:9, 46:22, 47:2, 47:7, 47:10, 47:13, 54:12, 57:8, 57:13, 57:18, 58:6, 58:19, 58:24, 62:10, 62:16, 69:13, 69:17, 71:6</p> <p>Aufiero [10] - 4:6, 4:15, 6:4, 6:7, 6:13, 7:19, 9:1, 15:20, 58:23, 62:15</p> <p>authority [2] - 10:4, 10:16</p> <p>authorized [1] - 67:5</p> <p>available [2] - 64:5, 64:13</p>	<p>AVE [1] - 4:10</p> <p>Ave [3] - 1:7, 1:9, 3:10</p> <p>AVENUE [2] - 4:4, 5:4</p> <p>Avenue [20] - 1:13, 1:18, 3:6, 5:7, 11:7, 18:12, 32:14, 35:24, 42:14, 44:12, 44:25, 45:6, 45:23, 46:9, 65:4, 65:9, 65:21, 67:1, 67:10, 68:11</p> <p>average [2] - 33:5, 53:5</p>	<p>1:10, 1:12, 1:14, 1:17, 5:7, 63:9, 63:21, 65:9, 65:21, 66:25, 67:7, 68:3, 68:10, 68:17</p> <p>BLOCK [4] - 4:4, 4:10, 4:23, 5:4</p> <p>Blonde [1] - 37:8</p> <p>blonde [6] - 37:9, 38:23, 42:23, 43:6, 43:11, 43:14</p> <p>Bldv [1] - 1:5</p> <p>board [33] - 12:20, 13:11, 17:2, 22:8, 22:12, 28:13, 31:11, 34:24, 35:17, 47:3, 47:23, 50:8, 50:9, 50:13, 60:15, 61:5, 61:6, 61:17, 61:18, 63:17, 64:22, 65:17, 66:11, 67:6, 67:13, 67:18, 67:23, 67:24, 67:25, 68:7, 68:12, 68:16, 72:6</p> <p>Board [6] - 3:4, 6:2, 10:7, 10:19, 11:10, 16:21</p> <p>BOARD [2] - 1:1, 2:1</p> <p>board's [3] - 17:12, 31:19, 63:16</p> <p>Board/Professional [3] - 4:5, 4:12, 4:17</p> <p>boarding [2] - 11:18, 12:11</p> <p>body [5] - 60:16, 61:8, 61:20, 67:14, 72:6</p> <p>body's [3] - 60:11, 61:12, 67:4</p> <p>bong [4] - 21:5, 54:24, 55:3</p> <p>borough [1] - 25:3</p> <p>Borough [6] - 10:7, 10:19, 24:19, 34:13, 60:16, 67:10</p> <p>BOROUGH [1] - 1:1</p> <p>Borough's [2] - 63:20, 65:20</p> <p>Boulevard [2] - 3:3, 37:22</p> <p>bring [1] - 46:7</p> <p>bringing [1] - 60:3</p> <p>brings [1] - 32:7</p> <p>BROAD [3] - 4:4, 4:10, 5:4</p> <p>Broad [13] - 1:7, 1:9, 1:13, 11:6, 27:20, 32:13, 35:23, 42:14, 44:11, 46:9, 65:4, 65:8, 65:20</p> <p>Brunswick [2] - 32:1,</p>	<p>35:1</p> <p>builder's [3] - 60:18, 61:10, 61:14</p> <p>building [7] - 13:6, 36:20, 38:18, 43:1, 43:12, 43:19, 64:8</p> <p>bunch [2] - 35:4, 35:5</p> <p>burning [1] - 49:3</p> <p>burnt [1] - 51:9</p> <p>business [26] - 11:15, 22:10, 22:15, 22:18, 23:21, 24:4, 25:17, 28:23, 29:3, 29:7, 31:4, 32:10, 34:14, 34:16, 34:18, 41:4, 42:6, 42:24, 43:2, 53:11, 55:17, 55:20, 55:21, 66:5, 70:23, 70:25</p> <p>businesses [3] - 22:16, 34:20, 52:12</p> <p>busy [1] - 45:21</p> <p>but.. [1] - 35:8</p> <p>buy [2] - 33:8, 51:23</p> <p>buying [1] - 42:13</p> <p>BY [3] - 3:2, 3:6, 3:10</p>	<p>causes [1] - 49:8</p> <p>CBD [10] - 19:3, 19:5, 19:6, 24:9, 24:18, 25:2, 26:14, 41:10, 41:14, 41:15</p> <p>cease [1] - 43:18</p> <p>Central [1] - 1:5</p> <p>certain [3] - 22:16, 31:5, 56:14</p> <p>certainly [6] - 30:6, 31:22, 32:5, 33:1, 56:25, 57:1</p> <p>Certified [1] - 72:4</p> <p>certified [1] - 21:23</p> <p>certify [1] - 72:5</p> <p>cetera [4] - 42:2, 42:13, 44:12</p> <p>Chairman [3] - 4:6, 4:15, 6:7</p> <p>CHAIRMAN [28] - 2:3, 6:14, 7:13, 7:20, 9:2, 12:24, 13:2, 15:7, 15:21, 16:14, 36:9, 46:22, 47:2, 47:7, 47:10, 47:13, 54:12, 57:8, 57:13, 57:18, 58:6, 58:19, 58:24, 62:10, 62:16, 69:13, 69:17, 71:6</p> <p>Chairwoman [2] - 4:5, 12:13</p> <p>CHAIRWOMAN [62] - 2:2, 6:1, 6:8, 6:12, 7:5, 7:12, 7:14, 7:18, 8:13, 8:19, 8:25, 9:9, 9:14, 11:4, 12:8, 13:10, 13:18, 14:5, 14:15, 14:21, 15:3, 15:14, 15:19, 16:9, 16:15, 17:13, 17:25, 18:23, 19:17, 28:12, 36:8, 39:22, 40:5, 40:7, 40:13, 40:22, 46:17, 46:20, 55:1, 57:5, 58:22, 59:16, 60:2, 60:5, 62:1, 62:4, 62:9, 62:14, 63:2, 64:25, 65:3, 66:14, 66:17, 66:20, 68:22, 69:12, 69:19, 69:22, 70:21, 70:23, 70:25, 71:2</p> <p>change [1] - 54:5</p> <p>CHANG [1] - 3:2</p> <p>change [11] - 11:5, 11:11, 11:16, 15:11, 15:12, 16:16, 17:3, 17:5, 63:5, 63:12, 65:11</p> <p>Change [4] - 1:4, 1:6,</p>
B		C		
<p>B-1 [1] - 65:20</p> <p>babies [1] - 42:9</p> <p>bad [2] - 34:10, 39:17</p> <p>BAE [20] - 3:5, 3:6, 11:8, 12:10, 12:16, 13:1, 13:3, 13:5, 13:14, 13:16, 13:21, 13:24, 14:1, 14:3, 14:10, 14:13, 14:17, 14:20, 15:13, 16:12</p> <p>Bae [2] - 11:10, 63:14</p> <p>Band [1] - 8:17</p> <p>Band-Aid [1] - 8:17</p> <p>bar [2] - 34:10, 49:18</p> <p>base [1] - 31:10</p> <p>bathroom [2] - 47:8, 47:14</p> <p>bear [2] - 10:1, 10:13</p> <p>beautiful [1] - 35:3</p> <p>become [1] - 44:13</p> <p>becoming [1] - 44:13</p> <p>behalf [3] - 16:24, 67:23</p> <p>BEING [1] - 2:1</p> <p>beings [1] - 42:20</p> <p>benefit [3] - 32:5, 32:9, 33:17</p> <p>benefits [6] - 22:2, 22:3, 33:21, 34:7, 42:1, 49:2</p> <p>Bergen [3] - 3:3, 37:22, 60:25</p> <p>best [2] - 10:8, 10:20</p> <p>better [5] - 29:19, 34:15, 44:20, 47:4, 57:10</p> <p>beyond [1] - 22:3</p> <p>Bible [1] - 9:21</p> <p>big [1] - 42:11</p> <p>bills [3] - 8:14, 8:16, 8:18</p> <p>bit [4] - 12:14, 30:24, 47:4, 57:14</p> <p>blend [1] - 55:14</p> <p>Block [16] - 1:5, 1:8,</p>	<p>1:10, 1:12, 1:14, 1:17, 5:7, 63:9, 63:21, 65:9, 65:21, 66:25, 67:7, 68:3, 68:10, 68:17</p> <p>BLOCK [4] - 4:4, 4:10, 4:23, 5:4</p> <p>Blonde [1] - 37:8</p> <p>blonde [6] - 37:9, 38:23, 42:23, 43:6, 43:11, 43:14</p> <p>Bldv [1] - 1:5</p> <p>board [33] - 12:20, 13:11, 17:2, 22:8, 22:12, 28:13, 31:11, 34:24, 35:17, 47:3, 47:23, 50:8, 50:9, 50:13, 60:15, 61:5, 61:6, 61:17, 61:18, 63:17, 64:22, 65:17, 66:11, 67:6, 67:13, 67:18, 67:23, 67:24, 67:25, 68:7, 68:12, 68:16, 72:6</p> <p>Board [6] - 3:4, 6:2, 10:7, 10:19, 11:10, 16:21</p> <p>BOARD [2] - 1:1, 2:1</p> <p>board's [3] - 17:12, 31:19, 63:16</p> <p>Board/Professional [3] - 4:5, 4:12, 4:17</p> <p>boarding [2] - 11:18, 12:11</p> <p>body [5] - 60:16, 61:8, 61:20, 67:14, 72:6</p> <p>body's [3] - 60:11, 61:12, 67:4</p> <p>bong [4] - 21:5, 54:24, 55:3</p> <p>borough [1] - 25:3</p> <p>Borough [6] - 10:7, 10:19, 24:19, 34:13, 60:16, 67:10</p> <p>BOROUGH [1] - 1:1</p> <p>Borough's [2] - 63:20, 65:20</p> <p>Boulevard [2] - 3:3, 37:22</p> <p>bring [1] - 46:7</p> <p>bringing [1] - 60:3</p> <p>brings [1] - 32:7</p> <p>BROAD [3] - 4:4, 4:10, 5:4</p> <p>Broad [13] - 1:7, 1:9, 1:13, 11:6, 27:20, 32:13, 35:23, 42:14, 44:11, 46:9, 65:4, 65:8, 65:20</p> <p>Brunswick [2] - 32:1,</p>	<p>35:1</p> <p>builder's [3] - 60:18, 61:10, 61:14</p> <p>building [7] - 13:6, 36:20, 38:18, 43:1, 43:12, 43:19, 64:8</p> <p>bunch [2] - 35:4, 35:5</p> <p>burning [1] - 49:3</p> <p>burnt [1] - 51:9</p> <p>business [26] - 11:15, 22:10, 22:15, 22:18, 23:21, 24:4, 25:17, 28:23, 29:3, 29:7, 31:4, 32:10, 34:14, 34:16, 34:18, 41:4, 42:6, 42:24, 43:2, 53:11, 55:17, 55:20, 55:21, 66:5, 70:23, 70:25</p> <p>businesses [3] - 22:16, 34:20, 52:12</p> <p>busy [1] - 45:21</p> <p>but.. [1] - 35:8</p> <p>buy [2] - 