

BOROUGH OF PALISADES PARK  
 PLANNING BOARD  
 WEDNESDAY, MAY 20, 2026  
 7:07 P.M.

-----  
 IN THE MATTER OF: ) TRANSCRIPT OF  
 Case #25-SP09 ) PROCEEDINGS  
 Site Plan )  
 Fan Associates, LLC )  
 15 Grand Avenue )  
 Block 505, Lots 3 & 4 )  
 Case #25-SP14 )  
 Site Plan )  
 Hillcrest Builders, LLC )  
 450 East Edsall Boulevard )  
 Block 420, Lot 16 )  
 Case #26-SP02 )  
 Site Plan )  
 Shi Hyun Park )  
 321 Hillside Avenue )  
 Block 203, Lot 1 )  
 Case #26-SP04 )  
 Change of Use )  
 Mario Velasquez Teletor )  
 331 Broad Avenue )  
 Block 217, Lot 17 )  
 -----  
 B E F O R E: THE BOROUGH OF PALISADES PARK PLANNING  
 BOARD, THERE BEING PRESENT:

ARLENE STAR, CHAIRWOMAN  
 CHRIS AUFIERO, VICE CHAIRMAN  
 C. PAUL KIM, MAYOR (ABSENT)  
 CHRISTOPHER KWAK, COUNCILMAN (ABSENT)  
 JUSTIN KANG, MEMBER  
 MIRJANA TARABOCCHIA, MEMBER  
 EDWIN HAN, MEMBER  
 SOPHIA JANG, MEMBER (ABSENT)  
 JUSTIN JEONG, MEMBER (ABSENT)

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

I N D E X		
AGENDA	SWORN	TESTIMONY
Case #25-SP02, Change of Use Mario Velasquez Teletor 331 Broad Avenue Block 217, Lot 17		8
CORRADO BELGIOVINE Board/Professional Questions Mr. Kang	14	8, 13 14
Ms. Tarabocchia Chairwoman Star		14 16
MARIO VELASQUEZ Board/Professional Questions Vice Chairman Aufiero Chairwoman Star	9	9 11 11
Mr. Kang Ms. Tarabocchia		12, 17 12
MICHAEL KAUKER, PP, AICP		18
<b>CONSISTENCY REVIEW</b>		24
MICHAEL KAUKER, PP, AICP Board/Professional Questions Ms. Tarabocchia Public Questions	25	24 38
Neil Rubenstein 462 and 464 11th Street		43
Case #25-SP09 Site Plan Fan Associates, LLC 15 Grand Avenue Block 505, Lots 3 & 4		60
Case #25-SP14, Site Plan Hillcrest Builders, LLC 450 E. Edsall Boulevard Block 420, Lot 16		65

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 NOH, ESQUIRE  
 460 Bergen Boulevard  
 Suite 301  
 Palisades Park, New Jersey 07650  
 Counsel for the Planning Board

SILLS, CUMMIS & GROSS  
 BY: MERYL A.G. GONCHAR, ESQ.  
 One Riverfront Plaza  
 Newark, New Jersey 07102  
 Counsel to the Applicant

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

LUCY HANRAHAN  
 Board Secretary

MICHAEL KAUKER, PP, AICP  
 Board Planner

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

I N D E X (Continuing)		
AGENDA	SWORN	TESTIMONY
Case #26-SP02 Site Plan Shi Hyun Park 321 Hillside Avenue Block 203, Lot 1		67
Case #25-SP03, Change of Use Kabin Beauty, LLC 216 Broad Avenue 2nd Fl. Unit C Block 602, Lot 20		72
Case #25-SP15, Site Plan Leems Corp. 12 Grand Avenue Block 505, Lot 1		76

E X H I B I T S

No.	Description	Ident/Evid
(None marked.)		

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

5

1 CHAIRWOMAN STAR: This is regular  
 2 meeting of the Palisades Park Planning Board and  
 3 we'll have 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?  
 9 SECRETARY HANRAHAN: Mayor?  
 10 (No Response.)  
 11 SECRETARY HANRAHAN: He's not in.  
 12 Star?  
 13 CHAIRWOMAN STAR: Here.  
 14 SECRETARY HANRAHAN: Aufiero?  
 15 VICE CHAIRMAN AUFIERO: Here.  
 16 SECRETARY HANRAHAN: Tarabocchia?  
 17 MS. TARABOCCHIA: Here.  
 18 SECRETARY HANRAHAN: Sophia?  
 19 (No Response.)  
 20 SECRETARY HANRAHAN: She's out.  
 21 Kang?  
 22 MR. KANG: Here.  
 23 SECRETARY HANRAHAN: Han?  
 24 MR. HAN: Yes, here.  
 25 SECRETARY HANRAHAN: And Kwak, not  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

6

1 here.  
 2 CHAIRWOMAN STAR: Okay.  
 3 The minutes, may I have a motion to  
 4 accept the minutes from last month's meeting.  
 5 MS. TARABOCCHIA: I'll motion.  
 6 CHAIRWOMAN STAR: Thank you.  
 7 Is there a second?  
 8 VICE CHAIRMAN AUFIERO: I'll second  
 9 that motion.  
 10 CHAIRWOMAN STAR: Second.  
 11 SECRETARY HANRAHAN: Star?  
 12 CHAIRWOMAN STAR: Yes.  
 13 SECRETARY HANRAHAN: Aufiero?  
 14 VICE CHAIRMAN AUFIERO: Yes.  
 15 SECRETARY HANRAHAN: Tarabocchia?  
 16 MS. TARABOCCHIA: Yes.  
 17 SECRETARY HANRAHAN: Kang?  
 18 MR. KANG: I wasn't here last month.  
 19 SECRETARY HANRAHAN: And Han?  
 20 MR. HAN: Yes.  
 21 CHAIRWOMAN STAR: Okay.  
 22 Also I need a motion to pay the bills  
 23 from last month.  
 24 VICE CHAIRMAN AUFIERO: I'll make a  
 25 motion to pay the bills from last month.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

7

1 CHAIRWOMAN STAR: Second?  
 2 MS. TARABOCCHIA: I'll second.  
 3 SECRETARY HANRAHAN: Star?  
 4 CHAIRWOMAN STAR: Yes.  
 5 SECRETARY HANRAHAN: Aufiero?  
 6 VICE CHAIRMAN AUFIERO: Yes.  
 7 SECRETARY HANRAHAN: Tarabocchia?  
 8 MS. TARABOCCHIA: Yes.  
 9 SECRETARY HANRAHAN: Kang?  
 10 MR. KANG: Yes.  
 11 SECRETARY HANRAHAN: Han?  
 12 MR. HAN: Yes.  
 13 CHAIRWOMAN STAR: All right.  
 14 Now, good evening, this meeting has  
 15 been dually advertised according to the New Jersey  
 16 Open Public Meetings Act, Chapters 72 of the New  
 17 Jersey Public Laws of 2025 and amendments to  
 18 Section 12 of the Municipal Land Use Law.  
 19 Adequate notice of this meeting has  
 20 been provided by posting a copy of the notice on the  
 21 bulletin board on the first floor of the municipal  
 22 building and on the borough legal posting website and  
 23 the statewide legal notices listing of the New Jersey  
 24 Department of State.  
 25 A copy of the notice is preserved in  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

8

1 the clerk's office. Application, documents and plans  
 2 has been made available in the planning board  
 3 secretary's office in accordance with the law.  
 4 Okay. First case tonight is going to  
 5 be Case 26-SP04, a change of use, Mario Velasquez  
 6 Teletor, 331 Broad Avenue.  
 7 MR. BELGIOVINE: Good evening, Madam  
 8 Chair.  
 9 Mario is our tenant. I'm the property  
 10 manager for 331 Broad Ave.  
 11 THE COURT REPORTER: Can I have your  
 12 name?  
 13 MR. BELGIOVINE: Corrado,  
 14 C-O-R-R-A-D-O.  
 15 THE COURT REPORTER: And your first  
 16 name?  
 17 MR. BELGIOVINE: That's my first name.  
 18 My last name is Belgiovine,  
 19 B-E-L-G-I-O-V-I-N-E.  
 20 THE COURT REPORTER: Thank you.  
 21 MR. BELGIOVINE: You're welcome.  
 22 THE COURT REPORTER: Continue.  
 23 MR. BELGIOVINE: And Mario has taken  
 24 over as the new tenant and is looking to -- I mean,  
 25 it's placed in as a change of use, but it's still  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 remaining retail, it's just not going to be liquor  
 2 sales anymore, so...  
 3 MR. NOH: I have to swear you in, sir.  
 4 Please raise your right -- who's going  
 5 to testify.  
 6 MR. BELGIOVINE: Just him.  
 7 I think he can testify.  
 8 MR. NOH: Is the applicant under the  
 9 personal name or is it under the entity?  
 10 MR. BELGIOVINE: Personal name.  
 11 MR. NOH: All right.  
 12 So he's going to testify?  
 13 Please raise your right hand, sir.  
 14 Please raise your right hand, sir.  
 15 Do you swear to tell the truth --  
 16 MR. VELASQUEZ: Yes.  
 17 MR. NOH: -- and nothing but the truth  
 18 so help you God?  
 19 MR. VELASQUEZ: Yes.  
 20 M A R I O V E L A S Q U E Z,  
 21 331 Broad Avenue, Palisades Park, New Jersey,  
 22 having been duly sworn, testifies as follows:  
 23 MR. NOH: All right. Please state your  
 24 last name for us.  
 25 MR. VELASQUEZ: Mario Velasquez.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 change nothing, any construction or anything like  
 2 this, I kept the same.  
 3 I tried to sell prepackaged food and  
 4 chips and soda, but nothing liquor.  
 5 CHAIRWOMAN STAR: Okay.  
 6 VICE CHAIRMAN AUFIERO: So currently  
 7 it's a liquor store?  
 8 MR. VELASQUEZ: Yes.  
 9 VICE CHAIRMAN AUFIERO: And your new  
 10 business is just going to take out the liquor portion  
 11 of it --  
 12 MR. VELASQUEZ: Yes.  
 13 VICE CHAIRMAN AUFIERO: -- and sell  
 14 chips, soda, and prepackaged food?  
 15 MR. VELASQUEZ: Yes, prepackaged food.  
 16 CHAIRWOMAN STAR: Anything else, sir,  
 17 that you're going to sell?  
 18 MR. VELASQUEZ: That's it.  
 19 CHAIRWOMAN STAR: Just chips and soda?  
 20 MR. VELASQUEZ: Just chips and  
 21 prepackaged food and soda and convenience store,  
 22 something they using at home, like something for  
 23 personal use.  
 24 VICE CHAIRMAN AUFIERO: Will you be  
 25 cooking any food?  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MR. NOH: You may proceed.  
 2 MR. VELASQUEZ: Can you repeat again?  
 3 MR. NOH: You may proceed to present  
 4 your case, sir.  
 5 MR. VELASQUEZ: Okay.  
 6 To present my case, I try to open my  
 7 business at 331 --  
 8 CHAIRWOMAN STAR: Wait a minute, we  
 9 can't hear you.  
 10 MR. NOH: Raise your voice a little bit  
 11 louder?  
 12 MR. VELASQUEZ: Oh, okay.  
 13 I tried to open my business at 331 --  
 14 MR. NOH: Please use that mike.  
 15 MR. VELASQUEZ: Hello?  
 16 You can hear me.  
 17 CHAIRWOMAN STAR: Yes, that's better.  
 18 MR. VELASQUEZ: My name is Mario  
 19 Velasquez.  
 20 I'm ready open the business in  
 21 331 Broad Avenue. I tried to open a convenience  
 22 store.  
 23 It's actually -- before it's a -- it's  
 24 a liquor store, but I don't sell anything liquor,  
 25 nothing, just I keep everything the same, I don't  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MR. VELASQUEZ: No, only prepackaged  
 2 food.  
 3 MR. KANG: Is there any sitting area?  
 4 MR. VELASQUEZ: Huh?  
 5 MR. KANG: Is there any sitting area?  
 6 MR. VELASQUEZ: No.  
 7 MR. KANG: No sitting area?  
 8 MR. VELASQUEZ: No, nothing like that.  
 9 CHAIRWOMAN STAR: So they can't sit  
 10 there?  
 11 MR. KANG: They can't sit there, but  
 12 they cannot consume?  
 13 MR. VELASQUEZ: No, just they buy.  
 14 MR. KANG: Prepackage?  
 15 MR. VELASQUEZ: Yes.  
 16 CHAIRWOMAN STAR: And leave.  
 17 MR. VELASQUEZ: Yes, and dry food.  
 18 MS. TARABOCCHIA: What would be your  
 19 hours of business?  
 20 MR. VELASQUEZ: I try to open at 7 to  
 21 11:30.  
 22 MS. TARABOCCHIA: And Monday through  
 23 Sunday, every day or --  
 24 MR. VELASQUEZ: Monday through Sunday.  
 25 MS. TARABOCCHIA: Every day?  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

