

BOROUGH OF PALISADES PARK
 PLANNING BOARD
 WEDNESDAY, OCTOBER 22, 2025
 7:01 P.M.

 IN THE MATTERS OF:)
 Case #25-SP09 Site Plan) TRANSCRIPT OF
 Fan Associates, LLC) PROCEEDING
 15 Grand Avenue)
 Block 505, Lots 3 & 4)

B E F O R E

THE PALISADES PARK PLANNING BOARD
 THERE BEING PRESENT:

ARLENE STAR, CHAIRWOMAN
 CHRIS AUFIERO, VICE CHAIRMAN
 C. PAUL KIM, MAYOR
 JUSTIN KANG, MEMBER
 SUK JOHN MIN, MEMBER (ABSENT)
 JAE KWAN PARK, MEMBER (ABSENT)
 MIRJANA TARABOCHIA, MEMBER (ABSENT)
 EDWIN HAN, MEMBER (ABSENT)
 SOPHIA JANG, MEMBER (ABSENT)
 PAUL KIM, ALTERNATE MEMBER
 HYOUNG PARK, ALTERNATE MEMBER (ABSENT)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812
 LauraACaruccillc@gmail.com

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

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

I N D E X

<u>W I T N E S S</u>	<u>P A G E N O.</u>
MICHAEL D. KAUKER, PP, AICP	11
HAL SIMOFF, PE	12
ERIC KELLER, PE, PP, LEED AP	18

E X H I B I T S

<u>No.</u>	<u>Description</u>	<u>Ident/Evid</u>
(No Exhibits Marked.)		

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

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

NOH & KANG, LLP
 BY: CHANG K. NOH, ESQUIRE
 460 Bergen Boulevard, Suite 301
 Palisades Park, New Jersey 07650
 (201) 588-0695
 Counsel for the Planning Board

BISGAIER HOFF, LLC
 BY: PETER FLANNERY, ESQUIRE
 25 Chestnut Street, Suite 3
 Haddonfield, New Jersey 08033
 Counsel for the Applicant Fan Associates

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

LUCY HANRAHAN, LAND USE SECRETARY
 MICHAEL D. KAUKER, PP, AICP, Board Planner
 HAL SIMOFF, PE, Board Traffic Engineer

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

CHAIRWOMAN STAR: This is the regular meeting of the Palisades Park Planning Board and I'd like to have the Pledge of Allegiance led by Mr. Aufiero.

(Whereupon, all rise for a recitation of the Pledge of Allegiance led by Vice Chairman Aufiero.)

CHAIRWOMAN STAR: Roll call.
 MS. HANRAHAN: Mayor?
 MAYOR KIM: Here.
 MS. HANRAHAN: Star?
 CHAIRWOMAN STAR: Here.
 MS. HANRAHAN: Aufiero?
 VICE CHAIRMAN AUFIERO: Here.
 MS. HANRAHAN: Tarabocchia?
 (No Response.)
 MS. HANRAHAN: Not in.
 Sophia?
 (No Response.)
 MS. HANRAHAN: Not in.
 J. Park?
 (No Response.)
 MS. HANRAHAN: Not in.
 Kang?
 MR. KANG: Here.

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

5

1 MS. HANRAHAN: Min.
 2 (No Response.)
 3 MS. HANRAHAN: Not in.
 4 Han?
 5 (No Response.)
 6 MS. HANRAHAN: Not in.
 7 Park?
 8 (No Response.)
 9 MS. HANRAHAN: Not in.
 10 And Kim?
 11 MR. KIM: Present.
 12 MAYOR KIM: Counselor, do we have a
 13 quorum?
 14 MR. NOH: We do have a quorum.
 15 MAYOR KIM: Thank you.
 16 CHAIRWOMAN STAR: Okay. Next the
 17 minutes that we have read from last month.
 18 May I have a motion to accept the
 19 minutes from last month's meeting?
 20 VICE CHAIRMAN AUFIERO: I'll make a
 21 motion to accept the minutes from last month.
 22 CHAIRWOMAN STAR: Thank you.
 23 Second?
 24 MR. KANG: I'll second it.
 25 MS. HANRAHAN: Mayor?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

6

1 MAYOR KIM: Yes.
 2 MS. HANRAHAN: Star?
 3 CHAIRWOMAN STAR: Yes.
 4 MS. HANRAHAN: Aufiero?
 5 VICE CHAIRMAN AUFIERO: Yes.
 6 MS. HANRAHAN: Kang?
 7 MR. KANG: Yes.
 8 MS. HANRAHAN: And Kim?
 9 MR. KIM: Yes.
 10 CHAIRWOMAN STAR: And also the bills.
 11 May I have a motion to --
 12 MAYOR KIM: Yuck.
 13 CHAIRWOMAN STAR: -- pay the bills from
 14 last month.
 15 VICE CHAIRMAN AUFIERO: I'll make a
 16 motion to pay the bills from last month.
 17 CHAIRWOMAN STAR: Thank you.
 18 Do we have a second?
 19 MR. KANG: I'll second it.
 20 MS. HANRAHAN: Mayor?
 21 MAYOR KIM: Yes.
 22 MS. HANRAHAN: Star?
 23 CHAIRWOMAN STAR: Yes.
 24 MS. HANRAHAN: Aufiero?
 25 VICE CHAIRMAN AUFIERO: Yes.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