33:8, 51:23</p> <p>buying [1] - 42:13</p> <p>BY [3] - 3:2, 3:6, 3:10</p>	<p>causes [1] - 49:8</p> <p>CBD [10] - 19:3, 19:5, 19:6, 24:9, 24:18, 25:2, 26:14, 41:10, 41:14, 41:15</p> <p>cease [1] - 43:18</p> <p>Central [1] - 1:5</p> <p>certain [3] - 22:16, 31:5, 56:14</p> <p>certainly [6] - 30:6, 31:22, 32:5, 33:1, 56:25, 57:1</p> <p>Certified [1] - 72:4</p> <p>certified [1] - 21:23</p> <p>certify [1] - 72:5</p> <p>cetera [4] - 42:2, 42:13, 44:12</p> <p>Chairman [3] - 4:6, 4:15, 6:7</p> <p>CHAIRMAN [28] - 2:3, 6:14, 7:13, 7:20, 9:2, 12:24, 13:2, 15:7, 15:21, 16:14, 36:9, 46:22, 47:2, 47:7, 47:10, 47:13, 54:12, 57:8, 57:13, 57:18, 58:6, 58:19, 58:24, 62:10, 62:16, 69:13, 69:17, 71:6</p> <p>Chairwoman [2] - 4:5, 12:13</p> <p>CHAIRWOMAN [62] - 2:2, 6:1, 6:8, 6:12, 7:5, 7:12, 7:14, 7:18, 8:13, 8:19, 8:25, 9:9, 9:14, 11:4, 12:8, 13:10, 13:18, 14:5, 14:15, 14:21, 15:3, 15:14, 15:19, 16:9, 16:15, 17:13, 17:25, 18:23, 19:17, 28:12, 36:8, 39:22, 40:5, 40:7, 40:13, 40:22, 46:17, 46:20, 55:1, 57:5, 58:22, 59:16, 60:2, 60:5, 62:1, 62:4, 62:9, 62:14, 63:2, 64:25, 65:3, 66:14, 66:17, 66:20, 68:22, 69:12, 69:19, 69:22, 70:21, 70:23, 70:25, 71:2</p> <p>change [1] - 54:5</p> <p>CHANG [1] - 3:2</p> <p>change [11] - 11:5, 11:11, 11:16, 15:11, 15:12, 16:16, 17:3, 17:5, 63:5, 63:12, 65:11</p> <p>Change [4] - 1:4, 1:6,</p>	

<p>1:8, 1:10 CHANGE [2] - 4:3, 4:8 changed [2] - 29:6, 61:16 check [1] - 50:14 checking [1] - 27:25 children's [1] - 28:25 Choi [1] - 65:15 choice [1] - 41:3 chose [1] - 27:8 CHRIS [1] - 2:3 chris [1] - 69:16 Chris [1] - 7:14 cigar [1] - 49:18 cigarette [6] - 20:22, 30:1, 33:24, 34:4, 34:5, 52:19 cigarettes [3] - 24:2, 26:22, 49:7 city [2] - 30:16, 33:20 class [1] - 20:12 classy [1] - 56:12 clean [4] - 12:3, 35:2, 35:6 clear [4] - 12:18, 12:20, 40:11, 49:20 client [2] - 30:3, 31:10 clients [3] - 14:6, 14:9, 27:9 Cliffs [1] - 3:7 Cliffside [4] - 18:12, 32:1, 32:11, 34:25 Clifton [1] - 3:11 close [6] - 14:23, 15:4, 44:23, 46:21, 54:6 closed [1] - 66:10 clothes [1] - 30:21 clothing [4] - 28:25, 30:19, 55:14, 55:16 Code [1] - 72:11 COMAS [27] - 40:11, 40:15, 40:18, 40:21, 40:24, 41:7, 41:14, 41:22, 42:5, 43:5, 43:10, 43:20, 44:9, 44:17, 44:21, 45:1, 45:5, 45:10, 45:15, 45:20, 46:2, 54:6, 54:10, 58:9, 59:3, 59:6, 60:3 Comas [2] - 4:19, 40:15 coming [4] - 24:6, 35:22, 45:3, 51:5 comments [2] - 48:12, 48:16 commerce [1] - 35:23 commission [1] - 72:6 commonly [1] - 31:7 community [8] - 22:3,</p>	<p>22:4, 22:10, 26:18, 32:5, 33:18, 34:7, 54:25 compare [2] - 30:8, 30:9 compared [1] - 12:6 complete [2] - 63:13, 65:13 compliance [3] - 29:19, 34:23, 50:25 compliant [1] - 35:2 complies [1] - 72:10 comply [1] - 53:24 comprise [1] - 68:4 concentrations [1] - 26:15 concern [4] - 24:22, 31:19, 54:15, 65:8 concerned [6] - 32:15, 32:21, 34:17, 35:12, 46:6, 63:8 concerning [3] - 20:2, 53:23, 61:4 concerns [1] - 61:12 concluded [1] - 71:11 conclusion [1] - 68:16 condemnation [3] - 1:16, 5:6, 66:24 conditional [2] - 35:13, 35:15 conditions [1] - 22:25 conduct [1] - 67:6 conducted [1] - 67:19 confusing [1] - 8:9 congratulations [3] - 10:22, 10:23, 16:11 congregating [1] - 49:17 connection [4] - 1:17, 5:7, 61:8, 66:25 consider [2] - 21:25, 22:12 considered [5] - 21:16, 34:10, 51:13, 51:14, 52:8 consisting [1] - 68:17 consists [2] - 67:11, 68:10 constitute [1] - 61:22 Constitution [4] - 9:24, 9:25, 10:10, 10:11 consume [4] - 48:22, 49:11, 52:10 consumption [2] - 20:20, 49:24 contained [1] - 17:4 continue [4] - 39:21, 44:7, 45:9, 45:25 contraption [1] -</p>	<p>26:21 controlled [1] - 26:12 convenience [2] - 29:14, 29:16 copies [1] - 50:25 copy [8] - 25:15, 46:25, 47:2, 50:16, 50:19, 50:24, 57:10, 57:14 Corporation [3] - 60:8, 61:9, 62:5 correct [8] - 19:14, 19:16, 23:14, 24:3, 24:11, 24:13, 24:23, 53:15 cosmetics [1] - 65:24 cosmetology [1] - 63:22 Counsel [3] - 3:4, 3:8, 3:12 counsel [4] - 16:18, 35:10, 35:20, 63:15 counselor [1] - 43:24 Counselor [2] - 28:3, 29:22 countries [1] - 56:1 county [2] - 10:4, 10:16 County [1] - 60:25 couple [1] - 27:5 COURT [2] - 38:4, 38:7 Court [2] - 61:1, 72:4 court [3] - 39:12, 60:25, 72:6 crazy [1] - 45:24 create [1] - 22:2 created [2] - 22:14, 72:6 Criteria [4] - 68:7, 68:12, 68:13 cross [1] - 45:7 crosswalks [5] - 45:2, 45:3, 45:5, 45:6, 45:10 crowded [1] - 44:11 crowding [1] - 32:24 culture [1] - 27:13 curious [1] - 27:6 customer [4] - 32:21, 32:22, 53:5 customers [6] - 12:2, 14:6, 32:16, 32:19, 33:19, 34:15</p>	<p>Daniel [2] - 11:10, 63:14 dark [1] - 39:17 Date [1] - 72:16 date [4] - 58:4, 60:23, 61:16, 61:22 Dated [1] - 72:17 dated [1] - 67:4 dates [2] - 60:19, 61:4 days [4] - 17:16, 17:19, 53:17, 67:17 dear [2] - 44:16, 45:13 decide [1] - 35:17 decided [2] - 39:7, 68:16 decision [1] - 29:25 decline [1] - 33:24 deemed [2] - 63:13, 65:13 defined [1] - 26:23 definitely [1] - 12:17 Delta-8 [3] - 26:5, 26:8, 26:15 demographic [1] - 31:14 denial [1] - 59:22 dental [1] - 11:23 department [4] - 36:20, 38:19, 43:1, 43:19 derivative [2] - 26:16, 41:15 derivatives [1] - 46:3 described [1] - 46:4 DESCRIPTION [1] - 5:14 description [1] - 37:7 designate [1] - 67:14 designated [6] - 1:16, 5:6, 30:13, 49:8, 50:2, 66:23 detail [1] - 57:14 determine [2] - 67:7, 67:13 developers [1] - 61:14 diamonds [1] - 65:24 difference [4] - 29:17, 31:8, 50:2, 54:1 different [8] - 25:17, 27:13, 29:25, 31:25, 39:9, 49:25, 55:19, 55:25 diligence [1] - 23:4 diligent [1] - 34:22 dimensions [2] - 47:10, 47:12 direct [1] - 60:10 Direct [1] - 4:12 directed [1] - 67:5</p>	<p>directly [1] - 26:18 discretion [1] - 35:16 dispensary [1] - 25:13 display [1] - 54:24 displayed [1] - 55:4 distinctly [1] - 29:4 district [4] - 34:16, 63:20, 65:20, 68:6 diverse [2] - 27:11, 35:23 dog [1] - 12:8 dolls [1] - 28:22 done [4] - 15:10, 36:6, 44:6, 54:4 Dong [1] - 65:15 double [1] - 50:14 down [2] - 14:9, 64:6 drawing [1] - 47:4 drawings [2] - 50:15, 57:11 drive [1] - 55:25 dropped [1] - 64:9 drug [4] - 20:24, 20:25, 21:2, 42:4 drugs [3] - 48:17, 49:20, 49:21 due [1] - 23:4 duly [2] - 18:13, 37:23 during [1] - 69:1 duties [2] - 10:6, 10:18</p>
E				
<p>E-Liquid [1] - 19:1 e-mail [4] - 50:19, 50:20, 50:21, 50:24 easier [2] - 50:4, 50:9 educate [1] - 24:20 EDWIN [1] - 2:9 Edwin [1] - 69:5 eight [1] - 64:1 either [1] - 53:3 electronic [2] - 56:5, 56:14 electronics [1] - 56:8 eliminate [1] - 56:24 Elsheanawi [1] - 1:4 employed [1] - 72:8 employee [3] - 11:23, 13:2, 17:11 employees [9] - 12:25, 23:19, 53:2, 63:24, 64:2, 64:8, 64:9, 64:10, 66:4 ending [1] - 42:12 Englewood [2] - 3:7, 42:9 enjoying [1] - 55:6 entered [1] - 60:17</p>				