13

1 MR. VELASQUEZ: Yes.  
 2 MS. TARABOCCHIA: Every day 7 to 11?  
 3 MR. VELASQUEZ: Yes.  
 4 MS. TARABOCCHIA: Every day?  
 5 MR. VELASQUEZ: Yes.  
 6 MR. KANG: Did you take over the lease  
 7 or existing lease or you got new lease?  
 8 Did you submit the copy of your lease  
 9 contracts?  
 10 MR. VELASQUEZ: Okay, I will send.  
 11 It's lease.  
 12 MR. BELGIOVINE: It's -- I'm the  
 13 landlord.  
 14 MS. TARABOCCHIA: Swear him in.  
 15 MR. KANG: You are landlord?  
 16 MR. BELGIOVINE: Yes.  
 17 MR. NOH: I'm going to have to swear  
 18 you in, sir.  
 19 Please raise your right hand, sir.  
 20 Do you swear or affirm that you will  
 21 tell the truth, the whole truth and nothing but the  
 22 truth?  
 23 MR. BELGIOVINE: Yes.  
 24  
 25

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

14

1 CORRADO BELGIOVINE,  
 2 331 Broad Avenue, Palisades Park, New Jersey,  
 3 having been duly sworn, testifies as follows:  
 4 MR. NOH: What's your name?  
 5 MR. BELGIOVINE: Corrado Belgiovine.  
 6 MR. NOH: Thank you.  
 7 MR. BELGIOVINE: So we did structure a  
 8 new lease with Mario.  
 9 MR. KANG: You did.  
 10 And do you have any parking space?  
 11 MR. VELASQUEZ: No, that's only the  
 12 street.  
 13 MS. TARABOCCHIA: How many employees do  
 14 you plan on having?  
 15 MR. VELASQUEZ: Just me and my wife.  
 16 MR. KANG: And what's the size of the  
 17 store?  
 18 There's no measurement here. How many  
 19 square feet?  
 20 MR. BELGIOVINE: It's approximately  
 21 1200 square feet.  
 22 MR. KANG: 1200.  
 23 MS. TARABOCCHIA: It shows here that  
 24 you have use of a basement or is that from the front  
 25 street where you open up the...  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

15

1 MR. BELGIOVINE: There's access both  
 2 from interior and exterior.  
 3 It's mainly used just for storage.  
 4 MS. TARABOCCHIA: So it's going to kind  
 5 of be, like, a candy store where, you know, you're  
 6 selling frozen ice cream, chips, soda?  
 7 MR. VELASQUEZ: Yes, like a convenience  
 8 store.  
 9 MS. TARABOCCHIA: Like household items,  
 10 like soap if someone wants it or shampoo, stuff like  
 11 that, like small?  
 12 MR. VELASQUEZ: Yeah.  
 13 MS. TARABOCCHIA: Like small -- -  
 14 MR. VELASQUEZ: Yes, like, yeah, small  
 15 things, actually, I have my small business right  
 16 here.  
 17 And it's only prepackaged food or  
 18 something they use at home I sell, nothing I cook or  
 19 like that.  
 20 MS. TARABOCCHIA: Will you be selling  
 21 food that's prepacked someplace else and brought in,  
 22 like say small sandwiches that are already prepared?  
 23 MR. VELASQUEZ: Yeah, like bread or  
 24 sandwich.  
 25 MS. TARABOCCHIA: You're not going to  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

16

1 make your own sandwiches?  
 2 MR. VELASQUEZ: No.  
 3 MS. TARABOCCHIA: No deli?  
 4 MR. VELASQUEZ: No.  
 5 MS. TARABOCCHIA: So you didn't inherit  
 6 the liquor store license?  
 7 MR. VELASQUEZ: No, nothing.  
 8 MS. TARABOCCHIA: The license went with  
 9 the tenant?  
 10 MR. BELGIOVINE: Yes, correct.  
 11 MR. VELASQUEZ: Yeah.  
 12 MS. TARABOCCHIA: Or with the building?  
 13 MR. BELGIOVINE: It doesn't work that  
 14 way, but...  
 15 MS. TARABOCCHIA: I wasn't sure if you  
 16 were the owner of that one.  
 17 CHAIRWOMAN STAR: Would it be possible  
 18 for you to submit a more descriptive description here  
 19 of the measurements of, you know, the -- of your --  
 20 MR. BELGIOVINE: Absolutely.  
 21 You know we can get measurements taken  
 22 for him.  
 23 CHAIRWOMAN STAR: Yes.  
 24 MR. BELGIOVINE: He hasn't changed  
 25 anything in the building.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 CHAIRWOMAN STAR: Right.  
 2 MR. BELGIOVINE: Even the shelving, the  
 3 lighting, everything is remaining. So it's just...  
 4 CHAIRWOMAN STAR: But something a  
 5 little bit more, that has more detail to it.  
 6 And also a copy of the lease --  
 7 MR. BELGIOVINE: Sure.  
 8 CHAIRWOMAN STAR: -- if you could get us  
 9 that?  
 10 MR. VELASQUEZ: Sure.  
 11 MR. KANG: So would you show us how  
 12 you're going to unload your deliveries, where you're  
 13 going to receive your packages and stuff?  
 14 MR. VELASQUEZ: It's --  
 15 MR. KANG: You have a back door or  
 16 you're going to use the front door?  
 17 MR. VELASQUEZ: Back door.  
 18 MR. KANG: Back door?  
 19 MR. BELGIOVINE: The Bilco door.  
 20 CHAIRWOMAN STAR: Yeah, there's no back  
 21 door.  
 22 MR. KANG: There's no back door.  
 23 MR. BELGIOVINE: The Bilco door is what  
 24 he --  
 25 MR. KANG: That's sidewalk door. Okay.

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

1 CHAIRWOMAN STAR: The what?  
 2 MR. BELGIOVINE: The sidewalk door?  
 3 MR. KANG: Sidewalk door.  
 4 CHAIRWOMAN STAR: Oh.  
 5 MR. KANG: Please include that.  
 6 CHAIRWOMAN STAR: If you could include  
 7 as much detail as you possibility can.  
 8 MR. KAUKER: If I can make a  
 9 recommendation, I didn't see the application, but if  
 10 you didn't take photos, that might be helpful.  
 11 Photos of the interior, that might be  
 12 beneficial.  
 13 CHAIRWOMAN STAR: Yes.  
 14 Does anyone from the Board have any  
 15 other questions?  
 16 (No Response.)  
 17 CHAIRWOMAN STAR: No?  
 18 You do?  
 19 MS. TARABOCCHIA: I don't know if this  
 20 is a question or if it would be considered -- if it  
 21 would be supplied before the resolution is approved?  
 22 CHAIRWOMAN STAR: Oh, this, yeah.  
 23 MS. TARABOCCHIA: Yes, kind of like not  
 24 hold the person up if it's really not -- really no  
 25 changes or anything like that, so, you know, I don't

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

1 know what the -- what the professionals would  
 2 recommend.  
 3 MR. BELGIOVINE: I mean, we can easily  
 4 get you measurements and photos rather quickly.  
 5 If you wanted to make the resolution  
 6 subject to viewing them at the next meeting, you  
 7 could pass it at the next meeting.  
 8 CHAIRWOMAN STAR: I think that would be  
 9 a good idea, yeah.  
 10 Okay. Do we have any other questions  
 11 or concerns from the Board?  
 12 (No Response.)  
 13 CHAIRWOMAN STAR: Okay. I'm going to  
 14 open it.  
 15 Chris, you're thinking?  
 16 VICE CHAIRMAN AUFIERO: How would that  
 17 work, Chang?  
 18 MR. NOH: You can, as a Board, you can  
 19 have them submit the more professional and more  
 20 specified floor plan and the lease copy for our  
 21 review, and we can continue this on the next meeting.  
 22 CHAIRWOMAN STAR: Yes.  
 23 MR. BELGIOVINE: Would you be able to  
 24 take a vote subject to those items?  
 25 MR. NOH: It's up to the Board.

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

1 CHAIRWOMAN STAR: Yes.  
 2 MR. NOH: I mean, they have a lot of  
 3 choices here, but the application here, it's -- it  
 4 lacks some details here as a floor plan.  
 5 MR. BELGIOVINE: Understood, it's an  
 6 existing small space.  
 7 CHAIRWOMAN STAR: Right.  
 8 MR. NOH: That doesn't make any  
 9 different, they do need some type of floor plan that  
 10 qualifies as a floor plan. And this is just a  
 11 drawing and doesn't have any measurements.  
 12 We don't even know the size of the  
 13 space.  
 14 And then we need a copy of the lease to  
 15 make sure that his lease is actually going to the  
 16 tenant.  
 17 And those two should have been supplied  
 18 with the application package.  
 19 MR. BELGIOVINE: Okay.  
 20 MR. NOH: All right?  
 21 So the Board can act -- the Board has a  
 22 choice, they can continue this to -- the next meeting  
 23 is June 24th.  
 24 CHAIRWOMAN STAR: June 24th.  
 25 MR. NOH: And in the meantime, you can

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

21

1 e-mail me the copy of the lease and the more  
 2 professionals floor plan and send the original to our  
 3 secretary --  
 4 MR. BELGIOVINE: Okay.  
 5 MR. NOH: -- her office.  
 6 MR. BELGIOVINE: Okay.  
 7 MR. NOH: So we can take a look at it  
 8 and come back again --  
 9 MR. BELGIOVINE: Yes.  
 10 MR. NOH: -- and we'll continue from  
 11 there.  
 12 MR. VELASQUEZ: Yes, thank you.  
 13 MR. NOH: That's your choice.  
 14 CHAIRWOMAN STAR: Right.  
 15 MR. NOH: Otherwise, other than that...  
 16 CHAIRWOMAN STAR: Yeah, I'm going to  
 17 open to the --  
 18 MR. NOH: Yeah.  
 19 CHAIRWOMAN STAR: All right. I'm going  
 20 to open this portion to the public.  
 21 Does anyone have a question for this  
 22 applicant to the public?  
 23 (No Response.)  
 24 CHAIRWOMAN STAR: No?  
 25 Okay. We'll close that portion and

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

22

1 we'll have a...  
 2 MR. NOH: Continue this?  
 3 MR. KANG: I prefer, yeah, continue  
 4 after we receive the detailed information.  
 5 I'm not sure guessing and...  
 6 CHAIRWOMAN STAR: I'm sure it's fine,  
 7 but just for the record --  
 8 MR. BELGIOVINE: Thank you.  
 9 CHAIRWOMAN STAR: -- I believe that we  
 10 should have something more detailed.  
 11 MR. VELASQUEZ: Right, I got you.  
 12 CHAIRWOMAN STAR: So...  
 13 MR. NOH: So we'll reschedule this for  
 14 the next meeting on June 24th.  
 15 And in the meantime, you're going to  
 16 supply us with a copy of the lease --  
 17 MR. VELASQUEZ: Okay.  
 18 MR. NOH: -- and amended floor plan and  
 19 the photos of the inside --  
 20 MR. VELASQUEZ: Okay.  
 21 MR. NOH: -- of the premises as our  
 22 board planner recommend.  
 23 MR. VELASQUEZ: Okay.  
 24 MR. NOH: Okay?  
 25 You know where to submit those

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

23

1 documents?  
 2 MR. VELASQUEZ: I submit to you.  
 3 MR. NOH: You called me before, so I  
 4 can give you my e-mail. And you can also stop by  
 5 down the hallway, there's the Planning Board  
 6 secretary's office.  
 7 She's going to be there, you can submit  
 8 the copy. Okay.  
 9 MR. VELASQUEZ: Okay.  
 10 Perfect.  
 11 MR. NOH: Is that okay?  
 12 MR. VELASQUEZ: That's okay.  
 13 MR. NOH: So we can make a motion to  
 14 carry this to June regular meeting, which is --  
 15 CHAIRWOMAN STAR: All right.  
 16 So can I have a motion to carry this  
 17 case to the next meeting?  
 18 MR. KANG: I make a motion to carry to  
 19 June meeting, which is June 24th?  
 20 CHAIRWOMAN STAR: Yes, I believe so.  
 21 MR. NOH: June 24th at 7 p.m. here.  
 22 MR. KANG: Okay.  
 23 CHAIRWOMAN STAR: Do I have a second?  
 24 MR. NOH: Second, please?  
 25 VICE CHAIRMAN AUFIERO: I'll second.

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

24

1 MR. NOH: Roll call.  
 2 SECRETARY HANRAHAN: Star?  
 3 CHAIRWOMAN STAR: Yes.  
 4 SECRETARY HANRAHAN: Aufiero?  
 5 VICE CHAIRMAN AUFIERO: Yes.  
 6 SECRETARY HANRAHAN: Tarabocchia?  
 7 MS. TARABOCCHIA: Yes.  
 8 SECRETARY HANRAHAN: Kang?  
 9 MR. KANG: Yes.  
 10 SECRETARY HANRAHAN: Han?  
 11 MR. HAN: Yes.  
 12 MR. BELGIOVINE: Thank you, Mario.  
 13 MR. VELASQUEZ: Thank you.  
 14 Thank you so much.  
 15 MR. NOH: So we're going to have a  
 16 consistency review.  
 17 CHAIRWOMAN STAR: Okay. All right.  
 18 Michael?  
 19 MR. KAUKER: Yes.  
 20 CHAIRWOMAN STAR: Michael, you're up.  
 21 MR. KAUKER: Okay. Do you want to  
 22 swear me in or anything or...  
 23 MS. TARABOCCHIA: Can you just please  
 24 announce that the other two applications --  
 25 MR. NOH: I will do it after this.