7

1 MS. HANRAHAN: Kang?
 2 MR. KANG: Yes.
 3 MS. HANRAHAN: And Kim?
 4 MR. KIM: Yes.
 5 CHAIRWOMAN STAR: Okay.
 6 The first case tonight is a Site Plan
 7 Case SP09, Fan Associates, LLC, 15 Grand Avenue.
 8 MR. FLANNERY: Yes.
 9 Good evening, Madam Chairwoman, Members
 10 of the Board. For the record, Peter Flannery from
 11 the law firm of Bisgaier Hoff on behalf of the
 12 Applicant Fan Associates, LLC.
 13 This application had a legal notice
 14 provided at the last hearing, it was accepted by this
 15 board, as I understand, and continued to this
 16 hearing.
 17 Before we begin, I know there was a
 18 very recent letter submitted by a neighboring
 19 property owner Leems Corp. regarding this alleged
 20 jurisdictional question.
 21 I just want to represent to the board
 22 that there is no proposed shared access with Lot 1,
 23 the Leems property, also known as 21 Grand, as part
 24 of this application.
 25 The DOT application that was submitted
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

8

1 contained the same plan that's before this board. I
 2 had also submitted a letter to Mr. Noh on
 3 October 10th making that representation that we would
 4 not be using any portion of Lot 1 for this property
 5 and that we would add a note to the plan indicating
 6 that we would have no shared access and would have no
 7 objection to the relocation of the portion of that
 8 driveway on the 21 Grand property by Leems.
 9 I also wanted to remind the board that
 10 this a DOT issue that's being raised. It's not
 11 within this board's jurisdiction to address state
 12 highway issues and this is more properly before the
 13 DOT itself.
 14 So we maintain that there is no
 15 jurisdictional issue here and the applicant should be
 16 permitted to proceed.
 17 I also want to add that in response to
 18 some of the review letters and also to address this
 19 apparent continuing confusion over the shared
 20 driveway issue, we do have a proposed amended plan to
 21 show the board tonight, which will indicate a revised
 22 driveway to the north showing both ingress and
 23 egress. I think that would dispel once and for all
 24 any notion that we're proposing ingress through
 25 Lot 1, which we are not.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 So I ask the board to proceed and I can
2 continue with our application and present our
3 witnesses.

4 MR. NOH: Well, Mr. Flannery, thank
5 you.

6 You did get the review letter by our
7 traffic engineer, right?

8 MR. FLANNERY: I did.

9 MR. NOH: Hal Simoff, right?

10 MR. FLANNERY: Yes.

11 MR. NOH: And you had a chance to take
12 a look at it, right?

13 MR. FLANNERY: We did.

14 MR. NOH: And in it our traffic
15 engineer has asked if you guys are going to comply
16 with the redevelopment plan in widening the Grand
17 Avenue.

18 Is that going to happen?

19 MR. FLANNERY: Well, we'll have
20 testimony about that, Mr. Noh.

21 There is mention about widening of
22 Grand Avenue, but there's no increase in traffic from
23 our site, so it --

24 MR. NOH: Well, that wasn't my
25 question, sir.

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

1 Hal Simoff.

2 We were expecting the description of
3 how you guys are going to create the third lane,
4 because it was presented by Hal Simoff, right.

5 MR. SIMOFF: Yes.

6 Presently the traffic is Level of
7 Service F, it fails on Grand Avenue.

8 MR. FLANNERY: Again, we can have our
9 traffic engineer discuss this issue.

10 I'm not quite qualified to make a
11 representation at this time, but if we can proceed,
12 we'll have our traffic engineer weigh in.

13 MR. NOH: Well, Hal, the -- Mike,
14 according to the redevelopment plan, the road
15 widening is required, right, is required?

16 MR. KAUKER: Right.

17 It says the road should be improved to
18 DOT standards.

19 MAYOR KIM: Yes.

20 MR. KAUKER: But the redevelopment plan
21 does apply to this property.

22 MR. FLANNERY: Well, under the time of
23 the application rule there's an argument that the
24 overlay, not the redevelopment plan applies to this
25 application.

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

1 My question was: In the redevelopment
2 plan it require the widening of Grand Avenue and I'm
3 asking you if you're going to comply with that and
4 submit a plan or not.