<p>environment [1] - 55:15</p> <p>equipment [1] - 21:1</p> <p>ESQUIRE [3] - 3:2, 3:6, 3:10</p> <p>Esquire [1] - 63:14</p> <p>essentially [2] - 29:14, 31:4</p> <p>established [2] - 10:3, 10:15</p> <p>establishment [10] - 24:6, 35:7, 48:18, 49:22, 49:23, 50:1, 53:20, 56:3, 56:9, 56:12</p> <p>establishments [6] - 29:11, 34:11, 35:2, 53:21, 56:20, 57:15</p> <p>estate [2] - 17:4, 32:6</p> <p>et [4] - 42:2, 42:13, 44:12</p> <p>evening [4] - 11:8, 16:13, 16:20, 16:21</p> <p>everywhere [1] - 56:15</p> <p>exact [3] - 27:23, 29:15, 30:13</p> <p>exactly [4] - 26:25, 29:20, 50:4, 53:9</p> <p>Examination [1] - 4:12</p> <p>example [5] - 14:8, 21:4, 22:5, 30:1, 30:18</p> <p>excuse [4] - 18:4, 40:13, 41:12, 68:11</p> <p>exist [6] - 27:19, 32:8, 34:11, 34:12, 39:8, 43:18</p> <p>expect [1] - 27:10</p> <p>expecting [1] - 40:24</p> <p>expects [1] - 63:25</p> <p>Expiration [1] - 72:16</p> <p>explain [2] - 22:1, 24:8</p> <p>explained [1] - 25:1</p> <p>express [1] - 35:19</p> <p>expressed [1] - 35:21</p>	<p>faith [2] - 10:1, 10:13</p> <p>faithfully [2] - 10:5, 10:17</p> <p>familiar [2] - 18:1, 24:17</p> <p>family [2] - 23:21, 23:22</p> <p>family-owned [2] - 23:21, 23:22</p> <p>Fan [3] - 61:12, 61:23, 62:6</p> <p>far [6] - 24:5, 25:2, 33:17, 33:21, 46:6, 46:13</p> <p>fashion [1] - 65:24</p> <p>fast [1] - 34:9</p> <p>FDA [3] - 20:11, 26:13, 42:3</p> <p>February [2] - 61:1, 67:4</p> <p>feet [2] - 52:11, 67:21</p> <p>few [5] - 22:13, 27:22, 41:2, 47:17, 48:12</p> <p>fighting [1] - 45:16</p> <p>filter [1] - 21:18</p> <p>finalize [2] - 45:14, 46:1</p> <p>financial [2] - 72:8, 72:9</p> <p>findings [3] - 63:18, 65:18, 68:1</p> <p>fine [4] - 21:14, 35:2, 42:3, 70:10</p> <p>finish [1] - 54:14</p> <p>fire [1] - 34:3</p> <p>Firm [2] - 16:23, 65:15</p> <p>first [14] - 9:10, 11:4, 38:4, 40:11, 43:2, 43:16, 56:16, 60:14, 60:21, 61:2, 61:3, 61:15, 61:22, 62:5</p> <p>First [1] - 60:7</p> <p>five [7] - 22:7, 24:4, 28:25, 31:25, 36:12, 44:24</p> <p>five-year [2] - 36:12</p> <p>flavor [1] - 33:10</p> <p>flavored [1] - 31:6</p> <p>Floor [2] - 1:11, 63:6</p> <p>floor [3] - 63:9, 64:3, 64:4</p> <p>floors [1] - 66:7</p> <p>focusing [1] - 55:22</p> <p>follow [4] - 29:24, 48:3, 48:8, 54:17</p> <p>following [6] - 15:9, 48:4, 54:19, 63:18, 65:18, 68:1</p> <p>follows [3] - 18:14, 37:23, 66:9</p>	<p>food [8] - 13:20, 13:21, 13:22, 13:23, 13:25, 34:9, 64:19, 65:22</p> <p>foot [1] - 35:22</p> <p>footage [1] - 66:4</p> <p>foregoing [1] - 72:5</p> <p>forever [1] - 44:14</p> <p>forgot [1] - 22:24</p> <p>formal [2] - 61:7, 61:19</p> <p>formally [1] - 11:22</p> <p>former [3] - 12:6, 63:22, 65:21</p> <p>forming [1] - 44:20</p> <p>Fort [4] - 25:10, 31:25, 32:11, 42:10</p> <p>forth [1] - 59:6</p> <p>four [5] - 31:24, 44:24, 66:7, 70:8, 70:19</p> <p>Friday [1] - 64:15</p> <p>friend [1] - 57:7</p> <p>front [1] - 64:7</p>	<p>12:9, 12:11, 12:15, 15:10</p> <p>groups [1] - 64:1</p> <p>guess [1] - 46:9</p> <p>guys [11] - 20:23, 23:6, 23:7, 25:1, 26:5, 27:7, 38:10, 38:11, 54:20, 58:1, 71:10</p>	<p>20:5, 20:8, 20:14, 20:17, 21:3, 21:6, 21:8, 23:14, 23:17, 23:20, 23:25, 24:3, 24:11, 24:13, 24:23, 25:13, 25:16, 25:20, 26:6, 26:9, 27:3, 27:11, 27:16, 27:21, 28:8, 36:11, 36:16, 36:18, 36:22, 36:24, 37:1, 37:4, 37:8, 37:9, 37:20, 38:1, 38:3, 38:6, 38:13, 38:15, 38:17, 38:25, 39:3, 40:1, 40:4, 41:6, 43:25, 44:2, 50:18, 51:4, 51:16, 52:22, 53:15, 55:16, 58:4</p> <p>Harfouche [4] - 1:7, 16:17, 16:25, 38:1</p> <p>Harwood [3] - 4:19, 40:18, 45:23</p> <p>hazard [1] - 34:3</p> <p>head [1] - 42:6</p> <p>health [3] - 31:22, 33:21, 65:22</p> <p>healthy [2] - 32:16, 32:19</p> <p>heard [2] - 46:5, 68:16</p> <p>hearing [8] - 60:25, 61:18, 65:14, 67:13, 67:17, 67:19, 67:21, 67:25</p> <p>HEE [1] - 4:3</p> <p>Hee [4] - 1:9, 3:8, 11:5, 11:12</p> <p>help [6] - 10:8, 10:20, 18:8, 26:18, 37:19, 54:25</p> <p>helpful [1] - 56:24</p> <p>hereby [1] - 72:5</p> <p>hi [1] - 11:9</p> <p>high [5] - 26:14, 26:16, 41:17, 41:21, 42:1</p> <p>himself [1] - 69:9</p> <p>history [2] - 26:3</p> <p>hold [1] - 61:18</p> <p>hole [1] - 42:6</p> <p>home [6] - 48:22, 49:1, 49:13, 49:25, 52:10, 52:17</p> <p>homes [1] - 49:12</p> <p>honest [1] - 38:19</p> <p>honestly [1] - 56:5</p> <p>Honor [1] - 16:20</p> <p>hookah [16] - 18:24, 18:25, 21:12, 21:13, 21:14, 21:17, 21:18,</p>
F		H		
<p>facilities [1] - 24:21</p> <p>facility [2] - 51:15, 51:19</p> <p>fact [5] - 22:7, 33:25, 48:20, 63:18, 65:18</p> <p>facts [1] - 68:1</p> <p>fair [1] - 54:17</p> <p>fairness [1] - 60:24</p> <p>Fairview [7] - 1:18, 5:8, 35:1, 67:1, 67:8, 68:4, 68:5</p>	<p>gadgets [1] - 55:19</p> <p>garbage [1] - 60:3</p> <p>gather [1] - 49:7</p> <p>gathering [3] - 44:11, 46:8, 48:19</p> <p>gee [1] - 42:10</p> <p>generating [1] - 35:21</p> <p>gentleman [1] - 30:2</p> <p>gift [2] - 29:9, 30:20</p> <p>given [2] - 64:2, 68:15</p> <p>glass [6] - 21:8, 21:9, 21:16, 31:5, 46:12, 55:3</p> <p>glasses [1] - 21:19</p> <p>God [4] - 10:8, 10:20, 18:9, 37:19</p> <p>gold [1] - 65:24</p> <p>goods [1] - 39:24</p> <p>governing [7] - 60:11, 60:16, 61:7, 61:12, 61:20, 67:3, 67:14</p> <p>governments [2] - 10:2, 10:14</p> <p>grab [5] - 33:6, 33:9, 33:11, 53:8, 53:19</p> <p>grab-and-go [1] - 53:19</p> <p>Grand [3] - 44:25, 45:6, 45:23</p> <p>grandfathered [1] - 30:4</p> <p>great [2] - 16:12, 33:24</p> <p>grooming [5] - 11:18,</p>	<p>H&P [1] - 5:3</p> <p>H-A-R-F-O-U-C-H-E [2] - 18:19, 38:3</p> <p>hair [5] - 27:3, 37:9, 38:23, 42:23, 42:24</p> <p>HAN [10] - 2:9, 7:2, 9:8, 13:25, 16:2, 18:1, 18:22, 59:12, 62:22, 69:7</p> <p>Han [9] - 4:7, 4:13, 7:1, 7:25, 9:7, 16:1, 59:11, 62:21, 70:17</p> <p>hand [6] - 9:20, 9:21, 18:6, 37:15, 39:24, 49:9</p> <p>hands [1] - 12:3</p> <p>hang [4] - 33:3, 33:13, 49:15, 52:15</p> <p>HANRAHAN [57] - 3:15, 6:9, 6:11, 6:13, 6:15, 6:17, 6:20, 6:22, 6:24, 7:1, 7:3, 7:15, 7:17, 7:19, 7:21, 7:23, 7:25, 8:2, 8:4, 8:6, 8:10, 8:22, 8:24, 9:1, 9:3, 9:5, 9:7, 15:16, 15:18, 15:20, 15:22, 15:24, 16:1, 16:3, 16:7, 58:17, 58:21, 58:23, 58:25, 59:9, 59:11, 59:13, 62:11, 62:13, 62:15, 62:17, 62:19, 62:21, 62:23, 62:25, 69:14, 69:16, 69:18, 69:20, 70:6, 70:8, 70:13</p> <p>happy [6] - 35:7, 50:15, 50:24, 53:24, 56:21, 57:4</p> <p>hard [1] - 55:6</p> <p>HARFOUCHE [73] - 4:9, 4:11, 4:16, 17:18, 17:23, 18:3, 18:10, 18:16, 18:19, 18:24, 19:5, 19:9, 19:14, 19:16, 19:20, 19:22, 19:25, 20:3,</p>		