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

1 MS. TARABOCCHIA: Oh, okay. After him.  
 2 Oh, okay.  
 3 MR. NOH: So, okay.  
 4 So Michael, you're going to give us the  
 5 presentation of the consistency review of the certain  
 6 overlay zoning and zoning for the Golden Value site  
 7 and the redevelopment plan for the Tamares  
 8 Management.  
 9 So let me swear you in.  
 10 Michael, would you raise your right  
 11 hand, sir?  
 12 Do you swear to tell the truth and  
 13 nothing but the truth pertaining to this application,  
 14 so help you God?  
 15 MR. KAUKER: I do.  
 16 M I C H A E L K A U K E R, PP, AICP  
 17 356 Franklin Ave #3, Wyckoff, New Jersey  
 18 having been duly sworn, testifies as follows:  
 19 MR. KAUKER: And for the record, my  
 20 name is Michael Kauker.  
 21 I'm a licensed professional planner in  
 22 the state of New Jersey and the borough planner for  
 23 the Borough of Palisades Park. In addition to the  
 24 Planning Board -- I represent the Planning Board as  
 25 well as the Zoning Board.

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

1 So tonight in front of you, you have  
 2 five ordinances, and I'll go over those as a whole  
 3 and then go over them separately.  
 4 I'll try to be as brief and quick as  
 5 possible.  
 6 And then you have the redevelopment  
 7 plan for what's known as the Tamares property.  
 8 So the five ordinances that are before  
 9 you are an ordinance -- an overlay zone which is  
 10 entitled the Bergen Boulevard District Overlay Zone  
 11 or the BBD zone.  
 12 You have the -- an ordinance that's  
 13 entitled Route 5 Senior Housing Overlay District.  
 14 The third is the Bellview Place Overlay  
 15 District.  
 16 The fourth is not an overlay district,  
 17 but it's an ordinance that's being applied to a  
 18 property that is owned by Golden Value and it's -- it  
 19 will be identified and known as the Golden Value,  
 20 LLC, property.  
 21 And then the last ordinance is the  
 22 borough's Affordable Housing and Development Fee  
 23 Ordinance that's revised based upon a model document  
 24 that was provided by the State earlier in the year,  
 25 and that was reviewed and accepted by the Fair Share

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

1 Housing Center as well.  
 2 So that document basically replaces --  
 3 it's an update of your existing Affordable Housing  
 4 Ordinance and development for the ordinance.  
 5 So the ordinances themselves were  
 6 referred to the Planning Board by the governing body  
 7 for your review and recommendation and basically to  
 8 determine whether or not it's consistent with the  
 9 Master Plan itself.  
 10 The ordinances that are before you  
 11 essentially fulfill and advance the constitutional  
 12 obligation and provide a realistic opportunity for  
 13 the development of affordable housing.  
 14 And, again, these stem out of the  
 15 builder's remedy lawsuit that's been before the Court  
 16 for a number of years at this point.  
 17 What I did was I looked at both the  
 18 Housing Element and Fair Share plans and obviously  
 19 all of the mechanisms that are included in that  
 20 document.  
 21 And also the most recent Housing  
 22 Element -- I'm sorry -- not the Housing Element, but  
 23 the Master Plan Reexamination Report that was adopted  
 24 by this board in 2024.

So with respect to the Housing and Fair  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Share Plan, obviously we're consistent with that  
 2 document as this is an integral part of implementing  
 3 the mechanisms and approach for addressing the  
 4 Affordable Housing Obligation mandated by the State.  
 5 With respect to the Master Plan  
 6 Reexamination Report, I just want to highlight a few  
 7 of the goals and objectives, that these ordinances do  
 8 further maintain and enhance a stable residential  
 9 neighborhoods, while encouraging compatible  
 10 redevelopment; provide a variety of housing types  
 11 within the borough; encourage redevelopment that  
 12 takes into consideration existing infrastructure;  
 13 preserve and enhance commercial corridors and  
 14 business districts; and to encourage redevelopment  
 15 and adaptive reuse in appropriate locations.  
 16 So with respect to the ordinances, I'll  
 17 go over those each individually now.  
 18 I'll just give a little bit of a brief  
 19 summary of the ordinances.  
 20 So the Bergen Boulevard District  
 21 Overlay Zone consists of two subdistricts, what we  
 22 call the Bergen Boulevard Direct Mixed-Use District  
 23 and the Bergen Boulevard District 10th Street  
 24 Transition Neighborhood District. I'll just refer to  
 25 those as the BBD District at this point.

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

1 So the BBD mixed-use district is  
2 located generally along the east side of Bergen  
3 Boulevard.

4 I'm not -- all the lot and blocks are  
5 included within the documents that you have, so I'm  
6 not going to identify them, there are quite a few.  
7 But they're included in the information I just  
8 provided to you.

9 But as I mentioned, it's located on the  
10 east side of Bergen Boulevard.

11 Its intent is to create an active  
12 walkable mixed-use corridor with ground-floor  
13 commercial use and upper-story residential  
14 development.

15 It's intended to provide a density of  
16 70 dwelling units per acre. There is a height  
17 requirement that requires a minimum height  
18 requirement of two stories, so the building has to be  
19 at least two stories, a maximum height of five  
20 stories.

21 Now, there is a provision in the code  
22 as well that would allow a six-story as an incentive,  
23 if a developer is able to assemble a number of  
24 smaller parcels and hit a specific lot area or lot  
25 acreage, then they would be entitled to have a sixth

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

1 story.

2 Now, the intent of this is for the  
3 sixth story not to accommodate additional units, but  
4 to be used for amenities and common space, you know.

5 For example, they could use that area  
6 as a gym or a fitness center.

7 It could also be used in connection  
8 with the commercial uses. For example, if you had a  
9 restaurant on the ground floor, you would be able to  
10 have, like, maybe, you know, a bar or --

11 CHAIRWOMAN STAR: Party rooms.

12 MR. KAUKER: A party restaurant on the  
13 -- on the top floor as well.

14 So that doesn't directly allow  
15 additional units, but, obviously, it would provide  
16 more space in the building, itself, if those  
17 amenities were on the top floor for units within the  
18 building.

19 The BBD 10th Street Transition  
20 Neighborhood District, that's located along the east  
21 side of 10th Street near the border with Fort Lee.

22 It's immediately adjacent to another  
23 lower-density residential development. So,  
24 therefore, we have different requirements that apply  
25 to that district itself. The density is 45 units per

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

1 acre as opposed to 70. The maximum height is four  
2 stories.

3 So we provided a little bit less of a  
4 density and lower building height in that area just  
5 so it wouldn't unduly impact that existing  
6 development.

7 The ordinance encourages mixed-use  
8 redevelopment along Bergen Boulevard, as I mentioned  
9 with ground-floor retail. It establishes also a  
10 transitional residential district with the BBD 10th  
11 Street, as I mentioned, to provide that buffer  
12 between the higher-density uses on Bergen Boulevard  
13 and lower-density uses to the east.

14 With respect to specifically the  
15 consistency with the Master Plan for this ordinance,  
16 I would submit to the Board that in my opinion, it is  
17 consistent with the Master Plan.

18 As I mentioned before, it's included in  
19 the Housing Element and Fair Share plan, which is  
20 actually a part of the Master Plan.

21 It's an implementation mechanism that  
22 addresses a portion of your unmet need that's  
23 identified in the Borough's Housing Element and Fair  
24 Share Plan. It creates a realistic opportunity for  
25 the development of affordable housing, encourages

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

1 redevelopment and efficient use of land.

2 It supports the borough's goal of  
3 expanding affordable housing within the community.

4 And, essentially, the ordinance  
5 advances the borough's Constitutional Affordable  
6 Housing Obligation.

7 And obviously, this was also something  
8 that the Fair Share Housing Center and the  
9 Court-Appointed Special Adjudicator had an  
10 opportunity to review the documents as well.

11 So for those reasons, I believe that  
12 that ordinance is consistent with the Master Plan.

13 The second is the Bellview Place --  
14 well, let me stop there.

15 Any questions on that ordinance before  
16 I move on?

17 CHAIRWOMAN STAR: Anyone have any  
18 questions?

19 (No Response.)

20 CHAIRWOMAN STAR: No.

21 MR. KAUKER: Okay. So the second  
22 overlay is the Bellview Place Overlay district  
23 ordinance.

24 That just applies to one -- one  
25 property, it's located just to the north on Bellview

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

1 Place.

2 So the intent with respect to that

3 ordinance is to permit multiple family residential

4 development on top of an existing parking structure

5 with an affordable housing set-aside of 20 percent.

6 With respect to the development or the

7 proposed ordinance itself, I did review the Master

8 Plan Housing Element and Fair Share Plan.

9 Again, this ordinance is an

10 implementing mechanism to address the portion of the

11 unmet need as contained in the Housing Element and

12 Fair Share Plan.

13 Based upon my review of the Master

14 Plan, I believe that it is consistent with the

15 Borough's Master Plan and Housing Element. It

16 implements site specific affordable housing strategy

17 that's identified as part of the Borough's Fair Share

18 Compliance Plan. It does create a realistic

19 opportunity for affordable housing and inclusionary

20 development. And it encourages redevelopment and

21 more efficient utilization of land.

22 So for those reasons, I would submit to

23 the Board that that ordinance is also consistent with

24 the Master Plan.

25 The third ordinance is entitled Route 5  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Senior Housing Overlay District. That is located on

2 a larger piece of property. Actually, there's a

3 couple pieces of property that are involved in this

4 -- in this overlay zone, but they're adjacent to the

5 school.

6 On this one, it's a little bit

7 different because we're proposing age-restricted

8 housing on the site. So it advances purpose of the

9 Master Plan through providing a diversity in housing

10 in terms of age-restricted housing in the borough.

11 Again, it does require a 20 percent

12 affordable housing set-aside, so it is an

13 inclusionary development.

14 It provides, as I mentioned before,

15 housing opportunity specifically targeted for seniors

16 or age-restricted individuals.

17 It also provides appropriate buffering,

18 parking and circulation on the property as well.

19 I'm not going to -- it essentially

20 furthers the same goals and objectives that I've

21 previously identified from the Master Plan and the

22 Housing Element and Fair Share Plan, so I won't go

23 into detail with respect to those.

24 But based upon my review, this

25 ordinance is consistent as well with the Housing  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Element and also the Master Plan.

2 The fourth ordinance as I mentioned was

3 not an overlay zone. It's the Golden Value

4 ordinance, and that's -- it's located along Bergen

5 Boulevard. And I'll identify this one specifically.

6 It's Block 716, Lots 20, 21 and 22. And they were

7 somewhat of an intervener during the Fourth Round and

8 were included in the plan at that stage.

9 Again, this is going to allow for the

10 development of affordable housing at 20 percent

11 set-aside on the property.

12 The ordinance itself establishes

13 density, bulk setback, parking requirements and

14 design standards.

15 In terms of the Housing Element and

16 Fair Share Plan and the Master Plan, obviously the

17 mechanism is included in the Housing Element to

18 address what's known as the borough's RDP, which is

19 the realistic development potential.

20 With respect to the consistency with

21 the Master Plan and Housing Element, obviously it's

22 an implementing mechanism that allows for the

23 development of affordable housing.

24 The site does provide a realistic

25 opportunity for the development of affordable house.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 And combining these three properties allows the

2 efficient use of land in that area.

3 So, again, with respect to this

4 ordinance, it is my opinion that it is consistent

5 with the Borough's Master Plan document.

6 Finally, moving on to the last

7 ordinance that we're reviewing tonight, and that's

8 the Affordable Housing Ordinance and the

9 development four ordinance, which I explained briefly

10 before. I won't go into detail, but the Affordable

11 Housing Ordinance essentially deals with regulations

12 and compliance with current State law and regulations

13 with respect to affordable housing, things like

14 phasing, things like bedroom distribution,

15 administration of affordable units and those type of

16 things.

17 It also does require, for example, if

18 there's a development that does come before any of

19 the boards that is not currently anticipated to

20 generate affordable housing if there are five or more

21 units that are proposed, it is required to provide a

22 20 percent set-aside for those developments.

23 So, theoretically, you guys probably

24 wouldn't see it, but if an application were to come

25 before the Zoning Board for a use variance on a  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 specific piece of property, say the developer  
2 proposed 20 units, 30 units, whatever it might be,  
3 they would have to provide affordable housing.  
4 So it's just a mechanism for the  
5 borough to ensure that any affordable housing is  
6 captured with any multiple-family development in the  
7 future.

8 This document also contains the  
9 development Fee Ordinance, which essentially just  
10 replaces the existing development Fee Ordinance.

11 There aren't many changes with respect  
12 to that, but, essentially, what that does, if there's  
13 any development say, for example, that there's  
14 specific developments, both residential and  
15 nonresidential that don't contribute to the  
16 affordable housing in terms of providing units  
17 on-site. They would basically pay a fee. So that's  
18 all that that ordinance really does.

19 Again, I've reviewed both of the  
20 ordinances and also the Master Plan and find that it  
21 is thoroughly consistent with that document, with the  
22 Master Plan document itself.

23 So, essentially, with respect to the  
24 ordinance, so the Board would have to obviously adopt  
25 a resolution, forward to the governing body

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

1 you're talking about the difference between say, for  
2 example, the BBD Overlay Zone?

3 MS. TARABOCCHIA: Well, I'm looking  
4 first -- the first one on the top one, this one is  
5 the housing overlay, Block 725, Lot 1, Block 726,  
6 Lot 1.

7 MR. KAUKER: Okay.  
8 That's the Route 5 Senior Housing  
9 Development, correct?

10 MS. TARABOCCHIA: Because you have here  
11 15 feet per side yard or 20 where the side yard  
12 abuts.

13 And it seems pretty -- pretty much of a  
14 distance from the surrounding properties, which --  
15 and the buffers, you know, against the residential,  
16 right?