5 MR. FLANNERY: Well, two things,
6 Mr. Noh, one, those were recommendations in the
7 redevelopment plan, they're not mandatory that Grand
8 Avenue be widened.

9 I also want to bring it to the board's
10 attention that this application was filed pursuant to
11 the overlay ordinance that was adopted in January,
12 and not necessarily the redevelopment plan.

13 So there's a question as to whether
14 this application has been submitted under the overlay
15 ordinance or the redevelopment plan.

16 MR. NOH: Mike?

17 MR. KAUKER: I'm not sure I follow.

18 You said there's a question as to
19 whether it was submitted with respect to either the
20 overlay or the redevelopment plan.

21 MR. FLANNERY: There was an overlay
22 ordinance adopted in January which permitted this
23 proposed development on the site.

24 MAYOR KIM: That has nothing to do with
25 our agreement of gaining a third lane according to

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

1 MR. KAUKER: Then why did we do the
2 redevelopment plan?

3 MR. FLANNERY: I think it was just
4 something that was done as a matter of course,
5 because there was redevelopment plans being done for
6 other projects and possibility of a PILOT.

7 MR. KAUKER: Yeah, it's been a while,
8 but I thought -- I actually thought we didn't move
9 forward with the overlay zone.

10 I thought we were going to do that
11 initially based upon direction from the court and
12 then they had redirected us to do the redevelopment
13 plan, because I remember there was an issue with
14 timing, because we were concerned that we wouldn't
15 have enough time to meet the court deadlines with
16 respect to preparing a redevelopment plan, but we
17 didn't do that.

18 MR. FLANNERY: It was adopted.

19 It was Ordinance 2025-6 creating the
20 affordable housing and mixed-use development overlay
21 zone.

22 MAYOR KIM: I'm sorry, what was the
23 ordinance again, 2025?

24 MR. FLANNERY: 2025-6.

25 MAYOR KIM: -6 ordinance?

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

13

1 MR. FLANNERY: And this was presented
2 as part of the fairness hearing before the superior
3 court approving the settlement.
4 MAYOR KIM: But we feel strongly that
5 because a third lane is not there and we're expecting
6 that.
7 Counsel, what do you recommend?
8 MR. NOH: I mean, like I concur with
9 Mike, of course, because why did we do the
10 redevelopment plan if we don't want to include any
11 element in it and it is -- Hal, it is our opinion
12 that that is required, right --
13 MR. SIMOFF: Yes.
14 MR. NOH: -- the road widening?
15 MR. SIMOFF: With all the development
16 proposed in the area that meets the grand plan. No
17 pun intended.
18 MAYOR KIM: So I recommend without the
19 proper application and information, I don't -- yeah,
20 go ahead.
21 MR. SIMOFF: One more thing, they're
22 presenting a revised plan tonight. I haven't seen
23 it.
24 MAYOR KIM: Why haven't you?
25 MR. SIMOFF: Because it hasn't been
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

14

1 submitted yet.
2 MR. FLANNERY: We haven't submitted it.
3 We'll have it presented so the board members can
4 comment and the professionals can comment.
5 MAYOR KIM: It seems like we're really
6 not prepared on both ends right now. So --
7 MR. FLANNERY: So we have an
8 application that's been submitted.
9 It's been submitted under the overlay
10 ordinance that's per the cover letter.
11 MR. KAUKER: I have a question, so it's
12 your contention that the over -- that the overlay
13 zone applies, but the redevelopment plan does not
14 apply to this application.
15 MR. FLANNERY: Correct.
16 MR. KAUKER: Okay. That's interesting.
17 MR. FLANNERY: And look, we'll consider
18 traffic improvements. It's something that we can
19 talk about during the hearing.
20 MAYOR KIM: Counsel, what are you
21 recommending?
22 MR. NOH: I mean, we didn't see any of
23 the amended application, right?
24 MR. FLANNERY: It's a proposal.
25 We may not amend. It's up to the board
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

15

1 to determine. We have it tonight to show.
2 MAYOR KIM: Yeah, but we don't have the
3 third lane that we were expecting to see.
4 So, Counselor, what do you recommend?
5 MR. NOH: I mean, if we can adjourn it
6 and can you submit something that shows that you're
7 going to do the road --
8 MR. FLANNERY: Can we at least present
9 architectural testimony?
10 That's not going to change.
11 MAYOR KIM: No, we need the --
12 MR. NOH: We need the whole package.
13 MAYOR KIM: We need the whole package.
14 MR. FLANNERY: You don't need the whole
15 package.
16 We can proceed with the architect --
17 MAYOR KIM: This is our decision, so
18 respectfully this is what we were expecting.
19 We weren't disclosed, the application
20 is not complete.
21 So I'm hoping that you understand that
22 and we can table this until you provide us with a
23 complete application.
24 MR. FLANNERY: Respectfully, the
25 application has been declared complete.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