21:19, 21:20, 31:5, 31:16, 34:2, 48:23, 48:24, 49:6, 55:4 hookahs [1] - 40:2 hope [2] - 32:16, 32:17 hours [9] - 11:20, 14:16, 17:7, 53:13, 53:17, 53:21, 53:23, 64:14, 66:9 houses [1] - 45:22 human [1] - 42:20 humble [1] - 29:19 hurts [1] - 39:20 hygiene [1] - 12:1 Hyoung [3] - 9:23, 10:9, 11:2 HYOUNG [1] - 2:12	intention [1] - 56:11 interest [2] - 72:8, 72:9 interested [1] - 8:15 interesting [1] - 48:20 intertwined [1] - 25:2 introduce [1] - 30:14 investigation [2] - 67:6, 68:2 involved [1] - 72:8 issue [1] - 28:1 issues [1] - 36:23 item [1] - 66:21 items [1] - 50:12 itself [3] - 12:19, 21:2, 25:5	JUSTIN [1] - 2:5 justly [2] - 10:6, 10:18 Juul [2] - 20:3, 20:4	69:23, 70:3, 70:7, 70:9, 70:15, 70:20, 71:3, 71:5, 71:7, 71:10 kind [11] - 18:2, 18:22, 20:13, 20:21, 22:24, 27:9, 32:22, 36:1, 43:2, 49:14, 55:14 kinds [1] - 46:3 knowledgeable [1] - 34:23 known [3] - 42:3, 67:8, 67:9 KWAN [1] - 2:7 Kyeoung [4] - 1:9, 3:8, 11:6, 11:12 KYEOUNG [1] - 4:3	less [1] - 33:5 letter [2] - 12:14, 59:23 letting [1] - 39:16 License [1] - 72:15 license [11] - 19:8, 19:10, 19:23, 24:25, 25:2, 25:3, 25:4, 25:7, 46:25, 51:3, 57:10 licensed [4] - 19:11, 21:23, 30:12, 50:10 licenses [2] - 24:10, 51:1 lighting [1] - 34:3 limit [2] - 40:22, 45:16 line [1] - 59:2 Liquid [1] - 19:1 listen [2] - 22:9, 58:9 literally [2] - 33:14, 36:24 live [1] - 40:15 lived [1] - 44:14 livelihood [1] - 31:22 LLC [11] - 1:6, 1:13, 3:5, 3:12, 4:9, 5:3, 16:16, 61:13, 65:4, 65:8, 67:22 LLP [1] - 3:2 located [6] - 27:1, 63:19, 65:19, 66:6, 68:4, 68:11 location [1] - 25:4 locations [1] - 20:18 loiter [3] - 33:13, 49:14, 52:16 look [5] - 13:9, 35:3, 53:7, 56:5, 57:2 looking [2] - 33:10, 44:12 looks [3] - 28:22, 56:7, 56:8 loophole [1] - 20:11 loose [1] - 25:10 LOT [4] - 4:4, 4:10, 4:23, 5:4 love [1] - 22:8 lower [1] - 45:16 luck [1] - 16:14 LUCY [1] - 3:15
I	J	K	L	M
ID [2] - 72:4, 72:15 idea [1] - 28:9 IDENT/EVID [1] - 5:14 identified [2] - 29:18, 67:7 identify [1] - 20:12 illegal [1] - 36:2 immediately [1] - 38:11 impact [1] - 12:5 impartially [2] - 10:5, 10:17 important [1] - 54:7 improper [1] - 39:8 improving [4] - 44:15, 44:19, 45:9, 45:13 IN [1] - 1:3 incense [1] - 19:2 including [3] - 49:21, 63:25, 66:5 inclusive [1] - 64:2 incorrect [1] - 22:13 indicated [3] - 33:18, 34:21, 56:15 indoor [1] - 52:9 indoors [1] - 49:3 inflammation [2] - 41:17, 42:2 information [1] - 54:20 inhaling [1] - 42:15 INNOVATION [1] - 5:3 Innovation [3] - 1:13, 65:4, 65:8 input [1] - 46:16 inside [1] - 51:17 inspector [1] - 29:8 intensive [2] - 53:10, 53:11	JAE [1] - 2:7 Jaloudi [3] - 4:12, 16:23, 16:24 JALOUDI [48] - 3:9, 3:10, 16:20, 17:19, 17:24, 18:21, 21:11, 21:15, 27:18, 27:22, 28:5, 29:10, 29:13, 30:6, 30:9, 30:22, 32:17, 33:1, 33:9, 34:19, 36:5, 44:1, 44:3, 47:16, 48:12, 48:15, 50:22, 51:8, 51:12, 51:17, 51:20, 51:24, 52:2, 52:5, 52:8, 52:14, 52:25, 53:3, 53:19, 53:24, 55:7, 56:2, 56:21, 56:25, 57:4, 57:24, 59:18, 60:1 JANG [9] - 2:10, 6:19, 7:24, 9:6, 15:25, 16:6, 59:10, 62:20 Jang [4] - 6:17, 7:23, 8:3, 8:4 Jay [1] - 11:13 Jersey [13] - 3:3, 3:7, 3:11, 9:25, 10:12, 18:13, 21:22, 24:18, 25:19, 37:22, 72:4, 72:7, 72:10 jewelry [2] - 65:24, 66:1 JOE [2] - 4:9, 4:11 Joe [3] - 1:7, 16:17, 16:25 John [2] - 8:1, 8:8 JOHN [1] - 2:6 Jungsun [3] - 1:9, 3:8, 11:6 JUNGSUN [1] - 4:3	JUSTIN [1] - 2:5 justly [2] - 10:6, 10:18 Juul [2] - 20:3, 20:4 Kang [1] - 6:22 KANG [2] - 2:5, 3:2 Kauker [3] - 67:22 keep [3] - 32:10, 34:13, 34:16 keeping [1] - 33:19 kids [1] - 45:7 Kim [10] - 4:7, 4:14, 4:15, 4:17, 7:3, 62:23, 65:15, 70:18 KIM [143] - 2:4, 2:11, 6:10, 7:4, 7:10, 7:16, 8:1, 8:3, 8:5, 8:8, 8:12, 8:17, 8:21, 8:23, 9:13, 9:17, 9:19, 10:22, 10:25, 12:13, 13:4, 13:8, 13:19, 13:22, 14:2, 14:6, 14:12, 14:14, 15:17, 19:18, 19:21, 19:24, 20:1, 20:4, 20:6, 20:9, 20:15, 20:19, 20:25, 21:4, 21:7, 21:9, 21:14, 21:17, 25:12, 25:23, 26:4, 26:7, 26:10, 28:2, 28:6, 28:9, 28:14, 28:18, 28:21, 28:24, 29:6, 29:12, 29:21, 30:7, 30:21, 32:19, 33:7, 35:9, 36:6, 36:14, 36:17, 37:3, 37:5, 37:11, 37:14, 38:8, 38:14, 38:16, 38:18, 39:2, 39:5, 41:12, 41:15, 41:20, 41:24, 43:1, 43:8, 43:17, 43:23, 44:5, 44:15, 44:18, 44:22, 45:2, 45:6, 45:13, 45:18, 45:25, 46:15, 47:1, 47:6, 47:9, 47:12, 47:24, 48:3, 48:11, 48:14, 53:22, 54:3, 54:8, 54:11, 54:13, 55:3, 55:9, 55:17, 57:6, 57:12, 57:21, 57:25, 58:5, 58:10, 58:15, 58:18, 59:2, 59:5, 59:7, 59:15, 59:24, 62:7, 62:8, 62:12, 62:24, 68:21, 69:3, 69:5, 69:8, 69:15,	LAND [1] - 3:15 landlord [1] - 36:10 last [8] - 18:17, 38:2, 40:19, 45:11, 66:16, 69:1, 69:5, 70:1 Laughter [2] - 32:18, 41:19 LAURA [2] - 72:3, 72:14 Law [2] - 16:23, 65:15 LAW [2] - 3:5, 3:9 layout [1] - 47:5 lease [22] - 29:2, 36:10, 36:12, 36:23, 37:10, 38:10, 38:16, 38:21, 39:4, 39:18, 43:7, 43:11, 43:12, 43:21, 43:23, 47:1, 47:3, 50:16, 50:24, 57:15 least [2] - 53:10, 67:17 leave [2] - 33:8, 33:11 leaving [1] - 49:4 led [2] - 6:3, 6:6 LEE [1] - 4:3 Lee [7] - 1:9, 3:8, 11:6, 25:11, 31:25, 32:11, 42:10 Leem's [3] - 60:8, 61:9, 62:5 left [2] - 9:20, 11:13 legal [6] - 21:22, 26:14, 36:2, 41:15, 41:20, 41:25 legit [1] - 25:12 LEMIR [2] - 4:9, 4:11 Lemir [4] - 1:6, 16:16, 16:25, 18:16 length [1] - 47:9 Leonia [1] - 42:10	M-1 [1] - 68:6 ma'am [5] - 37:16, 40:17, 40:20, 41:12, 58:20 Madam [3] - 12:13, 54:9, 59:2 mail [5] - 50:19, 50:20,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

<p>50:21, 50:24, 51:5 main [1] - 24:22 Main [1] - 3:10 manager [1] - 11:14 manufactured [1] - 14:4 manufacturing [1] - 65:25 map [1] - 67:10 March [5] - 63:12, 63:16, 65:12, 65:16, 67:18 marijuana [13] - 20:16, 21:23, 25:12, 35:4, 41:4, 41:6, 41:16, 41:23, 41:25, 42:13, 46:3, 48:16, 49:21 marked [1] - 5:15 marketing [1] - 27:7 matter [1] - 22:7 MATTERS [1] - 1:3 maximum [1] - 64:1 Mayor [14] - 4:7, 4:14, 4:17, 6:9, 7:15, 8:22, 11:9, 12:22, 15:16, 16:22, 58:17, 62:11, 69:4, 69:14 MAYOR [135] - 2:4, 6:10, 7:16, 8:1, 8:3, 8:5, 8:8, 8:12, 8:17, 8:23, 9:13, 9:17, 9:19, 10:22, 10:25, 12:13, 13:4, 13:8, 13:19, 13:22, 14:2, 14:6, 14:12, 14:14, 15:17, 19:18, 19:21, 19:24, 20:1, 20:4, 20:6, 20:9, 20:15, 20:19, 20:25, 21:4, 21:7, 21:9, 21:14, 21:17, 25:12, 25:23, 26:4, 26:7, 26:10, 28:2, 28:6, 28:9, 28:14, 28:18, 28:21, 29:6, 29:12, 29:21, 30:7, 30:21, 32:19, 33:7, 35:9, 36:6, 36:14, 36:17, 37:3, 37:5, 37:11, 37:14, 38:8, 38:14, 38:16, 38:18, 39:2, 39:5, 41:12, 41:15, 41:20, 41:24, 43:1, 43:8, 43:17, 43:23, 44:5, 44:15, 44:18, 44:22, 45:2, 45:6, 45:13, 45:18, 45:25, 46:15, 47:1, 47:6, 47:9, 