17 MR. KAUKER: Yes.

18 MS. TARABOCCHIA: But then when you go  
19 to Bellview Place Overlay --

20 MR. KAUKER: Yes.

21 MS. TARABOCCHIA: -- you have minimum  
22 front yard setback is 10 feet --

23 MR. KAUKER: Right.

24 MS. TARABOCCHIA: -- from the property  
25 line.

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

1 indicating that if you so choose, that these  
2 ordinances are consistent with the Master Plan.

3 So that's your goal with respect to the  
4 review of these documents.

5 So before we move on to the  
6 redevelopment plan, I'd be happy to entertain any  
7 questions.

8 CHAIRWOMAN STAR: Does anyone have any  
9 questions?

10 MS. TARABOCCHIA: I do.

11 Each ordinance here, your lot, your  
12 side yards, front yards --

13 MR. KAUKER: Yes.

14 MS. TARABOCCHIA: -- back yards, are all  
15 different.

16 MR. KAUKER: Yes.

17 MS. TARABOCCHIA: Can you explain to me  
18 why?

19 MR. KAUKER: They're different, you  
20 mean with respect to the different ordinances?

21 MS. TARABOCCHIA: Yes.

22 MR. KAUKER: Yeah, because they're --

23 MS. TARABOCCHIA: One is 10 feet. One  
24 is 15. One is 25. It's not consistent.

25 MR. KAUKER: So just to be clear,

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

1 MR. KAUKER: Right.

2 The reason for that is because they're  
3 on different properties located in different areas of  
4 the borough.

5 So, for example, if you're trying to  
6 create -- you know, if you're along a main street,  
7 you want to try to provide some sort of street  
8 presence --

9 MS. TARABOCCHIA: Yeah.

10 MR. KAUKER: -- you know.

11 So, obviously, the BBD Overlay Zone is  
12 going to have, you know, less of a front yard setback  
13 requirement, so --

14 MS. TARABOCCHIA: Is that usual?

15 MR. KAUKER: Yes, usually --

16 MS. TARABOCCHIA: That's what I'm  
17 asking, is it --

18 MR. KAUKER: Yeah, usually ordinances  
19 are drafted based upon the area in which that's  
20 located.

21 So, for example, if -- you know, if  
22 you're located in an area with low-density housing,  
23 and you're creating an ordinance, you know, you  
24 probably -- you look to see if that ordinance is  
25 consistent.

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

41

1 And you base it upon neighborhood  
2 characteristics.  
3 MS. TARABOCCHIA: The surrounding area.  
4 MR. KAUKER: Exactly.  
5 So if you look at the uses along, you  
6 know, say, for example, Broad Avenue, obviously  
7 you've got a lot of buildings where they don't have  
8 any setback. There's no setback. There's no side  
9 yard setback. There's no rear yard setback.  
10 MS. TARABOCCHIA: Yeah.  
11 MR. KAUKER: So that would be  
12 consistent with that.  
13 You also take a look at the site,  
14 itself. I mean, maybe there are certain  
15 environmental considerations or, you know, steep  
16 slopes, wetlands maybe, something like that that  
17 could come into play.  
18 So you really analyze the site, itself,  
19 and the neighborhoods in which it's located in order  
20 to come up with those requirements.  
21 MS. TARABOCCHIA: I just want to know  
22 if it was, like, standard, like, we follow.  
23 MR. KAUKER: Yeah, typically what we do  
24 is, you know, I mean, a lot -- sometimes you do, you  
25 look at what's done in other areas and you can  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

42

1 basically mimic it by ordinance if you -- say, for  
2 example, you had an existing ordinance in the north  
3 end of Pal Park which you really liked, it was -- it  
4 was a successful development, you could mimic that in  
5 some other location if you wanted to.  
6 But there are a lot of different  
7 factors that go into it.  
8 But those are generally you look at the  
9 site, and you look at the area in which it's located.  
10 MS. TARABOCCHIA: I mean, for the  
11 safety of the residents, the safety of the  
12 neighbors --  
13 MR. KAUKER: Yes.  
14 MS. TARABOCCHIA: -- common courtesy,  
15 that's what my question is.  
16 MR. KAUKER: Yes, that was all taken  
17 into consideration.  
18 MS. TARABOCCHIA: Okay.  
19 MR. KAUKER: Yup.  
20 CHAIRWOMAN STAR: Okay. Does anyone  
21 else have any questions for Mr. Kauker?  
22 (No Response.)  
23 CHAIRWOMAN STAR: No? Okay.  
24 No other questions.  
25 MR. KAUKER: Okay.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

43

1 Chang, did you want to do anything else  
2 with the ordinance before we move on or...  
3 MR. NOH: We can open to public to see  
4 any public has any comments on this.  
5 CHAIRWOMAN STAR: Okay.  
6 Does anyone from the public have a  
7 question?  
8 MR. RUBENSTEIN: Yeah, I'm sorry, I  
9 came in late.  
10 And I'm not sure what you said  
11 initially.  
12 Was any consideration given to the area  
13 of Edsall Boulevard or 11th Street in Palisades Park.  
14 MR. KAUKER: Yes.  
15 MR. RUBENSTEIN: You already have --  
16 and -- and no decision was made to do anything there  
17 or...  
18 MR. KAUKER: No, there's an overlay  
19 zone.  
20 That's part of the BBD Overlay  
21 District.  
22 MR. RUBENSTEIN: On Edsall and 11th  
23 Street?  
24 MR. KAUKER: Yes.  
25 MR. RUBENSTEIN: 10th Street I saw, but  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

44

1 I didn't see 11th Street.  
2 I was given a document a couple of days  
3 ago, last week.  
4 MR. KAUKER: Yeah, if you look at it,  
5 the -- as I mentioned before, the BBD mixed-use  
6 district is essentially -- it contains a number of  
7 lots and blocks along Bergen Boulevard and includes  
8 properties that are located along East Edsall  
9 Boulevard as well.  
10 MR. NOH: Sir, before we continue, can  
11 you please stand up and tell us your name and  
12 address, please?  
13 MR. RUBENSTEIN: Yeah.  
14 My name is Neil Rubenstein. I own  
15 property at 462 and 464 11th Street.  
16 MR. KAUKER: Do you know the lot and  
17 block?  
18 MR. RUBENSTEIN: I don't know.  
19 MR. KAUKER: I think your property is  
20 included in there too.  
21 MR. RUBENSTEIN: I didn't spot that.  
22 I'm -- I'm confused.  
23 You have the one development going on,  
24 which is now called 450 East Edsall.  
25 MR. KAUKER: Right, right.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MR. RUBENSTEIN: Which --  
 2 MR. KAUKER: That's -- that's --  
 3 MR. RUBENSTEIN: That's really on 12th  
 4 Street, whatever.  
 5 MR. KAUKER: Yes.  
 6 But that's not included because it was  
 7 a builder's remedy lawsuit, so...  
 8 MR. RUBENSTEIN: Right, but I -- part  
 9 of my concern, which that will be coming up at the  
 10 next meeting, has to do with the setback on that  
 11 building against my property and that my property was  
 12 included and somebody wanted to build, you know,  
 13 housing there.  
 14 MR. KAUKER: Yeah, I believe -- I think  
 15 I know where it is. I believe it is included, the  
 16 whole area was.  
 17 MR. RUBENSTEIN: If I wanted to find  
 18 out more or discuss this with somebody, who would I  
 19 contact? I mean rather than reading papers and  
 20 trying to figure out --  
 21 MR. KAUKER: Yeah, you could get a copy  
 22 of the ordinance that was submitted to the Board that  
 23 they're...  
 24 MR. RUBENSTEIN: I think I was sent  
 25 that.

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

1 I mean I was sent a packet that I  
 2 received last week.  
 3 MR. KAUKER: Okay.  
 4 MR. RUBENSTEIN: So maybe I missed  
 5 something, but I didn't spot something specifically  
 6 for 11th Street, I'm just looking...  
 7 MR. KAUKER: So we identified them all  
 8 by lot and block, that's why I was looking for the --  
 9 MR. RUBENSTEIN: The only thing I saw  
 10 on Edsall has to do with 10th Street, I believe.  
 11 MR. KAUKER: I'm pretty -- I'm  
 12 99.999 percent sure that you're -- probably almost a  
 13 hundred percent sure that your property is included  
 14 within that.  
 15 It lists -- so the BBD District lists  
 16 all of the lots and blocks that are included in that  
 17 zone, and we did do a map, too, which I could forward  
 18 to the -- to the borough and you would be able to get  
 19 once --  
 20 MR. RUBENSTEIN: Any idea how quickly  
 21 that would be available?  
 22 MR. KAUKER: I'll get it to him  
 23 tomorrow.  
 24 MR. RUBENSTEIN: All right.  
 25 Thanks.

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

1 MR. KAUKER: Yeah, but they're -- I  
 2 mean you're -- it's like Block 420 in there and  
 3 Lot 1, 2, 3, 4, 5, 6.  
 4 Yeah, it's the whole -- the whole area.  
 5 MR. RUBENSTEIN: I'd like that. I  
 6 really would like to see that.  
 7 MR. KAUKER: Yeah.  
 8 MR. RUBENSTEIN: Thank you.  
 9 CHAIRWOMAN STAR: You're welcome.  
 10 Anybody else from the public?  
 11 (No Response.)  
 12 CHAIRWOMAN STAR: No?  
 13 Okay. So we'll close that portion.  
 14 MR. NOH: I think we can vote to adopt  
 15 the resolution for this.  
 16 MR. RUBENSTEIN: I just have one  
 17 comment.  
 18 I'm a little hard of hearing, but I  
 19 don't think I'm deaf.  
 20 Could you use the microphones more  
 21 judiciously?  
 22 And look, if I'm the only one, I'll get  
 23 hearing aids.  
 24 CHAIRWOMAN STAR: No.  
 25 MR. RUBENSTEIN: I notice that every

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

1 time I'm here --  
 2 MR. NOH: Yes.  
 3 MR. RUBENSTEIN: -- in college, I didn't  
 4 realize I needed glasses until I took somebody else's  
 5 glasses.  
 6 It may be my hearing, but I'd be  
 7 grateful.  
 8 Thank you.  
 9 CHAIRWOMAN STAR: You got it.  
 10 MR. NOH: All right. Close the public  
 11 portion.  
 12 CHAIRWOMAN STAR: Okay.  
 13 MR. NOH: And before we move onto the  
 14 redevelopment plan, I think we can vote on the  
 15 resolution to adopt the consistency of the  
 16 ordinances.  
 17 Michael Kauker just went over four  
 18 ordinances. I have Ordinance 2026-7, 2026-8, 2026-9,  
 19 2026-10.  
 20 And I have Ordinance 2026-7 as the  
 21 ordinance creating the Bergen Boulevard District, BBD  
 22 Overly Zones applicable to:  
 23 Block 420, Lots 1, 2, 3, 4, 5, 6, 7, 8,  
 24 9, 11, 12, 13, 14, 15, 17, 17.01, 18, 19, 20, 21, 22,  
 25 23, 24, 25, 26, and 27.

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

49

1 Also Block 421, Lots 1, 2, 3, 4, 5 and  
 2 6.  
 3 Block 421, Lot 8.02.  
 4 And Block 424, Lot 5.  
 5 And I have Ordinance 2026-8 which  
 6 refers to an ordinance to amend the zoning ordinance  
 7 of the Borough of Palisades Park to establish the  
 8 Route 5 Senior Housing Overlay District applicable  
 9 to:  
 10 Block 74, Lot 14.  
 11 And Block 725, Lot 1.  
 12 And Block 726, Lot 1.  
 13 And I have Ordinance 2026-9, an  
 14 ordinance establishing the Bellview Place Overlay  
 15 District for Block 217, Lot 23, and amending the  
 16 zoning map and land use regulations of the Borough of  
 17 Palisades Park.  
 18 And finally, I have Ordinance 2026-10,  
 19 an ordinance establishing the affordable housing  
 20 District 1 and regulating development requirements  
 21 for the Block 716, Lots 20, 21 and 22. And this is  
 22 for the -- the Golden Value, LLC, who is part of the  
 23 builder's remedy plaintiff.  
 24 So you can make a motion to adopt the  
 25 resolution that these ordinances as presented by our  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

50

1 professional planner, Michael Kauker, are consistent  
 2 or substantially compliant and consistent with the  
 3 Borough's Master Plan.  
 4 CHAIRWOMAN STAR: Okay.  
 5 MR. NOH: Can somebody make a motion?  
 6 CHAIRWOMAN STAR: Do we have a motion  
 7 to accept this resolution, anybody?  
 8 (No Response.)  
 9 CHAIRWOMAN STAR: No?  
 10 MR. KANG: I'll make a motion to adopt  
 11 those ordinance presented by borough planner.  
 12 CHAIRWOMAN STAR: Second? Do I have a  
 13 second?  
 14 MR. HAN: I'll second.  
 15 CHAIRWOMAN STAR: Okay. Edwin.  
 16 SECRETARY HANRAHAN: Star?  
 17 CHAIRWOMAN STAR: Yes.  
 18 SECRETARY HANRAHAN: Aufiero?  
 19 VICE CHAIRMAN AUFIERO: Yes.  
 20 SECRETARY HANRAHAN: Tarabocchia?  
 21 MS. TARABOCCHIA: Yes.  
 22 SECRETARY HANRAHAN: Kang?  
 23 MR. KANG: Yes.  
 24 SECRETARY HANRAHAN: And, Han?  
 25 MR. HAN: Yes.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