16

1 MAYOR KIM: By who?
2 MR. FLANNERY: By this board, that's
3 why we're here tonight.
4 MAYOR KIM: No, not with the third
5 lane.
6 MR. FLANNERY: There's no requirement
7 for the third lane.
8 We were not notified of having to
9 provide a third lane.
10 MR. NOH: It's in the redevelopment
11 plan that the road has to be widened.
12 MR. FLANNERY: Which doesn't apply.
13 MAYOR KIM: So let's not argue.
14 MR. FLANNERY: Just one more thing,
15 respectfully, I just want to remind the board that
16 they are bound under the settlement agreement to --
17 MAYOR KIM: We are, we are, but then
18 you are not prepared --
19 MR. FLANNERY: -- expeditiously process
20 the application.
21 MAYOR KIM: That's not a problem.
22 We can go back to the drawing board and
23 do what you got to do on top, but as far as our
24 concern in our end, we require the third lane. You
25 did not provide that for us.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

17

1 You're saying that it's not mandatory.
2 We believe it is.
3 So having said that, I'd like to make a
4 motion to table this application until they provide
5 the third lane.
6 CHAIRWOMAN STAR: Do we have a second?
7 MAYOR KIM: Wait, before that, how long
8 do you need to do that?
9 MR. FLANNERY: Submit revised plans.
10 MR. KELLER: Essentially -- well --
11 MAYOR KIM: Sir, your name and your
12 position.
13 MR. KELLER: I'm Eric Keller. I'm with
14 Bowman Consulting.
15 I'm the engineer who signed these
16 plans.
17 I'm a licensed professional engineer
18 and professional planner in the State of New Jersey.
19 MAYOR KIM: Great.
20 MR. KELLER: The roadway widening is a
21 DOT issue. There is a -- under the state
22 regulations, under state access management code we're
23 reducing the amount of traffic generated by this
24 site.
25 There's no rational nexus for this
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

18

1 project to widen Grand Avenue.
2 I don't disagree with Mr. Simoff that
3 traffic conditions today, as they were four years
4 ago, are not good, but they have nothing to do with
5 this project.
6 This project does not create the
7 traffic that will make it worse and that is
8 consistent with the state's highway access management
9 code. You can't make a Level of Service F condition
10 worse. We are not, because we're reducing the amount
11 of traffic that is generated by this project.
12 MAYOR KIM: How are you reducing
13 traffic, sir?
14 MR. FLANNERY: We can have him sworn in
15 and qualified.
16 MAYOR KIM: Yeah, but I'm telling you
17 right now, guys, again --
18 MR. FLANNERY: And, again, why can't we
19 submit our architectural testimony?
20 It has nothing to do with traffic.
21 MAYOR KIM: Again, we strongly feel,
22 all right, and I'm going to -- if any council member
23 -- whatchamacallit -- board members want to speak up,
24 but we unanimously feel that this application is
25 incomplete.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

19

1 We would require that you provide us
2 with the three lane. You can come back to the
3 drawing board, go back to the courts, but this is
4 what we firmly believe.
5 We want you to bring us a complete
6 packet.
7 MR. FLANNERY: What's that belief based
8 on?
9 MAYOR KIM: This is our decision.
10 MR. FLANNERY: It's the board's
11 feeling.
12 MAYOR KIM: We were -- go ahead.
13 MR. KAUKER: I think the issue that
14 really needs to be addressed, and this is something I
15 just learned about tonight, is the applicant's
16 claiming that the redevelopment -- the redevelopment
17 plan doesn't apply. Excuse me.
18 So I mean, that's really a legal issue
19 that I think is going to have to be figured out.
20 MAYOR KIM: Exactly.
21 So we're not the --
22 MR. FLANNERY: The board's counsel can
23 make that determination this evening.
24 MAYOR KIM: -- delegating attorney on
25 the builder's remedy and whatnot.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

20

1 So, Madam Chair, and everybody else, I
2 would like to recommend that we table this until they
3 provide a complete packet.
4 When could you provide that packet,
5 sir?
6 Next month?
7 MR. FLANNERY: Well, we're going to
8 discuss our options.
9 We may be in court before we're before
10 this board, so...
11 MAYOR KIM: I would like to make a
12 motion to table this.
13 May I have a second?
14 VICE CHAIRMAN AUFIERO: I'll second it.
15 MAYOR KIM: Thank you.
16 Roll call?
17 MS. HANRAHAN: Mayor?
18 MAYOR KIM: Yes.
19 MS. HANRAHAN: Star?
20 CHAIRWOMAN STAR: Yes.
21 MS. HANRAHAN: Aufiero?
22 VICE CHAIRMAN AUFIERO: Yes.
23 MS. HANRAHAN: Kang?
24 MR. KANG: Yes.
25 MS. HANRAHAN: And Kim?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KIM: Yes.
2 MAYOR KIM: Come back next time with
3 the third lane.
4 (Whereupon, this matter is continuing
5 at a future date.)
6
7
8
9
10
11
12
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