47:12, 47:24, 48:3, 48:11, 48:14, 53:22,</p>	<p>54:3, 54:8, 54:11, 54:13, 55:3, 55:9, 55:17, 57:6, 57:12, 57:21, 57:25, 58:5, 58:10, 58:15, 58:18, 59:2, 59:5, 59:7, 59:15, 59:24, 62:7, 62:12, 68:21, 69:3, 69:5, 69:8, 69:15, 69:23, 70:3, 70:7, 70:9, 70:15, 70:20, 71:5, 71:7, 71:10 mayor's [1] - 27:24 MC [1] - 63:20 mean [10] - 16:21, 21:22, 26:19, 31:21, 32:16, 34:9, 39:12, 42:12, 44:12, 55:17 means [1] - 35:13 meant [1] - 51:10 measurements [1] - 57:11 meeting [10] - 6:2, 45:12, 46:21, 54:21, 63:16, 67:18, 69:1, 69:6, 70:2, 71:11 meets [2] - 64:23, 66:13 Melanie [2] - 4:19, 40:15 MEMBER [6] - 2:5, 2:6, 2:7, 2:8, 2:9, 2:10 member [2] - 9:12, 9:15 members [7] - 13:11, 22:12, 31:11, 34:24, 47:3, 70:9, 71:8 Members [2] - 11:9, 16:21 memorialization [2] - 63:4, 70:5 memorializations [1] - 68:23 mentioned [3] - 21:12, 48:9, 64:12 merch [1] - 55:16 mess [1] - 44:14 met [2] - 68:8, 68:13 Michael [1] - 67:22 middle [1] - 9:19 might [2] - 27:20, 34:9 milestones [1] - 60:19 min [2] - 6:24, 70:14 MIN [1] - 2:6 Min [1] - 8:8 minimal [1] - 12:5 minor [1] - 24:2 minors [2] - 23:12, 23:24</p>	<p>minute [3] - 33:5, 44:8, 51:5 minutes [6] - 7:5, 7:6, 7:11, 22:7, 40:23 MIRJANA [1] - 2:8 missionary [1] - 63:23 mistake [3] - 23:2, 28:3, 28:4 model [2] - 27:23, 28:23 models [1] - 25:17 Monday [8] - 11:20, 14:17, 14:21, 17:17, 17:18, 17:20, 64:14, 66:10 month [8] - 23:3, 39:19, 46:24, 57:9, 58:2, 58:4, 58:20, 59:17 morning [1] - 53:13 most [3] - 31:3, 31:7, 53:21 motion [21] - 7:8, 7:10, 8:14, 8:15, 8:18, 15:4, 15:6, 15:8, 16:10, 46:23, 57:9, 58:5, 61:24, 62:2, 62:4, 62:8, 63:3, 66:15, 68:23, 71:2, 71:3 MR [180] - 7:2, 7:4, 7:10, 8:21, 9:8, 9:11, 9:18, 9:20, 10:9, 10:21, 10:23, 11:8, 12:10, 12:16, 13:1, 13:3, 13:5, 13:14, 13:16, 13:21, 13:24, 13:25, 14:1, 14:3, 14:10, 14:13, 14:17, 14:20, 15:13, 16:2, 16:8, 16:12, 16:18, 16:20, 17:18, 17:19, 17:23, 17:24, 18:1, 18:3, 18:4, 18:10, 18:15, 18:16, 18:17, 18:19, 18:20, 18:21, 18:22, 18:24, 19:5, 19:9, 19:14, 19:16, 19:20, 19:22, 19:25, 20:3, 20:5, 20:8, 20:14, 20:17, 21:3, 21:6, 21:8, 21:11, 21:15, 23:14, 23:17, 23:20, 23:25, 24:3, 24:11, 24:13, 24:23, 25:13, 25:16, 25:20, 26:6, 26:9, 27:3, 27:6, 27:11, 27:14, 27:16, 27:17, 27:18, 27:21, 27:22, 28:5,</p>	<p>28:8, 28:24, 29:10, 29:13, 30:6, 30:9, 30:22, 32:15, 32:17, 32:20, 33:1, 33:9, 34:17, 34:19, 36:5, 36:11, 36:16, 36:18, 36:24, 37:4, 37:8, 37:13, 37:15, 37:24, 38:2, 40:1, 40:4, 40:17, 40:19, 41:6, 43:25, 44:1, 44:2, 44:3, 47:16, 48:12, 48:15, 50:18, 50:20, 50:22, 51:4, 51:8, 51:12, 51:16, 51:17, 51:20, 51:24, 52:2, 52:5, 52:8, 52:14, 52:22, 52:25, 53:3, 53:15, 53:19, 53:24, 55:7, 55:16, 56:2, 56:21, 56:25, 57:4, 57:24, 58:4, 59:12, 59:14, 59:18, 59:19, 59:22, 60:1, 60:9, 62:2, 62:8, 62:22, 62:24, 63:1, 63:7, 65:2, 65:6, 66:16, 66:19, 67:2, 68:25, 69:4, 69:7, 69:25, 70:10, 70:22, 71:3 MS [173] - 6:9, 6:11, 6:13, 6:15, 6:16, 6:17, 6:19, 6:20, 6:22, 6:24, 7:1, 7:3, 7:15, 7:17, 7:19, 7:21, 7:22, 7:23, 7:24, 7:25, 8:2, 8:4, 8:6, 8:10, 8:22, 8:24, 9:1, 9:3, 9:4, 9:5, 9:6, 9:7, 13:12, 13:15, 14:16, 14:19, 15:15, 15:16, 15:18, 15:20, 15:22, 15:23, 15:24, 15:25, 16:1, 16:3, 16:4, 16:6, 16:7, 17:16, 17:20, 19:3, 19:8, 19:12, 19:15, 20:24, 23:11, 23:15, 23:18, 23:22, 24:1, 24:8, 24:12, 24:14, 25:9, 25:14, 25:18, 25:21, 25:25, 26:25, 28:16, 28:20, 29:9, 36:22, 37:1, 37:9, 37:20, 38:1, 38:3, 38:6, 38:13, 38:15, 38:17, 38:25, 39:3, 39:23, 40:2, 40:11, 40:15, 40:18, 40:21, 40:24, 41:7, 41:14, 41:22, 42:5,</p>	<p>43:5, 43:10, 43:20, 44:9, 44:17, 44:21, 45:1, 45:5, 45:10, 45:15, 45:20, 46:2, 47:18, 48:2, 48:10, 51:2, 51:6, 51:10, 51:13, 51:18, 51:22, 51:25, 52:3, 52:7, 52:11, 52:21, 52:24, 53:1, 53:12, 53:16, 54:2, 54:6, 54:10, 55:11, 55:23, 56:18, 56:23, 57:2, 57:17, 57:20, 58:8, 58:9, 58:17, 58:21, 58:23, 58:25, 59:1, 59:3, 59:6, 59:9, 59:10, 59:11, 59:13, 59:20, 60:3, 62:11, 62:13, 62:15, 62:17, 62:18, 62:19, 62:20, 62:21, 62:23, 62:25, 69:10, 69:14, 69:16, 69:18, 69:20, 69:21, 70:6, 70:8, 70:12, 70:13, 70:14, 70:17 multiple [2] - 19:12, 24:21</p>
N				
<p>N.J.S.A [1] - 67:12 name [13] - 9:16, 11:10, 18:15, 18:17, 29:12, 37:24, 38:2, 38:5, 40:14, 40:19, 56:9, 63:7, 65:7 narrower [1] - 31:10 necessary [1] - 67:16 necessity [1] - 42:17 need [24] - 1:16, 5:6, 8:13, 8:20, 9:11, 18:4, 25:4, 37:13, 42:5, 42:6, 44:10, 46:12, 52:19, 54:20, 60:19, 66:24, 67:15, 67:24, 68:2, 68:9, 68:14, 68:19, 69:25, 70:1 needed [1] - 12:4 nefarious [2] - 56:7, 56:13 negate [1] - 39:6 negative [1] - 35:25 never [4] - 24:3, 42:12, 45:17, 46:5 New [16] - 3:3, 3:7, 3:11, 9:25, 10:12, 18:12, 21:22, 24:18, 25:19, 32:1, 35:1,</p>				

<p>37:22, 70:25, 72:4, 72:7, 72:10 new [2] - 9:12, 9:15 newspaper [1] - 48:7 newspapers [1] - 59:21 next [13] - 7:5, 16:15, 27:2, 27:5, 46:24, 54:21, 57:9, 58:2, 58:4, 58:20, 59:16, 63:4, 65:3 night [2] - 32:25, 53:14 nine [1] - 70:9 nitpick [1] - 34:8 NO [2] - 5:2, 5:14 nobody [1] - 52:9 NOH [34] - 3:2, 3:2, 9:11, 9:18, 9:20, 10:21, 10:23, 16:18, 18:4, 18:15, 18:17, 18:20, 37:13, 37:15, 37:24, 38:2, 40:17, 40:19, 50:20, 59:19, 59:22, 60:9, 62:2, 63:7, 65:2, 65:6, 66:16, 66:19, 67:2, 68:25, 69:4, 69:25, 70:10, 70:22 Noh [1] - 50:23 non [2] - 5:6, 66:24 non-condemnation [2] - 5:6, 66:24 none [3] - 5:15, 20:17, 64:10 Notary [5] - 72:4, 72:15, 72:15 noted [1] - 71:12 nothing [3] - 18:8, 37:18, 45:20 notice [2] - 59:21, 67:16 notices [1] - 67:20 notifications [1] - 59:25 notion [1] - 69:10 nowhere [2] - 33:4, 33:12 nuisance [1] - 34:3</p>	<p>63:24 OFFICIALS [1] - 3:5 officials [1] - 30:16 oftentimes [2] - 29:11, 29:13 oil [1] - 24:9 old [1] - 70:23 once [1] - 42:11 one [30] - 11:23, 13:1, 13:2, 13:8, 15:11, 17:11, 22:11, 22:20, 22:21, 25:2, 29:17, 33:5, 44:3, 45:3, 48:20, 49:2, 50:17, 53:3, 55:11, 60:13, 61:4, 61:9, 61:11, 61:13, 61:14, 65:1, 65:3, 66:16, 70:8 ones [1] - 27:23 Online [1] - 72:4 open [4] - 12:7, 14:24, 40:8, 52:15 operating [1] - 11:6 operation [5] - 11:14, 17:7, 17:16, 64:14, 66:9 opinion [2] - 23:10, 29:19 opportunity [2] - 7:6, 68:15 opposed [1] - 30:13 opposite [1] - 49:10 optional [1] - 36:13 options [1] - 34:1 order [5] - 22:17, 32:12, 34:13, 59:5, 68:13 ordinance [15] - 22:14, 27:25, 35:11, 35:12, 35:18, 47:20, 47:22, 48:5, 48:6, 50:14, 53:25, 54:18, 54:20, 57:20, 57:21 ordinances [1] - 53:22 original [1] - 50:18 originally [1] - 64:5 otherwise [2] - 31:17, 32:6 Outburst [1] - 58:14 outcome [1] - 72:9 outside [12] - 42:14, 46:10, 46:12, 48:25, 49:6, 49:7, 49:14, 49:15, 49:17, 