51

1 MR. NOH: And we do have -- Michael, we  
 2 went over the Affordable Housing --  
 3 MR. KAUKER: Ordinance.  
 4 MR. NOH: -- Ordinance too so we going  
 5 to be adopting that too.  
 6 MR. KAUKER: Yes, for the consistency  
 7 review with the resolution governing body.  
 8 MR. NOH: I have a resolution here too.  
 9 MR. KAUKER: Yes.  
 10 MR. NOH: So this one is the Borough of  
 11 Palisades Park Affordable Housing and Development Fee  
 12 Ordinance that Michael Kauker just went over.  
 13 And this repeals and replaces the  
 14 Chapter 123, Article I Development Fees; and  
 15 Article III, Affordable Housing and Mandatory  
 16 Set-Aside.  
 17 So can someone please make a motion to  
 18 adopt the resolution that states that this Affordable  
 19 Housing and Development Fee Ordinance is  
 20 substantially consistent with the Borough of  
 21 Palisades Park Master Plan.  
 22 CHAIRWOMAN STAR: Can we have a motion  
 23 for that?  
 24 VICE CHAIRMAN AUFIERO: I'll make a  
 25 motion to adopt the Fee Ordinance.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

52

1 CHAIRWOMAN STAR: Second?  
 2 MR. KANG: I second it.  
 3 CHAIRWOMAN STAR: Thank you.  
 4 SECRETARY HANRAHAN: Star?  
 5 CHAIRWOMAN STAR: Yes.  
 6 SECRETARY HANRAHAN: Aufiero?  
 7 VICE CHAIRMAN AUFIERO: Yes.  
 8 SECRETARY HANRAHAN: Tarabocchia?  
 9 MS. TARABOCCHIA: Yes.  
 10 SECRETARY HANRAHAN: Kang?  
 11 MR. KANG: Yes.  
 12 SECRETARY HANRAHAN: Han?  
 13 MR. HAN: Yes.  
 14 MR. NOH: Okay. And I think, Michael,  
 15 you can, I think, move on to the redevelopment plan.  
 16 MR. KAUKER: Okay. So the last item  
 17 before you tonight is the redevelopment plan or what  
 18 is known as the Tamares property.  
 19 It is identified as Block 504, Lots 1  
 20 through 5 and 10. The address is 121-131 West Ruby  
 21 Avenue and 20 to 40 Fairview Street.  
 22 This document was prepared by my office  
 23 and also in conjunction with the developer's planner,  
 24 Phillips, Price, Grygiel, Leheny and Keller.  
 25 The document, itself, is the  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 redevelopment plan. It was prepared in accordance  
2 with the Local Development and Redevelopment Housing  
3 Law.

4 It -- as I mentioned before, it  
5 encompasses a number of properties.

6 The properties -- and we did go over  
7 all this, too, when we went over the area in need of  
8 redevelopment designation when the property was  
9 designated as well, so I'm not going to go into too  
10 much detail about the property, itself, but they're  
11 essentially older, you know, industrial properties  
12 that are -- most of them are not being used at this  
13 point and in pretty much poor condition, so that area  
14 is going to be redeveloped.

15 The property has an area of 2.17 acres.

16 It's anticipated -- and this is all  
17 also included within the Housing Element and Fair  
18 Share Plan. So this is an integral part of the  
19 Borough's Fair Share Compliance Plan.

20 There are going to be 540 residential  
21 units that are proposed for this development and up  
22 to a 20-story building.

23 There is a 20 percent affordable  
24 housing set-aside that's required that will result in  
25 108 affordable housing units.

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

1 spaces that are permitted, fitness, recreation  
2 facilities that are going to be located or that are  
3 permitted pursuant to the plan in this area or in --  
4 on this property.

5 There are specific design standards  
6 that were incorporated into other redevelopment plans  
7 that we've done as well.

8 As I mentioned before, the height of  
9 the building is -- the language that's used, that was  
10 crafted by the Special Adjudicator, if you recall,  
11 the Judge had ordered the Special Adjudicator to  
12 revise the Housing Element and Fair Share Plan to  
13 include this as a mechanism, and the language he used  
14 was up to 20 stories, but it's my understanding that  
15 it will be a 20-story building.

16 I did look at the Borough's Master Plan  
17 2024 and also Bergen County's 2023 Master Plan, and  
18 the State's Development and Redevelopment Plan.

19 This redevelopment plan is consistent  
20 with all of those documents. And as I mentioned  
21 before, it is included in the Housing Element and  
22 Fair Share Plan as well.

23 So, you know, for those reasons, I'm --  
24 I'm not going to go into more detail in the plan, but  
25 if there are any specific questions, I would be happy

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

1 On the ground floor, there is also a  
2 commercial component, it's about 9- to 10,000 square  
3 feet.

4 There's going to be structured parking  
5 on-site that's integrated into the development. The  
6 project, itself, is intended, as I mentioned before,  
7 to address the borough's Constitutional obligation to  
8 provide affordable housing, to also introduce a  
9 diversity in housing within the borough.

10 The affordable housing component is  
11 going to be consistent with the UHAC requirements.  
12 They're going to provide a mix of one-, two-,  
13 three-bedroom units, and obviously comply with all  
14 the regulations, 50 percent low-income, a minimum of  
15 13 percent are required to be very low-income units,  
16 and an affordable housing unit should be incorporated  
17 throughout the development. They can't be located in  
18 just one floor or one section of the development.

19 So -- so this is really an opportunity  
20 for the borough, a significant opportunity, 108 units  
21 to help meet its obligation.

22 The -- I'm not going to go through all  
23 the permitted uses, but, essentially, it does permit  
24 multiple-family development. It permits ground-floor  
25 retail and commercial-type uses. There are amenity

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

1 to answer it.

2 You know, obviously the reason why the  
3 plan is here before you tonight is for your review  
4 and recommendation for the governing body.

5 The next step would be to the governing  
6 body to actually adopt the plan, itself.

7 But having said that, I do believe that  
8 this document that was prepared is -- obviously, it's  
9 consistent with the Master Plan. It's included  
10 within the Housing Element and Fair Share Plan.

11 It meets a lot of the goals and  
12 objectives of the reexamination report that was  
13 prepared in 2024 as well.

14 So for those reasons, I think that the  
15 Board could provide a favorable recommendation to the  
16 governing body with respect to this, the  
17 redevelopment plan.

18 And I believe that is it, but I'd be  
19 happy to answer any questions if you do have any.

20 CHAIRWOMAN STAR: Okay.

21 Anyone have any questions for  
22 Mr. Kauker?

23 (No Response.)

24 CHAIRWOMAN STAR: No?

25 No, we don't have any questions.

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

1 MR. NOH: Just open to the public.  
 2 CHAIRWOMAN STAR: Anyone from the  
 3 public have a question for Mr. Kauker?  
 4 (No Response.)  
 5 CHAIRWOMAN STAR: No?  
 6 MR. NOH: We have counsel from Tamares.  
 7 Do you have any comments, ma'am?  
 8 MS. GONCHAR: No.  
 9 We believe it's consistent. We  
 10 appreciate the comments.  
 11 I should say Meryl Gonchar, Sills,  
 12 Cummis & Gross, so it doesn't appear as voice on the  
 13 record. Sorry.  
 14 CHAIRWOMAN STAR: Okay. So now,  
 15 memorialization now.  
 16 MR. NOH: Yes.  
 17 So at this time, we can move on to  
 18 adopting the resolution based on the testimony by our  
 19 board planner, Michael Kauker, that Block 504, Lots 1  
 20 to 5 and 10 known as 121-131 West Ruby Avenue and  
 21 20-40 Fairview Street redevelopment plan based on the  
 22 testimony by board planner, I'd like to request the  
 23 Board to adopt the resolution that this redevelopment  
 24 plan is consistent or substantially consistent with  
 25 the Borough of Palisades Park Master Plan and we can  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 recommend that to the governing body.  
 2 Somebody make a motion.  
 3 CHAIRWOMAN STAR: Can we have a motion  
 4 for this, please?  
 5 VICE CHAIRMAN AUFIERO: I'll make a  
 6 motion to adopt this resolution that this  
 7 redevelopment plan is consistent with our Master  
 8 Plan.  
 9 CHAIRWOMAN STAR: Second?  
 10 MS. TARABOCCHIA: I'll second it.  
 11 CHAIRWOMAN STAR: Okay.  
 12 Thank you.  
 13 SECRETARY HANRAHAN: Star?  
 14 CHAIRWOMAN STAR: Yes.  
 15 SECRETARY HANRAHAN: Aufiero?  
 16 VICE CHAIRMAN AUFIERO: Yes.  
 17 SECRETARY HANRAHAN: Tarabocchia?  
 18 MS. TARABOCCHIA: Yes.  
 19 SECRETARY HANRAHAN: Kang?  
 20 MR. KANG: Yes.  
 21 SECRETARY HANRAHAN: Han?  
 22 MR. HAN: Yes.  
 23 MR. NOH: Okay.  
 24 Motion pass.  
 25 Michael, do we have anything else,  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Michael?  
 2 MR. KAUKER: No, that's it.  
 3 CHAIRWOMAN STAR: Thank you, Michael.  
 4 MR. NOH: Thank you.  
 5 That will conclude the consistency  
 6 review -- actually, I forgot one thing.  
 7 I forgot to do one thing first, sorry.  
 8 All right. The resolution for the  
 9 affordable for the Golden Value, LLC, we adopted. We  
 10 didn't adopt the resolution that's based on the  
 11 settlement agreement.  
 12 CHAIRWOMAN STAR: Okay.  
 13 MR. NOH: So I also have the resolution  
 14 adopting this -- adopting this settlement agreement  
 15 by the planning board, so if we can -- someone can  
 16 make a motion to adopt the settlement agreement for  
 17 the Golden Value, LLC.  
 18 CHAIRWOMAN STAR: Do we have a motion  
 19 to?  
 20 MR. NOH: Adopt the settlement  
 21 agreement for Golden Value, LLC, that was part of the  
 22 ordinance.  
 23 MR. KANG: I'll make a motion for that.  
 24 CHAIRWOMAN STAR: Second?  
 25 VICE CHAIRMAN AUFIERO: I'll second.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 SECRETARY HANRAHAN: Star?  
 2 CHAIRWOMAN STAR: Yes.  
 3 SECRETARY HANRAHAN: Aufiero?  
 4 VICE CHAIRMAN AUFIERO: Yes.  
 5 SECRETARY HANRAHAN: Tarabocchia?  
 6 MS. TARABOCCHIA: Yes.  
 7 SECRETARY HANRAHAN: Kang?  
 8 MR. KANG: Yes.  
 9 SECRETARY HANRAHAN: Han?  
 10 MR. HAN: Yes.  
 11 MR. NOH: That will conclude the  
 12 consistency review and we can move on to the other  
 13 cases.  
 14 Now...  
 15 MS. TARABOCCHIA: Counsel, can you --  
 16 MR. NOH: Yes?  
 17 MS. TARABOCCHIA: I can't hear you.  
 18 CHAIRWOMAN STAR: Case SP09, Site Plan  
 19 Fan Associate, LLC, 15 Grand Avenue.  
 20 MR. NOH: All right, sir.  
 21 This one by the Court order, we need to  
 22 provide them with the special meeting.  
 23 And the counsel for Fan Associate has  
 24 asked me if we can accommodate June 10th for the  
 25 special meeting.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

61

1 CHAIRWOMAN STAR: What day of the week  
 2 is that?  
 3 MS. TARABOCCHIA: Wednesday, but  
 4 it's...  
 5 CHAIRWOMAN STAR: Special meeting.  
 6 MR. NOH: Yeah. So we need to figure  
 7 it out if the professionals are available and we have  
 8 a quorum.  
 9 So here's what I'm going to do, I'm  
 10 going to send out board members an e-mail tonight and  
 11 asking if we can -- everyone amenable to hold the  
 12 special meeting on June 10th. Okay?  
 13 So in the meantime, we can make a  
 14 motion to carry this to the June 24th meeting which  
 15 is the regular meeting.  
 16 CHAIRWOMAN STAR: Which one?  
 17 Oh, well, first -- we have to have a  
 18 special meeting first.  
 19 MR. NOH: Yeah, yeah, but in the  
 20 meantime, we haven't decided June 10th yet --  
 21 CHAIRWOMAN STAR: Okay.  
 22 MR. NOH: So we'll just carry it to the  
 23 next meeting.  
 24 CHAIRWOMAN STAR: All right.  
 25 So we need a motion for that.