C E R T I F I C A T E

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

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

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



LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and RON Notary
Public Notary ID. #1810618, Notary
Expiration Date May 27, 2028

Dated: 11-12-25

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

#	A					
#1810618 [2] - 22:4, 22:15 #25-SP09 [1] - 1:4 #XI02050 [1] - 22:15	ABSENT [6] - 1:13, 1:14, 1:15, 1:16, 1:17, 1:19 accept [2] - 5:18, 5:21 accepted [1] - 7:14 access [4] - 7:22, 8:6, 17:22, 18:8 according [2] - 10:25, 11:14 action [2] - 22:8, 22:9 add [2] - 8:5, 8:17 address [2] - 8:11, 8:18 addressed [1] - 19:14 adjourn [1] - 15:5 Administrative [1] - 22:10 adopted [3] - 10:11, 10:22, 12:18 affordable [1] - 12:20 agent [1] - 22:8 ago [1] - 18:4 agreement [2] - 10:25, 16:16 ahead [2] - 13:20, 19:12 AICP [2] - 2:12, 3:3 alleged [1] - 7:19 Allegiance [2] - 4:3, 4:6 ALTERNATE [2] - 1:18, 1:19 amend [1] - 14:25 amended [2] - 8:20, 14:23 amount [2] - 17:23, 18:10 AP [1] - 3:5 apparent [1] - 8:19 Applicant [2] - 2:8, 7:12 applicant [1] - 8:15 applicant's [1] - 19:15 application [18] - 7:13, 7:24, 7:25, 9:2, 10:10, 10:14, 11:23, 11:25, 13:19, 14:8, 14:14, 14:23, 15:19, 15:23, 15:25, 16:20, 17:4, 18:24 applies [2] - 11:24, 14:13 apply [4] - 11:21, 14:14, 16:12, 19:17 approving [1] - 13:3 architect [1] - 15:16 architectural [2] - 15:9, 18:19	area [1] - 13:16 argue [1] - 16:13 argument [1] - 11:23 ARLENE [1] - 1:9 Associates [4] - 1:4, 2:8, 7:7, 7:12 attention [1] - 10:10 attorney [1] - 19:24 Aufiero [6] - 4:4, 4:7, 4:13, 6:4, 6:24, 20:21 AUFIERO [8] - 1:10, 4:14, 5:20, 6:5, 6:15, 6:25, 20:14, 20:22 Avenue [8] - 1:5, 7:7, 9:17, 9:22, 10:2, 10:8, 11:7, 18:1	B based [2] - 12:11, 19:7 begin [1] - 7:17 behalf [1] - 7:11 BEING [1] - 1:8 belief [1] - 19:7 Bergen [1] - 2:3 bills [3] - 6:10, 6:13, 6:16 BISGAIER [1] - 2:6 Bisgaier [1] - 7:11 Block [1] - 1:5 Board [5] - 2:4, 2:12, 2:13, 4:2, 7:10 board [15] - 7:15, 7:21, 8:1, 8:9, 8:21, 9:1, 14:3, 14:25, 16:2, 16:15, 16:22, 18:23, 19:3, 20:10, 22:6 BOARD [2] - 1:1, 1:7 board's [4] - 8:11, 10:9, 19:10, 19:22 body [1] - 22:6 BOROUGH [1] - 1:1 Boulevard [1] - 2:3 bound [1] - 16:16 Bowman [1] - 17:14 bring [2] - 10:9, 