51:18, 52:19, 56:8 own [4] - 25:7, 49:1, 49:12, 54:19 owned [3] - 23:21, 23:22, 25:7 owner [2] - 11:24,</p>	<p>66:5 owners [1] - 67:20 owns [1] - 31:24</p> <p style="text-align: center;">P</p> <p>P-A-R-K [1] - 63:8 P.C [1] - 65:16 P.M [1] - 1:2 p.m [14] - 11:21, 14:18, 14:19, 17:8, 17:22, 53:13, 53:18, 59:19, 63:17, 64:15, 64:17, 66:10, 71:12 packaged [4] - 14:1, 51:20, 51:21, 66:2 PAGE [1] - 5:2 paid [2] - 26:1, 26:2 PALISADES [2] - 1:1, 2:1 Palisades [15] - 3:3, 6:2, 10:7, 10:19, 24:19, 27:9, 27:20, 32:9, 32:10, 34:14, 41:3, 42:21, 45:8, 60:16, 67:11 panel [1] - 43:15 paper [1] - 36:25 papers [1] - 18:25 paraphernalia [3] - 20:24, 20:25, 21:16 park [4] - 6:20, 16:3, 59:13, 62:25 PARK [16] - 1:1, 2:1, 2:7, 2:12, 4:9, 4:22, 10:9, 16:8, 27:6, 27:14, 27:17, 32:15, 32:20, 34:17, 59:14, 63:1 Park [33] - 1:6, 1:11, 3:3, 3:12, 4:14, 6:2, 9:23, 10:7, 10:9, 10:19, 11:2, 16:7, 16:16, 16:24, 18:12, 24:19, 27:9, 27:20, 32:1, 32:9, 32:10, 32:11, 34:14, 34:25, 41:3, 42:21, 45:8, 56:11, 60:16, 63:5, 63:8, 67:11 parking [14] - 13:4, 13:5, 13:7, 52:21, 52:22, 52:23, 52:24, 53:10, 64:7, 64:11, 64:13, 66:5, 66:8 part [3] - 23:24, 31:4, 47:21 part-time [1] - 23:24 particularly [1] - 56:10 parties [1] - 72:7</p>	<p>pass [5] - 28:10, 60:10, 61:24, 62:4, 70:4 passed [2] - 60:11, 70:21 passes [1] - 63:3 past [1] - 29:24 PAUL [2] - 2:4, 2:11 Paul [2] - 62:7, 70:18 pawn [3] - 22:21, 22:23 pay [4] - 8:14, 8:16, 8:18, 33:11 pen [2] - 51:11, 52:4 people [35] - 10:5, 10:17, 12:1, 23:24, 31:11, 32:24, 33:3, 33:4, 33:25, 34:5, 34:8, 34:9, 34:10, 35:22, 42:13, 44:11, 45:7, 46:8, 48:19, 48:22, 49:5, 49:7, 49:11, 49:12, 49:17, 51:21, 51:22, 52:10, 52:15, 52:16, 64:1, 64:2, 69:1, 70:1, 70:7 percent [2] - 19:6, 22:19 perfectly [1] - 42:3 perform [3] - 10:6, 10:18, 23:4 permeates [1] - 49:5 permissible [1] - 25:21 permission [1] - 12:15 permitted [3] - 24:9, 63:12, 65:11 personal [2] - 49:24, 54:23 personally [1] - 25:7 pet [8] - 11:17, 12:12, 12:15, 12:18, 13:15, 13:25, 15:9 pets [6] - 11:18, 12:2, 12:11, 13:13, 13:16, 13:17 phonetic [1] - 11:14 photographs [2] - 56:19, 57:15 picture [1] - 27:15 pieces [2] - 21:8, 21:9 Pine [1] - 66:6 pineapple [2] - 28:7, 48:11 Pineapple [6] - 27:21, 28:19, 28:20, 28:25, 30:18, 48:10 pink [4] - 28:7, 28:17, 28:21, 48:10</p>	<p>Pink [4] - 27:21, 28:18, 28:24, 30:18 pipe [1] - 20:21 place [4] - 33:3, 43:2, 44:13, 46:8 places [3] - 21:23, 21:24, 34:15 plaintiff's [1] - 61:13 plaintiffs [1] - 61:10 plan [7] - 47:5, 61:6, 61:8, 61:19, 61:20, 64:3, 64:4 planning [11] - 12:20, 22:8, 35:16, 60:15, 61:5, 61:6, 61:17, 63:16, 67:5, 67:25 PLANNING [2] - 1:1, 2:1 Planning [5] - 3:4, 6:2, 10:7, 10:19, 11:9 plans [1] - 11:24 Plaza [1] - 66:6 pleased [1] - 11:10 Pledge [2] - 6:3, 6:6 plenty [1] - 54:10 point [9] - 25:24, 28:2, 28:4, 32:21, 44:3, 44:9, 44:10, 44:24, 54:23 pointing [1] - 12:22 poor [1] - 42:9 popping [2] - 55:18, 56:15 portion [3] - 14:24, 15:4, 46:21 position [1] - 50:3 positive [4] - 22:9, 35:21, 46:13, 46:14 possible [1] - 38:20 potentially [1] - 34:1 preliminary [1] - 67:6 premises [7] - 11:22, 17:9, 52:6, 64:20, 64:23, 66:3, 66:12 preparing [1] - 13:22 present [6] - 11:3, 16:25, 63:17, 69:1, 70:1, 71:8 PRESENT [1] - 2:1 presented [2] - 15:8, 61:21 presenting [1] - 43:3 pretty [3] - 19:2, 31:14, 36:4 previously [1] - 17:4 principal [2] - 16:25, 63:25 privacy [1] - 49:12 problem [4] - 24:5, 38:23, 42:16, 66:6</p>
O				
<p>oath [1] - 72:6 object [1] - 21:11 obviously [1] - 31:18 occupying [1] - 32:6 OF [6] - 1:1, 1:3, 3:5, 4:3, 4:8 office [5] - 10:6, 10:18, 11:23, 17:4,</p>				

<p>PROCEEDING [1] - 1:4</p> <p>process [3] - 26:13, 26:14, 43:4</p> <p>processing [1] - 41:16</p> <p>produce [1] - 51:7</p> <p>product [11] - 17:10, 33:6, 33:8, 33:15, 41:22, 41:24, 41:25, 42:10, 53:8, 55:13, 56:7</p> <p>products [27] - 12:21, 18:2, 18:22, 18:23, 19:1, 20:2, 20:7, 20:21, 25:1, 26:20, 29:15, 30:2, 30:13, 30:15, 31:5, 31:13, 36:1, 42:20, 48:21, 49:9, 49:22, 52:14, 56:3, 56:14, 66:2</p> <p>Professional [1] - 72:5</p> <p>promoting [2] - 36:1, 42:8</p> <p>proof [2] - 26:3, 50:25</p> <p>proper [2] - 35:13, 48:4</p> <p>properly [1] - 23:4</p> <p>property [7] - 17:4, 63:8, 63:19, 63:20, 65:8, 65:19, 67:20</p> <p>proposed [6] - 11:16, 11:20, 17:7, 64:23, 65:23, 66:12</p> <p>proposing [1] - 63:23</p> <p>provide [4] - 46:25, 47:20, 50:25, 56:18</p> <p>provided [4] - 67:17, 67:20, 68:20, 72:6</p> <p>providing [1] - 57:10</p> <p>provision [1] - 47:22</p> <p>prudent [1] - 23:5</p> <p>public [13] - 14:24, 15:1, 23:7, 40:8, 44:5, 47:17, 48:16, 48:23, 48:24, 48:25, 59:20, 67:19, 68:15</p> <p>Public [3] - 4:18, 72:4, 72:15</p> <p>pull [1] - 8:17</p> <p>purchase [2] - 33:15, 49:13</p> <p>purchasing [1] - 51:21</p> <p>purpose [2] - 11:19, 39:6</p> <p>purposes [1] - 12:1</p> <p>pursuant [1] - 67:12</p> <p>put [4] - 9:20, 20:15, 51:25, 59:21</p>	<p style="text-align: center;">Q</p> <p>qualifications [1] - 22:16</p> <p>qualify [1] - 22:17</p> <p>Questions [3] - 4:5, 4:12, 4:17</p> <p>questions [8] - 12:7, 13:18, 14:15, 23:7, 31:23, 35:8, 47:17, 56:24</p> <p>Questions/ Comments [1] - 4:18</p> <p>quite [1] - 49:9</p> <p>quorum [2] - 69:25, 70:11</p> <p>quote [1] - 49:2</p>	<p>recuse [1] - 69:8</p> <p>redevelopment [12] - 5:6, 61:6, 61:8, 61:19, 61:20, 66:24, 67:15, 67:24, 68:2, 68:9, 68:14, 68:19</p> <p>redevelopment(non [1] - 1:16</p> <p>redevelopment(non-condemnation [1] - 1:16</p> <p>reduce [1] - 64:6</p> <p>reducing [1] - 42:2</p> <p>Ree [1] - 11:13</p> <p>referee [1] - 72:6</p> <p>regarding [4] - 23:12, 40:2, 47:19, 55:12</p> <p>Registered [1] - 72:5</p> <p>regular [5] - 6:1, 51:11, 56:9, 63:16, 67:18</p> <p>regulate [2] - 50:4, 50:10</p> <p>regulated [1] - 30:3</p> <p>regulation [2] - 47:20, 72:10</p> <p>regulations [1] - 24:18</p> <p>relate [1] - 36:2</p> <p>related [3] - 21:10, 72:7, 72:8</p> <p>rely [1] - 13:7</p> <p>remain [1] - 32:10</p> <p>remedy [3] - 60:18, 61:10, 61:14</p> <p>remember [1] - 29:4</p> <p>Remote [1] - 72:3</p> <p>renting [1] - 42:25</p> <p>repairing [1] - 65:25</p> <p>repeat [1] - 9:22</p> <p>REPORTER [2] - 38:4, 38:7</p> <p>Reporter [2] - 72:4, 72:5</p> <p>represent [1] - 11:11</p> <p>representative [2] - 37:12, 38:22</p> <p>represented [1] - 63:14</p> <p>request [1] - 35:14</p> <p>requested [1] - 50:13</p> <p>require [1] - 59:20</p> <p>required [1] - 22:15</p> <p>requirement [1] - 24:16</p> <p>requirements [2] - 64:24, 66:13</p> <p>requires [1] - 