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

62

1 MR. NOH: Yes.  
 2 MS. TARABOCCHIA: Counsel, would they  
 3 have -- who's going to notice the special meeting?  
 4 MR. NOH: Once we confirm the special  
 5 meeting date, then we can have them make a notice.  
 6 MS. TARABOCCHIA: They'll make a notice  
 7 200-foot list?  
 8 MR. NOH: Yeah, of course.  
 9 MS. TARABOCCHIA: Because we have to do  
 10 it by next week, because they have to have so many  
 11 days before the current date, ten days before -- this  
 12 is very difficult for them to put it in the paper to  
 13 make it definite.  
 14 MR. NOH: They already submitted the  
 15 papers, just waiting on the date.  
 16 CHAIRWOMAN STAR: Oh, okay.  
 17 MR. NOH: Michael, are you going to be  
 18 available on June 10th?  
 19 MR. KAUKER: June 10th, I am not.  
 20 I have another meeting June 10th.  
 21 MR. NOH: Okay. Then we're going to  
 22 have to find another date.  
 23 CHAIRWOMAN STAR: Oh, another date?  
 24 MR. NOH: Yeah.  
 25 Okay. So today just let's make a

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

63

1 motion to just carry this.  
 2 MS. TARABOCCHIA: Which one --  
 3 MR. KAUKER: Do you want to make it a  
 4 Wednesday?  
 5 Because I am available the 3rd and also  
 6 the following Wednesday, the 17th.  
 7 VICE CHAIRMAN AUFIERO: The 3rd might  
 8 not be enough time.  
 9 CHAIRWOMAN STAR: The 3rd is not good.  
 10 MR. KANG: Too short.  
 11 MR. KAUKER: The 17th?  
 12 MR. NOH: The 17th.  
 13 MR. KAUKER: I am available that day.  
 14 MR. NOH: The 17th.  
 15 MR. KAUKER: I'm available other  
 16 nights, but those are usually Wednesdays.  
 17 MR. NOH: Yes.  
 18 MR. KAUKER: If you guys want to --  
 19 MR. NOH: We also need to check to see  
 20 if this room is available too so June 17th you're  
 21 available?  
 22 MR. KAUKER: Yes.  
 23 If you want to e-mail me tomorrow, I  
 24 can give you all the dates.  
 25 MR. NOH: Okay. I'll send out an

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

64

1 e-mail to our board members and professionals  
 2 tonight.  
 3 MR. KAUKER: And you also have to check  
 4 with Hal and Carl as well.  
 5 MR. NOH: Of course.  
 6 MR. KAUKER: Because Hal is very  
 7 important.  
 8 CHAIRWOMAN STAR: So June 17th  
 9 possibly?  
 10 MR. NOH: Possibly, but right now carry  
 11 this over to the regular meeting.  
 12 CHAIRWOMAN STAR: Okay.  
 13 MR. NOH: Can somebody make a motion?  
 14 CHAIRWOMAN STAR: All right.  
 15 Can we make a motion to carry the Fan  
 16 Associates, LLC, to the regular meeting June 24th.  
 17 VICE CHAIRMAN AUFIERO: I'll make a  
 18 motion to carry that case to the June 24th meeting.  
 19 MS. TARABOCCHIA: I'll second it.  
 20 SECRETARY HANRAHAN: Star?  
 21 CHAIRWOMAN STAR: Yes.  
 22 SECRETARY HANRAHAN: Aufiero?  
 23 VICE CHAIRMAN AUFIERO: Yes.  
 24 SECRETARY HANRAHAN: Tarabocchia?  
 25 MS. TARABOCCHIA: Yes.

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

1 SECRETARY HANRAHAN: Kang?  
 2 MR. KANG: Yes.  
 3 SECRETARY HANRAHAN: Han?  
 4 MR. HAN: Yes.  
 5 CHAIRWOMAN STAR: Okay.  
 6 Now, the next one, Hillcrest.  
 7 MR. NOH: Yes.  
 8 CHAIRWOMAN STAR: Okay.  
 9 So now Case SP14, Hillcrest Builders,  
 10 LLC, 450 East Edsall Boulevard.  
 11 MR. NOH: Okay.  
 12 This one I spoke to Mark Sokolich  
 13 yesterday and today, and we will carry this to the  
 14 next regular meeting on June 24th, 2026.  
 15 CHAIRWOMAN STAR: Say that again,  
 16 June 24th what?  
 17 MR. NOH: June 24th, 2026, at 7 p.m.  
 18 here.  
 19 And notice will be carried, too, so  
 20 that there's no need for further notice.  
 21 The reason for this adjournment is  
 22 because we received a letter from -- letter from Bern  
 23 & Associate, LLC.  
 24 I believe Lucy received it. And it's  
 25 dated May 19th. And they represent the -- Mr. Neil  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Rubenstein, I believe the gentleman who was here  
 2 and --  
 3 CHAIRWOMAN STAR: Oh.  
 4 MR. NOH: Yeah, he spoke before.  
 5 CHAIRWOMAN STAR: Yes, he's right back  
 6 there.  
 7 MR. NOH: Yes, he's there. Yes.  
 8 And his attorney has a scheduling  
 9 conflict and unavailable to appear at today's hearing  
 10 date, so his attorney's attendance is necessary so  
 11 that his client, Mr. Rubenstein, may be represented  
 12 by counsel and may meaningfully participate in the  
 13 hearing.  
 14 And Mark Sokolich, the attorney for the  
 15 applicant consented to that.  
 16 So he consented to rescheduling it to  
 17 the regular meeting on June 24th at 7 p.m.  
 18 And that's our next regular meeting in  
 19 June, 7 p.m. here at the borough hall in this  
 20 location.  
 21 And notice will be carried, too, so  
 22 there's no need for further notice.  
 23 Can somebody make a motion?  
 24 CHAIRWOMAN STAR: Make a motion to  
 25 carry Hillcrest Builders, 450 East Edsall Boulevard,  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 to the next regular meeting on June 24th, 7 o'clock.  
 2 MR. KANG: I make a motion.  
 3 CHAIRWOMAN STAR: Okay.  
 4 Second?  
 5 VICE CHAIRMAN AUFIERO: I'll second  
 6 that motion.  
 7 MR. NOH: To be sure, no notice  
 8 requirement, notice will carry.  
 9 SECRETARY HANRAHAN: Star?  
 10 CHAIRWOMAN STAR: Yes.  
 11 SECRETARY HANRAHAN: Aufiero?  
 12 VICE CHAIRMAN AUFIERO: Yes.  
 13 SECRETARY HANRAHAN: Tarabocchia?  
 14 MS. TARABOCCHIA: Yes.  
 15 SECRETARY HANRAHAN: Kang?  
 16 MR. KANG: Yes.  
 17 SECRETARY HANRAHAN: Han?  
 18 MR. HAN: Yes.  
 19 CHAIRWOMAN STAR: Okay.  
 20 And the next one is SP02, Site Plan Shi  
 21 Hyun Park, 321 Hillside Avenue.  
 22 MR. NOH: All right. This one, too, I  
 23 received the call from the applicant's attorney,  
 24 Mr. Daniel K. Lee yesterday.  
 25 Well, he thought we had the full  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 calendar of this, so he thought he's not going to be  
 2 able to be heard tonight. So he asked to be  
 3 rescheduled and rescheduled to the next meeting.  
 4 So we will need to reschedule him in  
 5 June, which is June 24th, 2026, at 7 p.m. at this  
 6 location. And that, too, renote is not necessary,  
 7 so those were carried also.  
 8 So can somebody make a motion to carry  
 9 Case 2026-SP02 to the regular meeting of the Planning  
 10 Board on June 24th at 7 p.m. here at the borough  
 11 hall? And notice will be carried, so no need to  
 12 renote.  
 13 VICE CHAIRMAN AUFIERO: I'll make a  
 14 motion to carry that to the next meeting, but I would  
 15 just like to put a note in, if Mr. Kauker could take  
 16 a look at that application, this one, because it is a  
 17 corner lot and I'm pretty sure that would  
 18 automatically trigger a D variance.  
 19 Wouldn't that have to go to the --  
 20 MR. KAUKER: Because it's a corner lot?  
 21 VICE CHAIRMAN AUFIERO: Yeah.  
 22 MR. KAUKER: Not necessarily.  
 23 Typically a D would be use or height.  
 24 What's the height?  
 25 If the height of the building is  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

69

1 10 feet or 10 percent greater than what's permitted  
 2 in the zone --  
 3 VICE CHAIRMAN AUFIERO: 32 feet.  
 4 MR. KAUKER: 32 feet is proposed?  
 5 VICE CHAIRMAN AUFIERO: Yeah, and it  
 6 would be 2.8, right?  
 7 MR. KAUKER: It would be 10 percent, so  
 8 is it -- 28 feet is a duplex?  
 9 VICE CHAIRMAN AUFIERO: 28, yeah.  
 10 MR. KAUKER: So 28 plus 2.8 is 30.8.  
 11 VICE CHAIRMAN AUFIERO: 30.8.  
 12 MR. KAUKER: And they're 32?  
 13 VICE CHAIRMAN AUFIERO: Yeah.  
 14 MR. KAUKER: So then. Yes, it would be  
 15 a D variance for height.  
 16 VICE CHAIRMAN AUFIERO: Yeah, this says  
 17 three stories, 32 feet, that would be going for a  
 18 variance.  
 19 MR. KAUKER: Yeah, I'll take a look at  
 20 it again, but, yes, you are correct.  
 21 MR. NOH: Okay.  
 22 Let us know, please.  
 23 CHAIRWOMAN STAR: Okay. So do we  
 24 have --  
 25 MR. KAUKER: I think you guys actually  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

70

1 refer it to the zoning board. Just administratively,  
 2 I think that can be done.  
 3 MR. NOH: If, Michael, you can take a  
 4 look at it.  
 5 MR. KAUKER: Yeah, I will, yeah.  
 6 MR. NOH: And provide the -- take  
 7 necessary action.  
 8 Can somebody make a motion?  
 9 MR. KAUKER: Who is the attorney on  
 10 that? Daniel Lee, who was it?  
 11 VICE CHAIRMAN AUFIERO: Yeah, it's  
 12 30 -- 30.8 would be the maximum allowable height that  
 13 we would ultimately --  
 14 MR. KAUKER: That's correct.  
 15 VICE CHAIRMAN AUFIERO: -- be able to  
 16 give out variances for and they're proposing on this  
 17 current plan --  
 18 MR. KAUKER: 32.  
 19 VICE CHAIRMAN AUFIERO: -- dated -- I  
 20 don't know where the date is -- well, the current  
 21 plan that I have, I'll find the date on it, but it  
 22 shows 32 feet, so that's out of our jurisdiction.  
 23 MR. KAUKER: Yeah, I believe I just got  
 24 the plan on Monday, so I'll take a look at that --  
 25 VICE CHAIRMAN AUFIERO: Okay.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

71

1 MR. KAUKER: -- tomorrow.  
 2 CHAIRWOMAN STAR: Okay. So can  
 3 somebody make a motion?  
 4 VICE CHAIRMAN AUFIERO: Should we refer  
 5 it to --  
 6 MR. NOH: We'll wait for Michael's  
 7 analysis and we'll make a decision.  
 8 VICE CHAIRMAN AUFIERO: Okay.  
 9 MR. KAUKER: Yeah, I'll double-check on  
 10 that too.  
 11 I think there's -- I'm not a hundred  
 12 percent sure, but I think there's a provision where  
 13 your board can administratively refer to another  
 14 board --  
 15 VICE CHAIRMAN AUFIERO: Okay.  
 16 MR. KAUKER: -- but we'll see how you  
 17 guys, you know, obviously, I don't want to step on  
 18 anybody's toes.  
 19 VICE CHAIRMAN AUFIERO: Okay.  
 20 CHAIRWOMAN STAR: Someone make --  
 21 VICE CHAIRMAN AUFIERO: All right. So  
 22 I'll make a motion that we carry this site plan -- I  
 23 mean Case No. 26-SP02 to the June 24th meeting.  
 24 MR. NOH: At 7:00 p.m. here and without  
 25 the need for renotece.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

72

1 CHAIRWOMAN STAR: Second?  
 2 MR. KANG: I'll second it.  
 3 SECRETARY HANRAHAN: Star?  
 4 CHAIRWOMAN STAR: Yes.  
 5 SECRETARY HANRAHAN: Aufiero?  
 6 VICE CHAIRMAN AUFIERO: Yes.  
 7 SECRETARY HANRAHAN: Kang?  
 8 MR. KANG: Yes.  
 9 SECRETARY HANRAHAN: Tarabocchia?  
 10 MS. TARABOCCHIA: Yes.  
 11 SECRETARY HANRAHAN: Han?  
 12 MR. HAN: Yes.  
 13 CHAIRWOMAN STAR: Two more  
 14 memorializations.  
 15 Okay.  
 16 First memorialization or the next  
 17 memorialization is change of use, Kabin Beauty, LLC,  
 18 216 Board Avenue, second floor, Unit C.  
 19 MR. NOH: Okay.  
 20 This is the Case No. SP -- actually,  
 21 26-SP02, change of use. The name of the applicant is  
 22 Kabin, K-A-B-I-N, Beauty, LLC.  
 23 The property -- the business is located  
 24 at 216 Broad Avenue on second floor in Unit C. The  
 25 Tax Block 602, Tax Lot 20.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 The applicant filed the change of  
 2 permitted use on March 10th, 2026.  
 3 Applicant was represented by Mr.  
 4 Dongsung Kim of law firm of Kim, Choi and Kim P.C.  
 5 located at 460 Bergen Boulevard, Suite 206, in  
 6 Palisades Park, New Jersey.  
 7 And the application was subsequently  
 8 deemed complete and the Board -- the Planning Board  
 9 heard this application at its regular meeting on  
 10 March 25th, 2026.  
 11 And the -- the application was  
 12 presented by the applicant's attorney, Mr. Kim, and  
 13 testimony was provided by Kabin, K-A-B-I-N, last name  
 14 Oh, O-H, who is the management of the applicant  
 15 company.  
 16 The Planning Board has made the  
 17 following findings of the fact during the hearing:  
 18 The property in question is located in the B-1 Zoning  
 19 District and the address is 216 Broad Avenue, second  
 20 floor, Unit C, and the -- it's Block 602, Lot 20 in  
 21 the tax map of the Borough of Palisades Park.  
 22 Formerly the user of the premises was  
 23 as a Realtor office, real estate office. And now the  
 24 applicant seeks to convert it to a beauty service for  
 25 the makeup and eyelash extensions.