19:5 builder's [1] - 19:25 BY [2] - 2:2, 2:6	C C.C.R [2] - 22:3, 22:14 C.S.R [1] - 1:24 CARUCCI [3] - 1:24, 22:3, 22:14 case [1] - 7:6 Case [2] - 1:4, 7:7 Certified [1] - 22:4 certify [1] - 22:5	Chair [1] - 20:1 Chairman [1] - 4:7 CHAIRMAN [8] - 1:10, 4:14, 5:20, 6:5, 6:15, 6:25, 20:14, 20:22 Chairwoman [1] - 7:9 CHAIRWOMAN [14] - 1:9, 4:1, 4:8, 4:12, 5:16, 5:22, 6:3, 6:10, 6:13, 6:17, 6:23, 7:5, 17:6, 20:20 chance [1] - 9:11 CHANG [1] - 2:2 change [1] - 15:10 Chestnut [1] - 2:7 CHRIS [1] - 1:10 claiming [1] - 19:16 Code [1] - 22:11 code [2] - 17:22, 18:9 comment [2] - 14:4 commission [1] - 22:6 complete [5] - 15:20, 15:23, 15:25, 19:5, 20:3 complies [1] - 22:10 comply [2] - 9:15, 10:3 concern [1] - 16:24 concerned [1] - 12:14 concur [1] - 13:8 condition [1] - 18:9 conditions [1] - 18:3 confusion [1] - 8:19 consider [1] - 14:17 consistent [1] - 18:8 Consulting [1] - 17:14 contained [1] - 8:1 contention [1] - 14:12 continue [1] - 9:2 continued [1] - 7:15 continuing [2] - 8:19, 21:4 Corp [1] - 7:19 correct [1] - 14:15 council [1] - 18:22 Counsel [3] - 2:4, 2:8, 13:7 counsel [2] - 14:20, 19:22 counselor [1] - 5:12 Counselor [1] - 15:4 course [2] - 12:4, 13:9 Court [1] - 22:4 court [5] - 12:11, 12:15, 13:3, 20:9, 22:6 courts [1] - 19:3 cover [1] - 14:10 create [2] - 11:3, 18:6 created [1] - 22:6	creating [1] - 12:19 D Date [1] - 22:16 date [1] - 21:5 Dated [1] - 22:17 deadlines [1] - 12:15 decision [2] - 15:17, 19:9 declared [1] - 15:25 delegating [1] - 19:24 Description [1] - 3:14 description [1] - 11:2 determination [1] - 19:23 determine [1] - 15:1 development [3] - 10:23, 12:20, 13:15 direction [1] - 12:11 disagree [1] - 18:2 disclosed [1] - 15:19 discuss [2] - 11:9, 20:8 dispel [1] - 8:23 done [2] - 12:4, 12:5 DOT [5] - 7:25, 8:10, 8:13, 11:18, 17:21 drawing [2] - 16:22, 19:3 driveway [3] - 8:8, 8:20, 8:22 during [1] - 14:19 E EDWIN [1] - 1:16 egress [1] - 8:23 either [1] - 10:19 element [1] - 13:11 employed [1] - 22:8 end [1] - 16:24 ends [1] - 14:6 Engineer [1] - 2:13 engineer [6] - 9:7, 9:15, 11:9, 11:12, 17:15, 17:17 Eric [1] - 17:13 ERIC [1] - 3:5 ESQUIRE [2] - 2:2, 2:6 essentially [1] - 17:10 evening [2] - 7:9, 19:23 exactly [1] - 19:20 excuse [1] - 19:17 Exhibits [1] - 3:15 expecting [4] - 11:2, 13:5, 15:3, 15:18 expeditiously [1] - 16:19