48:23</p> <p>reschedule [1] - 60:19</p> <p>research [1] - 27:7</p>	<p>resident [1] - 54:16</p> <p>resident's [1] - 54:15</p> <p>residents [1] - 32:9</p> <p>Resolution [4] - 1:14, 1:15, 61:12, 67:4</p> <p>RESOLUTION [3] - 4:20, 4:21, 5:3</p> <p>resolution [7] - 1:15, 5:5, 60:14, 60:15, 61:4, 66:22, 68:24</p> <p>resolutions [4] - 60:6, 60:10, 60:11, 61:25</p> <p>respect [10] - 27:24, 31:1, 31:11, 31:18, 32:4, 34:6, 34:22, 48:15, 50:12, 68:1</p> <p>respectfully [3] - 17:11, 44:4, 50:3</p> <p>respond [2] - 47:16, 71:8</p> <p>Response [8] - 6:21, 6:23, 6:25, 15:2, 40:6, 46:19, 70:24, 71:1</p> <p>response [4] - 44:4, 60:10, 61:11, 67:3</p> <p>restaurant [1] - 27:4</p> <p>restaurants [1] - 27:5</p> <p>restriction [2] - 22:22, 24:15</p> <p>resubmit [1] - 50:16</p> <p>retail [16] - 11:16, 11:19, 12:21, 15:9, 17:3, 17:5, 17:10, 22:2, 31:4, 49:25, 56:3, 56:4, 56:9, 65:22, 65:23, 66:2</p> <p>retain [1] - 33:2</p> <p>returned [1] - 39:25</p> <p>revenue [4] - 32:5, 33:19, 35:21, 39:19</p> <p>review [2] - 61:6, 61:18</p> <p>Ridge [1] - 32:1</p> <p>Ridgefield [1] - 37:22</p> <p>ridiculous [1] - 42:7</p> <p>rise [1] - 6:5</p> <p>roll [2] - 6:8, 58:16</p> <p>rolling [1] - 18:25</p> <p>RON [1] - 72:15</p> <p>Ruby [5] - 1:18, 5:7, 67:1, 67:9, 68:11</p> <p>rules [2] - 34:24, 53:25</p> <p>run [1] - 34:20</p>	<p>sale [1] - 13:16</p> <p>sales [2] - 13:15, 15:10</p> <p>salon [1] - 27:3</p> <p>SAMAR [1] - 4:16</p> <p>Samar [1] - 38:1</p> <p>Saturday [5] - 11:21, 14:17, 14:22, 17:17, 66:10</p> <p>Saturdays [1] - 64:16</p> <p>scandalous [1] - 56:10</p> <p>school [1] - 63:22</p> <p>screening [1] - 23:18</p> <p>seat [1] - 11:1</p> <p>seating [1] - 14:11</p> <p>seatings [2] - 14:8, 64:5</p> <p>seats [1] - 64:7</p> <p>second [18] - 7:12, 7:13, 8:20, 8:21, 13:8, 15:14, 15:15, 28:4, 39:24, 49:9, 58:7, 58:8, 62:9, 62:10, 69:12, 69:13, 71:5, 71:6</p> <p>second-hand [2] - 39:24, 49:9</p> <p>seconds [1] - 53:6</p> <p>SECRETARY [1] - 3:15</p> <p>see [7] - 34:7, 34:25, 46:13, 50:1, 54:24, 55:1, 59:16</p> <p>seeking [1] - 17:5</p> <p>sell [12] - 19:19, 20:1, 20:13, 21:1, 24:12, 25:10, 26:5, 26:20, 29:14, 30:2, 42:4, 65:23</p> <p>selling [14] - 13:13, 18:2, 20:19, 21:5, 24:2, 25:9, 26:7, 28:10, 28:22, 28:23, 29:15, 36:1, 55:13, 66:2</p> <p>sells [1] - 56:14</p> <p>separate [2] - 25:4, 66:21</p> <p>seriously [1] - 31:20</p> <p>service [1] - 64:21</p> <p>servicing [5] - 13:20, 13:21, 13:23, 24:5, 64:19</p> <p>session [1] - 23:7</p> <p>set [1] - 48:23</p> <p>Settlement [1] - 60:8</p> <p>settlement [7] - 60:17, 60:20, 60:22, 61:2, 61:15, 61:23, 62:6</p>
	<p style="text-align: center;">R</p> <p>R.P.R [2] - 72:3, 72:14</p> <p>raise [3] - 9:21, 18:6, 37:15</p> <p>range [1] - 59:25</p> <p>rather [2] - 32:11, 34:14</p> <p>read [2] - 7:6, 47:3</p> <p>real [2] - 17:4, 32:6</p> <p>really [16] - 21:10, 21:18, 23:1, 23:6, 23:8, 26:17, 27:12, 30:7, 36:18, 37:3, 39:15, 39:19, 45:19, 48:5, 48:24, 48:25</p> <p>Realtor [1] - 36:17</p> <p>reason [5] - 27:8, 37:10, 38:10, 39:4, 47:25</p> <p>reasons [1] - 68:19</p> <p>recap [1] - 50:13</p> <p>recitation [1] - 6:5</p> <p>recollection [1] - 28:11</p> <p>recommend [5] - 23:1, 67:14, 68:8, 68:13, 68:17</p> <p>recommendation [2] - 61:7, 61:19</p> <p>recommended [1] - 68:18</p> <p>recommending [3] - 1:15, 5:5, 66:23</p> <p>reconsider [1] - 23:9</p> <p>reconvene [1] - 54:21</p> <p>record [2] - 37:25, 72:5</p> <p>recreational [3] - 42:4, 48:17, 49:21</p> <p>rectify [3] - 39:11, 39:21, 58:2</p>		<p style="text-align: center;">S</p> <p>S-A-M-A-R [1] - 38:6</p> <p>safer [1] - 34:1</p>	

<p>seven [2] - 17:19, 53:17</p> <p>several [2] - 32:2, 34:20</p> <p>shop [17] - 17:3, 17:6, 24:25, 25:6, 27:15, 28:10, 29:9, 29:18, 30:1, 30:20, 30:21, 32:25, 33:2, 33:5, 49:18, 54:7, 65:23</p> <p>shopping [1] - 32:12</p> <p>shops [14] - 19:9, 19:11, 19:13, 22:6, 22:21, 22:23, 27:19, 31:25, 32:3, 32:8, 34:25, 48:21, 49:13</p> <p>show [1] - 11:24</p> <p>showcased [1] - 55:8</p> <p>shown [1] - 67:10</p> <p>sic [2] - 8:1, 16:21</p> <p>sic [1] - 33:20</p> <p>side [3] - 39:17, 45:8, 68:5</p> <p>sidewalks [1] - 44:24</p> <p>sign [6] - 36:23, 38:21, 38:24, 39:4, 39:18, 43:6</p> <p>signage [1] - 23:16</p> <p>signed [5] - 36:12, 37:10, 38:10, 43:21, 60:22</p> <p>signs [1] - 23:17</p> <p>similar [2] - 27:19, 53:21</p> <p>simple [1] - 15:11</p> <p>single [3] - 25:6, 34:12, 39:19</p> <p>sink [1] - 11:25</p> <p>sister [2] - 23:21, 36:19</p> <p>sit [5] - 14:9, 33:4, 33:22, 34:8, 37:1</p> <p>situation [5] - 12:14, 39:11, 49:16, 58:2, 60:18</p> <p>six [2] - 29:1, 64:1</p> <p>sleeping [1] - 42:1</p> <p>small [3] - 33:2, 56:4, 64:1</p> <p>smell [1] - 49:4</p> <p>smoke [40] - 17:3, 17:5, 18:1, 18:25, 19:9, 19:11, 19:13, 21:22, 22:6, 24:24, 25:6, 26:21, 27:19, 28:10, 29:18, 31:12, 31:16, 31:25, 32:2, 32:8, 33:5, 33:11, 33:12, 33:24, 34:5, 46:10, 48:21, 48:25,</p>	<p>49:3, 49:6, 49:8, 49:9, 49:13, 49:17, 51:7, 51:9, 51:14, 52:13, 52:20</p> <p>Smokes [5] - 1:6, 3:12, 16:16, 16:24, 56:11</p> <p>SMOKES [1] - 4:9</p> <p>smoking [13] - 17:8, 19:1, 20:2, 21:10, 36:3, 41:5, 42:14, 51:14, 51:15, 52:5, 52:19, 55:4, 55:13</p> <p>so-called [1] - 41:3</p> <p>sold [13] - 19:4, 19:6, 23:12, 24:10, 25:15, 29:2, 29:3, 31:2, 31:8, 48:17, 48:18, 49:22, 49:23</p> <p>solemnly [2] - 9:23, 10:9</p> <p>someone [1] - 24:6</p> <p>sometime [1] - 32:7</p> <p>sometimes [1] - 55:24</p> <p>SOPHIA [1] - 2:10</p> <p>Sophia [12] - 6:18, 8:2, 8:3, 8:7, 8:11, 9:5, 15:24, 16:5, 59:9, 62:19, 70:12, 70:13</p> <p>sorry [5] - 13:14, 54:4, 55:1, 57:25, 60:23</p> <p>south [1] - 68:5</p> <p>SP03 [1] - 63:5</p> <p>SP04 [1] - 65:4</p> <p>SP06 [1] - 16:16</p> <p>SP07 [1] - 11:5</p> <p>spaces [5] - 13:4, 13:6, 64:7, 64:11, 66:8</p> <p>speaking [1] - 42:23</p> <p>specific [3] - 25:5, 31:14, 50:3</p> <p>specifically [5] - 29:17, 30:11, 30:12, 31:9, 49:6</p> <p>specify [2] - 22:14, 36:19</p> <p>specs [1] - 57:12</p> <p>speed [1] - 45:16</p> <p>spell [3] - 18:17, 38:2, 40:19</p> <p>square [1] - 66:4</p> <p>stand [4] - 14:12, 14:13, 41:11, 41:14</p> <p>standing [1] - 11:13</p> <p>Star [8] - 4:5, 6:11, 7:17, 8:24, 15:18, 58:21, 62:13, 69:18</p> <p>STAR [62] - 2:2, 6:1,</p>	<p>6:8, 6:12, 7:5, 7:12, 7:14, 7:18, 8:13, 8:19, 8:25, 9:9, 9:14, 11:4, 12:8, 13:10, 13:18, 14:5, 14:15, 14:21, 15:3, 15:14, 15:19, 16:9, 16:15, 17:13, 17:25, 18:23, 19:17, 28:12, 36:8, 39:22, 40:5, 40:7, 40:13, 40:22, 46:17, 46:20, 55:1, 57:5, 58:22, 59:16, 60:2, 60:5, 62:1, 62:4, 62:9, 62:14, 63:2, 64:25, 