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

1 And the applicant predicts the business  
 2 will consist of 90 percent makeup service and about  
 3 10 percent eyelash extension service.  
 4 And he won't be selling any makeup  
 5 products.  
 6 And the business will be by  
 7 appointment-only basis. The hours of business is  
 8 Monday through Saturday from 10 a.m. to 7 p.m., but,  
 9 again, it will be by appointment and the most of the  
 10 work is done off-site by travel to the customer's  
 11 home or wedding places.  
 12 And the principal, the applicant's  
 13 principal, Kabin Oh, has a total beauty license and  
 14 will be the sole employee of the business in town.  
 15 And there is one assigned parking lot  
 16 or parking space, I should say, and there is also one  
 17 for private off-site operation with minimal on-site  
 18 activity, and those at premises will be limited to by  
 19 appointment-only basis.  
 20 The applicant's use of the parking  
 21 space or need for the parking space is minimum.  
 22 And the applicant testified that there  
 23 will be no structure or alteration.  
 24 And the Planning Board has found that  
 25 applicant's proposed use of the premises meets all

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

1 zoning requirements.  
 2 And the Planning Board, after two  
 3 hearing, found that minor site plan approval in the  
 4 form of approval of change of permitted use from the  
 5 real estate office into the beauty service for the  
 6 makeup and eyelash extension business is approved.  
 7 CHAIRWOMAN STAR: Okay.  
 8 Can we have a motion to --  
 9 MR. NOH: Adopt this resolution.  
 10 CHAIRWOMAN STAR: -- accept this  
 11 resolution?  
 12 VICE CHAIRMAN AUFIERO: I'll make a  
 13 motion to accept the memorialization.  
 14 CHAIRWOMAN STAR: The memorialization,  
 15 I'm sorry. Yes.  
 16 And second?  
 17 MR. HAN: I second that.  
 18 MR. NOH: Roll call?  
 19 SECRETARY HANRAHAN: Star?  
 20 CHAIRWOMAN STAR: Yes.  
 21 SECRETARY HANRAHAN: Aufiero?  
 22 VICE CHAIRMAN AUFIERO: Yes.  
 23 SECRETARY HANRAHAN: Tarabocchia?  
 24 MS. TARABOCCHIA: Yes.  
 25 SECRETARY HANRAHAN: Kang?

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

1 MR. KANG: I can't vote, I wasn't here  
 2 last time.  
 3 SECRETARY HANRAHAN: And, Han?  
 4 MR. HAN: Yes.  
 5 CHAIRWOMAN STAR: Okay. And the last  
 6 one?  
 7 MR. NOH: This was for the two month  
 8 ago.  
 9 MR. KANG: It was two months ago?  
 10 MR. NOH: Yes.  
 11 MR. KANG: Then, yes.  
 12 CHAIRWOMAN STAR: And the last one we  
 13 have tonight is Case SP15, Site Plan, Leems  
 14 Corporation, 21 Grand Avenue.  
 15 MR. NOH: All right.  
 16 This is the Application No. 25-SP15.  
 17 This is an application for preliminary and final  
 18 major site plan approval by Leems Corporation for the  
 19 property located at 21 Grand Avenue, Block 505,  
 20 Lot 1.  
 21 The applicant, Leems Corporation, is  
 22 the owner and also the designated redeveloper of the  
 23 property located at 21 Grand Avenue, Block 505, Lot 1  
 24 in the Borough of Palisades Park.  
 25 These following actions were undertaken

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

1 in furtherance of a settlement agreement dated  
2 December 16th, 2024, entered into between the Borough  
3 of Palisades Park, the Planning Board of Palisades  
4 Park, and the applicant, reserving sudden builder's  
5 remedy affordable housing litigation captioned Leems  
6 Corporation versus Borough of Palisades Park, et al.,  
7 Docket No. BER-L-2379-24, which was eventually  
8 consolidated with the additional builder's remedy  
9 lawsuits in this consolidated action.

10 The settlement agreement was entered  
11 into following an order of Judge Christine Farrington  
12 dated October 28th, 2024, which, among other things,  
13 granted builder's remedy status to the applicant and  
14 directed the Board to develop a Housing Element and  
15 Fair Share Plan and new land use controls in  
16 compliance with its affordable housing obligations.

17 The property is located within the  
18 21 Grand Avenue Redevelopment Area, which is  
19 designated as a non-condemnation area in need of  
20 redevelopment by the Borough Council on April 28th,  
21 2025, pursuant to the Local Redevelopment and Housing  
22 Law, to be specific, N.J.S.A. 40A:12A-1 et seq.

23 This application is for preliminary and  
24 final major site plan approval for the construction  
25 of a mixed-use inclusionary redevelopment project

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

1 consisting of two residential towers of 17- and  
2 19-story containing 510 rental units -- rental  
3 dwelling units with a 20 percent affordable housing  
4 set-aside, which is 102 affordable units and up to  
5 approximately 175,000 square feet of  
6 commercial/retail space, together with structured  
7 parking, landscaping, amenity areas and related site  
8 improvements.

9 The applicant was -- application was  
10 deemed complete and public hearing were conducted on  
11 two occasions. First one on February 25th, 2026, and  
12 the second and the final one on March 31st, 2026.

13 Okay. The Board received and  
14 considered testimony from the following expert  
15 witnesses presented by the applicant: Juan Rodriguez  
16 is the project architect and Joseph Holzapfel,  
17 H-O-L-Z- as in zebra A-P-F-E-L, he was the site civil  
18 engineer for the applicant. And Thomas Carman, he  
19 was -- he's the landscape architect. And Andrew  
20 Vischio, V-I-S-C-H-I-O, he's the traffic engineer for  
21 the applicant. And, finally, M. McKinley Mertz,  
22 M-E-R-T-Z, as in zebra, and she is the professional  
23 planner for the applicant.

24 The board members received and  
25 considered the following professional reports from

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

1 the board professionals: Board engineer's review  
2 letter dated December 30, 2025. Second, board  
3 engineer's supplemental review letter dated March 24,  
4 2026.

5 Third, board planner's review report  
6 dated February 4th, 2026.

7 And board traffic engineer's review  
8 report dated January 27th, 2026.

9 The project -- the Board has found the  
10 following findings of the fact: The project conforms  
11 to all requirements of the 21 Grand Avenue  
12 Redevelopment Plan, including height, residential  
13 unit mix, commercial space, open space, parking and  
14 coverage, and requires no variance under  
15 N.J.S.A. 40:55D-70, Subsection C or Subsection D, and  
16 there is no design waivers.

17 The project provides 817 parking spaces  
18 exceeding the redevelopment plan requirement of 700  
19 spaces, with 18 ADA-accessible spaces and 128  
20 EV make-ready spaces.

21 The project includes 102  
22 deed-restricted affordable housing units, which  
23 complies with 20 percent of 510 total units, which in  
24 turn complies with the settlement agreement, UHAC  
25 regulations and Fair Housings Act.

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

1 The site provides for safe and  
2 efficient vehicle and pedestrian circulation,  
3 including ADA-compliant pedestrian access, adequate  
4 sight distance at each driveway, in coordination with  
5 NJ DOT for traffic signal installation at the  
6 intersection of Grand Avenue and West Ruby Avenue.

7 The applicant's architect,  
8 Mr. Rodriguez, testified as to the design of the  
9 project.

10 Among others, the maximum building  
11 height is 225 feet measured from average grade to  
12 uppermost residential roof, excluding roof mechanical  
13 equipment and indoor amenity rooms, consistent with  
14 the redevelopment plan.

15 And the project also involves the  
16 demolition of the existing commercial building on the  
17 property and the construction of a mixed-use  
18 development consisting of two residential towers,  
19 including the 19-story south tower and a 17-story  
20 north tower, with commercial/retail space at the  
21 podium level and structured parking below.

22 And the project includes 510  
23 residential units, again, includes 102 affordable  
24 housings units. The units consist of: 64 studios;  
25 283 one-bedroom units; 143 two-bedroom units; and 20

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

1 three-bedroom units.  
2 The affordable units are distributed  
3 throughout the building and are not concentrated in  
4 any one area.

5 Residents of affordable units have full  
6 and equal access to all amenities, common areas and  
7 recreation facilities.

8 Joseph Holzapfel, the site civil  
9 engineer for the applicant testified as follows:  
10 Among others, the existing area on the property will  
11 be demolished and the site will be developed in  
12 accordance with the redevelopment plan.

13 NJ DOT access permit and street  
14 intersection permit application have been submitted  
15 and are under review.

16 The parking garage provides 817 parking  
17 spaces, exceeding the redevelopment plan requirement  
18 of 700 spaces by 117 spaces.

19 Site access is provided by one  
20 full-movement driveway on Grand Avenue and multiple  
21 consolidated access points along West Ruby Avenue,  
22 including a primary entrance to the parking garage  
23 and a loading/service entrance.

24 And he further testified the project  
25 complies with NJ DEP stormwater management

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

1 requirements. And the applicant has obtained flood  
2 hazard area dedication and an individual permit from  
3 NJ DEP, as well as soil conservation district  
4 approval.

5 Trash operations will be handled  
6 internally within the building and will be collected  
7 by private haulers from the rear loading area on the  
8 west side of the building.

9 Thomas Carman, the licensed landscape  
10 architect for the applicant testified as follows,  
11 among others: The landscape plan includes  
12 approximately 85 trees at the grade level and an  
13 equivalent number of trees in upper building levels,  
14 consisting of shade trees, 2.5- to 3-inches caliper,  
15 12- to 14-feet in height, evergreen trees 8- to  
16 10-feet in height, and ornamental trees 8- to 10-feet  
17 in height, meeting all ordinance requirement for  
18 minimum sizes.

19 Andrew Vischio the traffic engineer for  
20 the applicant testified as follow, among others: The  
21 project provides four categories of assessment, site  
22 access, on-site circulation, parking supply  
23 sufficiency and off-site impact.

24 The vehicle access to the site is  
25 provided via one left-in/right-in/right-out driveway

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

1 on Grand Avenue; one primary full-movement driveway  
2 on Grand Avenue leading to an internal roundabout.

3 And a second access point on West Ruby  
4 Avenue leading to lower-level parking garage.

5 Pedestrian access is ADA compliant and  
6 is provided at the southwest corner of Grand Avenue  
7 and West Ruby Avenue and at the Grand Avenue  
8 driveway.

9 The applicant is proposing improvements  
10 to the off-ramp of Route 46 at its intersection with  
11 Grand Avenue by modifying the existing concrete  
12 island that separates the existing left-turn lane  
13 with the right-turn lanes, slightly narrowing the  
14 island to provide two right-turn lanes to better  
15 accommodate the heavy flow of the right turning  
16 movement.

17 Additionally, the applicant is  
18 proposing a new traffic signal at the intersection of  
19 West Ruby Avenue and Grand Avenue to facilitate  
20 left-turn movements and improve traffic flow.

21 The parking garage which was five  
22 levels is industry standard of 24-foot-wide drive  
23 aisles. Approximately 86 percent of spaces are  
24 conventional 9-foot-by-18-foot are perpendicular  
25 parking spaces, and approximately 14 percent are

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

1 8-foot-by-16-foot which is within industry norms.

2 A shared parking analysis conducted in  
3 accordance with the redevelopment plan determined a  
4 peak parking demand of 783 spaces with 817 spaces  
5 provided, there is a buffer of circulated demand.

6 There are 18 ADA-accessible parking  
7 spaces, meeting the 2 percent requirement.

8 And also there are 128 EV make-ready  
9 parking spaces to be electrified in phases consistent  
10 with State law. The 817 parking space count reflects  
11 physical space and does not include EV credit.

12 A comprehensive traffic impact study  
13 analyzed 12 intersections along the Grand Avenue  
14 corridor which was conducted in accordance with  
15 NJ DOT policies and submitted to NJ DOT as part of  
16 both a street intersection permit application and  
17 major with planning review access permit application,  
18 both of which are currently under review.

19 The site plan has been designed with  
20 flexibility to accommodate potential widening of  
21 Grand Avenue along the project's frontage should  
22 be -- should NJ DOT require such widening in  
23 connection with the neighboring 50 Grand Avenue  
24 Redevelopment.

25 The application includes no level of

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

1 service waivers with NJ DOT.  
2 The applicant plans to -- applicant's  
3 plan accommodates the New Jersey Department of  
4 Transportation's desirable typical section, also  
5 known as DTS as required in the redevelopment plan.

6 Lastly, McKinley Mertz, M-E-R-T-Z,  
7 professional planner for the applicant testified as  
8 follows, among others: The application requires no C  
9 or D variances and no design waivers under the  
10 Municipal Land Use Law. The project is fully  
11 conforming with the redevelopment plan.

12 Also, the project is consistent with  
13 settlement agreement and the redevelopment plan.

14 The project provides housing diversity,  
15 includes a mixed-use walkable compact community.

16 The project complies with all bulk  
17 standards of the redevelopment plan, including:  
18 Height, residential limits, commercial space, open  
19 space, parking and coverage. The 102 affordable  
20 units are in accordance with the Fair Housing Act and  
21 the bedroom distribution is in conformance with the  
22 Uniform Housing Affordability Controls.