<p>noh [1] - 8:2 NOH [16] - 2:2, 2:2, 5:14, 9:4, 9:9, 9:11, 9:14, 9:24, 10:16, 11:13, 13:8, 13:14, 14:22, 15:5, 15:12, 16:10 north [1] - 8:22 Notary [5] - 22:4, 22:15, 22:15 note [1] - 8:5 nothing [3] - 10:24, 18:4, 18:20 notice [1] - 7:13 notified [1] - 16:8 notion [1] - 8:24</p>	<p>pay [2] - 6:13, 6:16 PE [3] - 2:13, 3:4, 3:5 per [1] - 14:10 permitted [2] - 8:16, 10:22 PETER [1] - 2:6 Peter [1] - 7:10 PILOT [1] - 12:6 Plan [2] - 1:4, 7:6 plan [22] - 8:1, 8:5, 8:20, 9:16, 10:2, 10:4, 10:7, 10:12, 10:15, 10:20, 11:14, 11:20, 11:24, 12:2, 12:13, 12:16, 13:10, 13:16, 13:22, 14:13, 16:11, 19:17</p>	<p>8:20, 10:23, 13:16 proposing [1] - 8:24 provide [7] - 15:22, 16:9, 16:25, 17:4, 19:1, 20:3, 20:4 provided [2] - 7:14, 22:6 Public [2] - 22:4, 22:15 pun [1] - 13:17 pursuant [1] - 10:10</p>	<p>Reporter [2] - 22:4, 22:5 represent [1] - 7:21 representation [2] - 8:3, 11:11 require [3] - 10:2, 16:24, 19:1 required [3] - 11:15, 13:12 requirement [1] - 16:6 respect [2] - 10:19, 12:16 respectfully [3] - 15:18, 15:24, 16:15 Response [6] - 4:16, 4:19, 4:22, 5:2, 5:5, 5:8 response [1] - 8:17 review [2] - 8:18, 9:6 revised [3] - 8:21, 13:22, 17:9 rise [1] - 4:5 road [5] - 11:14, 11:17, 13:14, 15:7, 16:11 roadway [1] - 17:20 roll [2] - 4:8, 20:16 RON [1] - 22:15 rule [1] - 11:23</p>	<p>SP09 [1] - 7:7 standards [1] - 11:18 STAR [14] - 1:9, 4:1, 4:8, 4:12, 5:16, 5:22, 6:3, 6:10, 6:13, 6:17, 6:23, 7:5, 17:6, 20:20 Star [4] - 4:11, 6:2, 6:22, 20:19 State [3] - 17:18, 22:4, 22:7 state [3] - 8:11, 17:21, 17:22 state's [1] - 18:8 statute [1] - 22:6 Street [1] - 2:7 strongly [2] - 13:4, 18:21 submit [4] - 10:4, 15:6, 17:9, 18:19 submitted [9] - 7:18, 7:25, 8:2, 10:14, 10:19, 14:1, 14:2, 14:8, 14:9 Suite [2] - 2:3, 2:7 SUK [1] - 1:13 superior [1] - 13:2 sworn [1] - 18:14</p>	
O		Q		T	
<p>oath [1] - 22:6 objection [1] - 8:7 OCTOBER [1] - 1:2 October [1] - 8:3 OF [3] - 1:1, 1:3 once [1] - 8:23 one [3] - 10:6, 13:21, 16:14 Online [1] - 22:4 opinion [1] - 13:11 options [1] - 20:8 ordinance [6] - 10:11, 10:15, 10:22, 12:23, 12:25, 14:10 Ordinance [1] - 12:19 outcome [1] - 22:9 overlay [9] - 10:11, 10:14, 10:20, 10:21, 11:24, 12:9, 12:20, 14:9, 14:12 owner [1] - 7:19</p>	<p>planner [1] - 17:18 Planner [1] - 2:12 PLANNING [2] - 1:1, 1:7 Planning [2] - 2:4, 4:2 plans [3] - 12:5, 17:9, 17:16 Pledge [2] - 4:3, 4:6 portion [2] - 8:4, 8:7 position [1] - 17:12 possibility [1] - 12:6 PP [3] - 2:12, 3:3, 3:5 prepared [2] - 14:6, 16:18 preparing [1] - 12:16 PRESENT [1] - 1:8 present [3] - 5:11, 9:2, 15:8 presented [3] - 11:4, 13:1, 14:3 presenting [1] - 13:22 presently [1] - 11:6 problem [1] - 16:21 proceed [4] - 8:16, 9:1, 11:11, 15:16 PROCEEDING [1] - 1:4 process [1] - 16:19 Professional [1] - 22:5 professional [2] - 17:17, 17:18 professionals [1] - 14:4 project [4] - 18:1, 18:5, 18:6, 18:11 projects [1] - 12:6 proper [1] - 13:19 properly [1] - 8:12 property [5] - 7:19, 7:23, 8:4, 8:8, 11:21 proposal [1] - 14:24 proposed [4] - 7:22,</p>	<p>qualified [2] - 11:10, 18:15 quite [1] - 11:10 quorum [2] - 5:13, 5:14</p>	S	<p>table [4] - 15:22, 17:4, 20:2, 20:12 Tarabocchia [1] - 4:15 TARABOCHIA [1] - 1:15 testimony [4] - 9:20, 15:9, 18:19, 22:5 THE [2] - 1:3, 1:7 THERE [1] - 1:8 third [10] - 10:25, 11:3, 13:5, 15:3, 16:4, 16:7, 16:9, 16:24, 17:5, 21:3 three [1] - 19:2 timing [1] - 12:14 today [1] - 18:3 tonight [6] - 7:6, 8:21, 13:22, 15:1, 16:3, 19:15 top [1] - 16:23 traffic [13] - 9:7, 9:14, 9:22, 11:6, 11:9, 11:12, 14:18, 17:23, 18:3, 18:7, 18:11, 18:13, 18:20 Traffic [1] - 2:13 TRANSCRIPT [1] - 1:3 transcript [1] - 22:10 two [1] - 10:5</p>	