65:3, 66:14, 66:17, 66:20, 68:22, 69:12, 69:19, 69:22, 70:21, 70:23, 70:25, 71:2</p> <p>start [4] - 6:3, 36:15, 42:11, 60:14</p> <p>started [1] - 36:16</p> <p>State [7] - 9:25, 10:11, 21:21, 24:18, 25:19, 72:4, 72:7</p> <p>state [8] - 10:3, 10:15, 18:15, 24:24, 25:7, 25:8, 37:24, 40:14</p> <p>States [4] - 9:24, 10:3, 10:11, 10:15</p> <p>statute [1] - 72:6</p> <p>stay [1] - 32:13</p> <p>steps [1] - 48:4</p> <p>stickers [1] - 35:5</p> <p>still [4] - 20:11, 26:13, 52:8</p> <p>stipulate [3] - 55:8, 64:4, 64:6</p> <p>stipulated [2] - 64:18, 64:20</p> <p>stipulations [1] - 15:9</p> <p>stop [1] - 46:11</p> <p>store [12] - 11:17, 28:25, 30:14, 30:20, 49:25, 50:6, 51:3, 56:5, 56:7, 56:8, 56:14, 65:22</p> <p>stores [5] - 27:2, 29:14, 29:16, 51:1, 55:24</p> <p>story [1] - 39:9</p> <p>Street [11] - 1:11, 1:18, 5:8, 63:5, 63:9, 63:21, 64:13, 67:1, 67:9, 68:5</p> <p>street [4] - 13:7, 52:23, 52:24, 64:12</p> <p>STREET [1] - 4:22</p> <p>streets [1] - 55:6</p>	<p>strictly [3] - 11:19, 12:12, 49:24</p> <p>study [2] - 67:21, 67:24</p> <p>stuff [10] - 20:13, 25:10, 35:5, 40:3, 41:5, 48:9, 49:13, 55:14, 55:15, 56:1</p> <p>submit [1] - 17:11</p> <p>submitted [4] - 11:24, 63:11, 64:3, 65:12</p> <p>subsequently [2] - 63:13, 65:13</p> <p>substance [1] - 36:3</p> <p>successful [2] - 32:2, 34:21</p> <p>suggestion [1] - 47:19</p> <p>Suite [2] - 3:3, 3:6</p> <p>SUK [1] - 2:6</p> <p>sum [1] - 35:20</p> <p>summarize [1] - 57:6</p> <p>Sunday [3] - 17:18, 17:21, 64:21</p> <p>Sundays [2] - 64:16, 66:10</p> <p>Sung [1] - 65:15</p> <p>Superior [1] - 60:25</p> <p>supplies [2] - 11:17, 12:18</p> <p>supply [2] - 12:15, 15:9</p> <p>support [3] - 9:24, 10:10, 20:20</p> <p>supposed [2] - 41:16, 41:17</p> <p>swear [7] - 9:11, 9:13, 9:23, 10:10, 18:4, 18:7, 37:17</p> <p>swing [1] - 34:25</p> <p>swoop [1] - 45:23</p> <p>SWORN [1] - 4:2</p> <p>sworn [6] - 9:16, 18:13, 37:13, 37:14, 37:23, 39:12</p> <p>Sylvan [1] - 3:6</p> <p>synthetic [4] - 20:6, 20:9, 26:11, 26:15</p>	<p>51:10, 51:13, 51:18, 51:22, 51:25, 52:3, 52:7, 53:1, 56:18, 57:2, 57:20, 59:1, 62:18, 69:21, 70:12, 70:14, 70:17</p> <p>TARBOCCHIA [37] - 2:8, 13:12, 14:16, 15:15, 16:4, 17:16, 19:3, 19:8, 19:12, 20:24, 23:11, 23:18, 23:22, 24:1, 24:8, 25:9, 25:25, 26:25, 28:16, 47:18, 48:2, 48:10, 51:2, 51:6, 52:11, 52:21, 52:24, 53:12, 53:16, 54:2, 55:11, 55:23, 56:23, 57:17, 58:8, 59:20, 69:10</p> <p>Tarbochia [10] - 4:6, 4:13, 4:18, 6:15, 7:21, 9:3, 15:22, 58:25, 62:17, 69:20</p> <p>tax [3] - 32:5, 33:18, 67:10</p> <p>taxpayer [1] - 54:16</p> <p>technical [1] - 12:14</p> <p>ten [1] - 22:7</p> <p>Terrace [3] - 4:19, 40:18, 45:23</p> <p>testified [2] - 39:12, 67:23</p> <p>testifies [2] - 18:13, 37:23</p> <p>testify [1] - 38:9</p> <p>TESTIMONY [1] - 4:2</p> <p>testimony [1] - 72:5</p> <p>THC [7] - 20:7, 20:9, 20:10, 26:11, 26:15, 31:2, 49:22</p> <p>THE [4] - 1:3, 2:1, 38:4, 38:7</p> <p>THERE [1] - 2:1</p> <p>thinking [1] - 38:19</p> <p>three [6] - 27:19, 31:24, 40:22, 63:24, 64:7, 70:8</p> <p>tobacco [10] - 18:24, 19:19, 19:22, 21:10, 23:12, 26:22, 31:6, 31:13, 33:23</p> <p>today [1] - 17:2</p> <p>together [2] - 51:25, 60:15</p> <p>tonight [1] - 11:5</p> <p>took [1] - 36:24</p> <p>tools [1] - 55:19</p> <p>total [1] - 25:16</p> <p>totally [1] - 29:21</p>
T				
		<p>table [3] - 47:25, 48:2, 54:4</p> <p>tack [1] - 29:16</p> <p>TARBOCCHIA [35] - 6:16, 7:22, 9:4, 13:15, 14:19, 15:23, 17:20, 19:15, 23:15, 24:12, 24:14, 25:14, 25:18, 25:21, 28:20, 29:9, 39:23, 40:2,</p>		

<p>town [16] - 22:17, 25:8, 32:8, 32:12, 32:21, 34:12, 34:18, 35:11, 40:16, 41:7, 42:6, 42:22, 44:10, 46:7, 46:9, 60:4</p> <p>towns [1] - 31:25</p> <p>township [2] - 10:4, 10:16</p> <p>traffic [2] - 12:5, 35:22</p> <p>transaction [1] - 33:14</p> <p>transcript [1] - 72:10</p> <p>TRANSCRIPT [1] - 1:3</p> <p>transitioning [2] - 33:25, 34:4</p> <p>transparent [2] - 30:24, 50:11</p> <p>trays [1] - 19:2</p> <p>trip [1] - 42:11</p> <p>trouble [1] - 54:19</p> <p>true [5] - 10:1, 10:13, 33:7, 43:8, 43:9</p> <p>truth [6] - 18:7, 18:8, 37:18, 37:19</p> <p>try [1] - 12:2</p> <p>trying [1] - 28:14</p> <p>turned [1] - 43:21</p> <p>turning [1] - 44:18</p> <p>two [9] - 25:16, 27:18, 30:8, 45:22, 60:10, 61:25, 66:4, 68:23, 70:8</p> <p>type [7] - 21:1, 22:14, 22:16, 28:23, 47:22, 53:19, 56:19</p> <p>types [1] - 55:19</p> <p>typical [1] - 53:21</p> <p>typically [1] - 56:2</p>	<p>unquote [1] - 49:2</p> <p>up [12] - 9:17, 9:18, 9:20, 10:25, 14:12, 14:13, 34:4, 35:20, 45:23, 48:23, 54:6, 56:15</p> <p>USE [3] - 3:15, 4:3, 4:8</p> <p>uses [1] - 30:3</p> <p>utilizing [1] - 64:11</p>	<p>67:1, 67:9, 68:11</p> <p>whatchamacallit [1] - 22:20</p> <p>whatnot [2] - 12:3, 36:2</p> <p>whole [2] - 18:8, 37:18</p> <p>width [1] - 47:9</p> <p>willing [2] - 55:7, 64:6</p> <p>window [1] - 54:24</p> <p>windows [1] - 35:5</p> <p>witness [1] - 17:1</p> <p>woman [9] - 37:5, 42:22, 42:23, 42:24, 43:6, 43:10, 43:11, 43:13, 43:14</p> <p>worse [1] - 44:18</p> <p>worship [2] - 64:21</p> <p>wraps [1] - 55:14</p>
V		
U	<p>vacant [1] - 32:7</p> <p>vague [1] - 47:5</p> <p>vape [10] - 20:4, 24:9, 31:13, 31:16, 33:23, 34:2, 46:11, 49:3, 51:11, 52:14</p> <p>vapes [3] - 20:3, 31:5, 55:20</p> <p>vaping [2] - 51:7, 52:4</p> <p>vapor [1] - 51:8</p> <p>verbatim [1] - 72:5</p> <p>Vice [3] - 4:6, 4:15, 6:6</p> <p>VICE [28] - 2:3, 6:14, 7:13, 7:20, 9:2, 12:24, 13:2, 15:7, 15:21, 16:14, 36:9, 46:22, 47:2, 47:7, 47:10, 47:13, 54:12, 57:8, 57:13, 57:18, 58:6, 58:19, 58:24, 62:10, 62:16, 69:13, 69:17, 71:6</p> <p>vicinity [1] - 22:6</p> <p>view [2] - 32:21, 54:24</p> <p>violations [3] - 25:19, 25:22, 57:17</p> <p>visit [1] - 32:23</p> <p>visually [1] - 35:3</p> <p>vote [3] - 59:15, 65:1, 69:2</p> <p>voted [1] - 70:7</p>	Y
<p>unbelievable [1] - 45:24</p> <p>under [4] - 10:4, 10:16, 53:25, 72:6</p> <p>underage [1] - 24:5</p> <p>underground [1] - 66:7</p> <p>understood [4] - 28:5, 30:5, 39:5</p> <p>unfortunate [2] - 39:10, 39:18</p> <p>unfortunately [1] - 39:6</p> <p>Unit [6] - 1:9, 1:13, 11:7, 65:5, 65:9, 65:21</p> <p>UNIT [2] - 4:4, 5:4</p> <p>United [4] - 9:24, 10:3, 10:11, 10:15</p>	<p style="text-align: center;">W</p> <p>wait [5] - 8:1, 23:3, 69:23</p> <p>waited [1] - 58:1</p> <p>waiting [1] - 58:6</p> <p>walk [2] - 42:14, 54:23</p> <p>walking [1] - 46:8</p> <p>water [3] - 21:18, 51:8</p> <p>WEDNESDAY [1] - 1:2</p> <p>week [2] - 17:19, 53:17</p> <p>weirdo [1] - 35:5</p> <p>welcome [1] - 34:24</p> <p>West [8] - 1:18, 4:19, 5:7, 40:18, 45:23,</p>	Z