P		R		U	
<p>P.M [1] - 1:2 package [3] - 15:12, 15:13, 15:15 packet [3] - 19:6, 20:3, 20:4 PAGE [1] - 3:2 PALISADES [2] - 1:1, 1:7 Palisades [2] - 2:3, 4:2 PARK [4] - 1:1, 1:7, 1:14, 1:19 Park [3] - 2:3, 4:2, 5:7 park [1] - 4:21 part [2] - 7:23, 13:2 parties [1] - 22:7 PAUL [2] - 1:11, 1:18</p>	<p>planning [2] - 2:4, 4:2 plans [3] - 12:5, 17:9, 17:16 Pledge [2] - 4:3, 4:6 portion [2] - 8:4, 8:7 position [1] - 17:12 possibility [1] - 12:6 PP [3] - 2:12, 3:3, 3:5 prepared [2] - 14:6, 16:18 preparing [1] - 12:16 PRESENT [1] - 1:8 present [3] - 5:11, 9:2, 15:8 presented [3] - 11:4, 13:1, 14:3 presenting [1] - 13:22 presently [1] - 11:6 problem [1] - 16:21 proceed [4] - 8:16, 9:1, 11:11, 15:16 PROCEEDING [1] - 1:4 process [1] - 16:19 Professional [1] - 22:5 professional [2] - 17:17, 17:18 professionals [1] - 14:4 project [4] - 18:1, 18:5, 18:6, 18:11 projects [1] - 12:6 proper [1] - 13:19 properly [1] - 8:12 property [5] - 7:19, 7:23, 8:4, 8:8, 11:21 proposal [1] - 14:24 proposed [4] - 7:22,</p>	<p>R.P.R [3] - 1:24, 22:3, 22:14 raised [1] - 8:10 rational [1] - 17:25 read [1] - 5:17 really [3] - 14:5, 19:14, 19:18 recent [1] - 7:18 recitation [1] - 4:5 recommend [4] - 13:7, 13:18, 15:4, 20:2 recommendations [1] - 10:6 recommending [1] - 14:21 record [2] - 7:10, 22:5 redevelopment [18] - 9:16, 10:1, 10:7, 10:12, 10:15, 10:20, 11:14, 11:20, 11:24, 12:2, 12:5, 12:12, 12:16, 13:10, 14:13, 16:10, 19:16 redirected [1] - 12:12 reducing [3] - 17:23, 18:10, 18:12 referee [1] - 22:6 regarding [1] - 7:19 Registered [1] - 22:5 regular [1] - 4:1 regulation [1] - 22:10 regulations [1] - 17:22 related [2] - 22:7, 22:8 relocation [1] - 8:7 remedy [1] - 19:25 remember [1] - 12:13 remind [2] - 8:9, 16:15 Remote [1] - 22:3</p>	<p>second [7] - 5:23, 5:24, 6:18, 6:19, 17:6, 20:13, 20:14 SECRETARY [1] - 2:11 see [2] - 14:22, 15:3 Service [2] - 11:7, 18:9 settlement [2] - 13:3, 16:16 shared [3] - 7:22, 8:6, 8:19 show [2] - 8:21, 15:1 showing [1] - 8:22 shows [1] - 15:6 signed [1] - 17:15 SIMOFF [7] - 2:13, 3:4, 11:5, 13:13, 13:15, 13:21, 13:25 Simoff [4] - 9:9, 11:1, 11:4, 18:2 Site [2] - 1:4, 7:6 site [3] - 9:23, 10:23, 17:24 so.. [1] - 20:10 Sophia [1] - 4:18 SOPHIA [1] - 1:17 sorry [1] - 12:22</p>	<p>table [4] - 15:22, 17:4, 20:2, 20:12 Tarabocchia [1] - 4:15 TARABOCHIA [1] - 1:15 testimony [4] - 9:20, 15:9, 18:19, 22:5 THE [2] - 1:3, 1:7 THERE [1] - 1:8 third [10] - 10:25, 11:3, 13:5, 15:3, 16:4, 16:7, 16:9, 16:24, 17:5, 21:3 three [1] - 19:2 timing [1] - 12:14 today [1] - 18:3 tonight [6] - 7:6, 8:21, 13:22, 15:1, 16:3, 19:15 top [1] - 16:23 traffic [13] - 9:7, 9:14, 9:22, 11:6, 11:9, 11:12, 14:18, 17:23, 18:3, 18:7, 18:11, 18:13, 18:20 Traffic [1] - 2:13 TRANSCRIPT [1] - 1:3 transcript [1] - 22:10 two [1] - 10:5</p>	

U
unanimously [1] - 18:24 under [7] - 10:14, 11:22, 14:9, 16:16, 17:21, 17:22, 22:6 up [2] - 14:25, 18:23 USE [1] - 2:11
V
verbatim [1] - 22:5 VICE [8] - 1:10, 4:14, 5:20, 6:5, 6:15, 6:25, 20:14, 20:22 Vice [1] - 4:6
W
wait [1] - 17:7 WEDNESDAY [1] - 1:2 weigh [1] - 11:12 whatchamacallit [1] - 18:23 whatnot [1] - 19:25 whole [3] - 15:12, 15:13, 15:14 widen [1] - 18:1 widened [2] - 10:8, 16:11 widening [6] - 9:16, 9:21, 10:2, 11:15, 13:14, 17:20 witnesses [1] - 9:3 worse [2] - 18:7, 18:10
Y
years [1] - 18:3 yuck [1] - 6:12
Z
zone [3] - 12:9, 12:21, 14:13