23 The applicant introduced the following  
24 exhibits and marked -- these exhibits have been  
25 marked into evidence during the hearing, during the

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

1 public hearing: A-1, architectural 3D model  
2 rendering; A-2, architectural presentation; A-3,  
3 aerial exhibit; A-4, colorized site plan rendering;  
4 A-5, landscape plan; A-6, proposed traffic  
5 improvements.

6 Our board professional's  
7 recommendation. Board Engineer Carl O'Brien  
8 recommended that should Board move forward with the  
9 application, the board engineer's review letter be  
10 attached as a condition of approval which are subject  
11 to coordination with and may be superseded by any  
12 court order or requirements of the settlement  
13 agreement, court-appointed engineer and redeveloper's  
14 agreement, and confirm that all conditions therein  
15 can be addressed through the resolution compliance  
16 process.

17 And the board traffic engineer, Hal  
18 Simoff, indicated his intent to coordinate with  
19 NJ DOT on behalf of the borough regarding traffic  
20 improvements.

21 And our board engineer further  
22 testified that because the project constitutes a  
23 major development, the applicant is required to  
24 design and construct stormwater management  
25 facilities, and to attach a stormwater maintenance

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

1 plan to the deed of record for the property with  
2 annual maintenance records to be submitted to the  
3 borough for its reporting obligation to NJ DEP.  
4 Public participation. Public was given  
5 the opportunity to be heard at each session of the  
6 hearing, and the public portion was opened and closed  
7 at each session with no members of the public  
8 offering testimony or posing questions.

9 Board action. At the conclusion of the  
10 hearing on March 31st, 2026, Vice Chairman Chris  
11 Aufiero made the motion to approve the application as  
12 presented, conditioned upon the applicant satisfy the  
13 criteria of all three board professionals, which  
14 motion was seconded by James Jang.

15 The following members voted in favor of  
16 the motion: Mayor Paul Kim, Chairwoman Arlene Star,  
17 Vice Chairman Chris Aufiero, Member Mirjana  
18 Tarabocchia, Member Justin Kang, Member Edwin Han,  
19 and Alternate Member James Jang.

20 Based on conclusion of the law as  
21 founded by the -- as found by the Board. Based on  
22 the testimony, evidence and exhibits presented and  
23 reports and recommendation of the board  
24 professionals, the Planning Board makes the following  
25 conclusion of the law.

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

1 The Planning Board has jurisdiction  
2 over the subject application pursuant to  
3 N.J.S.A. 40:55D-25 and N.J.S.A. 40:55D-37 et seq.

4 The applicant satisfies all procedural  
5 requirements of the Municipal Land Use Law  
6 N.J.S.A. 40:55D-1 et seq. including notice, hearing  
7 and time decision requirements.

8 The proposed site plan conforms to  
9 21 Grand Avenue Redevelopment Plan and complies with  
10 all applicable bulk, design and use standards  
11 established therein.

12 No variances were found in  
13 N.J.S.A. 40:55D-70, Subsection C or Subsection D is  
14 required for the proposed development and no design  
15 waivers are required.

16 The site plan complies with standards  
17 set forth in N.J.S.A. 40:55D-41, including standards  
18 related to preservation of natural resources; safe  
19 and efficient vehicle and pedestrian circulation;  
20 parking and loading; screening and landscaping;  
21 location of structures; and exterior light.

22 The proposed development advances  
23 purpose of Municipal Land Use Law as set forth in  
24 N.J.S.A. 40:55D-2.

25 The proposed development satisfies the  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**

**201-641-1812**

1 Board's Affordable Housing Obligation as set forth in  
2 the settlement agreement dated December 16th, 2024,  
3 the Redevelopment Plan, the Borough's Third-Round  
4 Housing Element and Fair Share Plan, the Uniform  
5 Housing Affordability Controls and Fair Housing Act.

6 And the resolution is subject to the  
7 following conditions for the approval, among others,  
8 compliance with board engineer's letters; compliance  
9 with board planner review report; compliance with  
10 board traffic engineer's review report.

11 And prior to issuance of any building  
12 permits, the applicant shall submit resolution  
13 compliance plans to the board engineer, board  
14 planner, and board traffic engineer for review, and  
15 written confirmation that all conditions of the  
16 resolution have been satisfied.

17 And the applicant shall take all  
18 required approvals and permits from outside  
19 government agencies, including federal, state, county  
20 and local agency approvals as required by law.

21 The applicant shall install a new  
22 traffic signal at the intersection of Grand Avenue  
23 and West Ruby Avenue subject to NJ DOT approval.

24 Consistent with the testimony  
25 presented, the applicant shall maintain the design

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

1 flexibility of the site plan to accommodate a  
2 potential future widening of Grand Avenue. All the  
3 project frontage should end in DOT requirements, such  
4 as widening 15 Grand Avenue development or otherwise.

5 The applicant shall design, construct  
6 and maintain all stormwater management facilities in  
7 compliance with NJ DEP requirements. A stormwater  
8 maintenance plan shall be prepared and recorded upon  
9 the deed for the property. The property owner shall  
10 be responsible for maintaining proposed stormwater  
11 management facilities and shall provide annual  
12 maintenance records to the borough for submission to  
13 NJ DEP.

14 The applicant shall comply with all  
15 applicable federal, state and environmental  
16 regulations.

17 The applicant shall conduct the  
18 necessary flow and capacity analysis for the sanitary  
19 sewer system serving the property on West Ruby Avenue  
20 pursuant to the settlement agreement entered by the  
21 parties under the BER-L-2378-24 and subsequent  
22 orders.

23 The developer is required to contribute  
24 pro rata share to any necessary upgrades on West Ruby  
25 Avenue consistent with the existing ordinance at the

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

1 time of the settlement agreement and also as it  
2 relates to the redevelopment agreement.

3 Applicant shall obtain all necessary  
4 treatment water approval known as TWA from the State.

5 Applicant shall coordinate with all  
6 utility providers to ensure adequate water, sewer,  
7 electric, gas, and telecommunications service to  
8 property.

9 All utility infrastructure and  
10 improvements shall be at the sole cost and expense of  
11 the applicant.

12 The applicant shall provide 102  
13 affordable housing units in compliance with the  
14 settlement agreement.

15 The applicant shall continue to  
16 coordinate with the Board and fire department  
17 regarding fire apparatus access, hydrant placement,  
18 internal sprinkler systems, and any specialized  
19 equipment needs arising from the height of the  
20 building.

21 The building shall also comply with all  
22 applicable fire and building codes.

23 The applicant shall coordinate with the  
24 borough engineer and borough construction department  
25 during the construction phase.

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

1 All landscaping shall be maintained by  
2 the applicant. And trees all planted that do not  
3 survive shall be replaced in kind during the  
4 guarantee period.

5 The applicant shall comply with all  
6 applicable federal, state, county and local laws,  
7 ordinance and codes, including, but not limited to  
8 settlement agreement, the redevelopment plan, and any  
9 future redevelopment agreement between the applicant  
10 and the borough.

11 Okay. Except as otherwise specifically  
12 provided in the resolution, the Planning Board hereby  
13 delegates to the planning board planner, engineer and  
14 traffic engineer the authority to determine the  
15 applicant is compliant with the following -- with all  
16 the conditions.

17 The applicant shall deposit such other  
18 fund escrows as the engineer may reasonably determine  
19 to be necessary to cover the engineer's expense in  
20 this regard.

21 The applicant be and hereby  
22 specifically required to satisfy any and all  
23 outstanding fees of the professionals of the Planning  
24 Board as having reasonably charged to this  
25 application or will be charged in connection with

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

1 satisfactory conditions attached to the application  
 2 in accordance with the applicable law.  
 3 And based on the foregoing facts, the  
 4 Planning Board approved the site plan application  
 5 filed by Leems Corporation.  
 6 CHAIRWOMAN STAR: Anyone have any  
 7 questions?  
 8 MR. NOH: The Board can adopt this  
 9 memorialization, please.  
 10 VICE CHAIRMAN AUFIERO: I'll make a  
 11 motion to pass that memorialization.  
 12 CHAIRWOMAN STAR: Can I have a second,  
 13 please?  
 14 MR. KANG: I'll second.  
 15 MS. TARABOCCHIA: I'll second.  
 16 SECRETARY HANRAHAN: Star?  
 17 CHAIRWOMAN STAR: Yes.  
 18 SECRETARY HANRAHAN: Aufiero?  
 19 VICE CHAIRMAN AUFIERO: Yes.  
 20 SECRETARY HANRAHAN: Tarabocchia?  
 21 MS. TARABOCCHIA: Yes.  
 22 SECRETARY HANRAHAN: Kang?  
 23 MR. KANG: Yes.  
 24 SECRETARY HANRAHAN: And, Han?  
 25 MR. HAN: Yes.

**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  
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote  
 Online Notary Public, Notary ID. #1810618, Certified  
 5 Court Reporter of the State of New Jersey, and a  
 Registered Professional Reporter, hereby certify that  
 the foregoing is a verbatim record of the testimony  
 6 provided under oath before any court, referee, board,  
 commission or other body created by statute of the  
 7 State of New Jersey.  
 I am not related to the parties  
 8 involved in this action; I have no financial  
 interest, nor am I related to an agent of or employed  
 9 by anyone with a financial interest in the outcome of  
 this action.  
 10 This transcript complies with  
 regulation 13:43-5.9 of the New Jersey Administrative  
 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

17 Dated: 6-12-26

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

1 CHAIRWOMAN STAR: All right. Any old  
 2 business?  
 3 (No Response.)  
 4 CHAIRWOMAN STAR: New business?  
 5 (No Response.)  
 6 CHAIRWOMAN STAR: Motion to adjourn?  
 7 MR. KANG: Aye.  
 8 MS. TARABOCCHIA: Aye.  
 9 MR. KAUKER: Oh, wait, I have  
 10 something.  
 11 MR. NOH: Someone make a motion.  
 12 MR. KANG: I make a motion.  
 13 VICE CHAIRMAN AUFIERO: I'll second.  
 14 MR. NOH: All in agreement, say aye?  
 15 (Whereupon, all present members respond  
 16 in the affirmative.)  
 17 (Whereupon, this meet is concluded.  
 18 Time noted 8:44 p.m.)

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

<b>#</b>	48:24, 49:10, 83:25 <b>14-feet</b> [1] - 82:15 <b>143</b> [1] - 80:25 <b>15</b> [7] - 1:5, 3:18, 38:24, 39:11, 48:24, 60:19, 90:4 <b>16</b> [3] - 1:8, 3:7, 3:21 <b>16th</b> [2] - 77:2, 89:2 <b>17</b> [6] - 1:13, 3:4, 3:10, 48:24, 78:1, 81:18 <b>17-story</b> [1] - 80:19 <b>17.01</b> [1] - 48:24 <b>175,000</b> [1] - 78:5 <b>17th</b> [6] - 63:6, 63:11, 63:12, 63:14, 63:20, 64:8 <b>18</b> [4] - 3:12, 48:24, 79:19, 84:6 <b>19</b> [1] - 48:24 <b>19-story</b> [2] - 78:2, 80:19 <b>19th</b> [1] - 65:25	<b>2026-SP02</b> [1] - 68:9 <b>2028</b> [1] - 95:16 <b>203</b> [2] - 1:11, 4:5 <b>206</b> [1] - 73:5 <b>21</b> [9] - 35:6, 48:24, 49:21, 76:14, 76:19, 76:23, 77:18, 79:11, 88:9 <b>216</b> [4] - 4:7, 72:18, 72:24, 73:19 <b>217</b> [3] - 1:13, 3:4, 49:15 <b>22</b> [3] - 35:6, 48:24, 49:21 <b>225</b> [1] - 80:11 <b>23</b> [2] - 48:25, 49:15 <b>24</b> [4] - 3:13, 3:14, 48:25, 79:3 <b>24-feet-wide</b> [1] - 83:22 <b>24th</b> [16] - 20:23, 20:24, 22:14, 23:19, 23:21, 61:14, 64:16, 64:18, 65:14, 65:16, 65:17, 66:17, 67:1, 68:5, 68:10, 71:23 <b>25</b> [3] - 3:14, 38:24, 48:25 <b>25-SP15</b> [1] - 76:16 <b>25th</b> [2] - 73:10, 78:11 <b>26</b> [1] - 48:25 <b>26-SP02</b> [2] - 71:23, 72:21 <b>26-SP04</b> [1] - 8:5 <b>27</b> [2] - 48:25, 95:16 <b>27th</b> [1] - 79:8 <b>28</b> [3] - 69:8, 69:9, 69:10 <b>283</b> [1] - 80:25 <b>28th</b> [2] - 77:12, 77:20 <b>2nd</b> [1] - 4:7	10:13, 10:21, 14:2 <b>356</b> [1] - 25:17 <b>38</b> [1] - 3:15 <b>3D</b> [1] - 86:1 <b>3rd</b> [3] - 63:5, 63:7, 63:9	<b>7</b>
<b>0</b>	<b>2</b>	<b>4</b>	7 [11] - 12:20, 13:2, 23:21, 48:23, 65:17, 66:17, 66:19, 67:1, 68:5, 68:10, 74:8 <b>70</b> [2] - 29:16, 31:1 <b>700</b> [2] - 79:18, 81:18 <b>716</b> [2] - 35:6, 49:21 <b>72</b> [2] - 4:7, 7:16 <b>725</b> [2] - 39:5, 49:11 <b>726</b> [2] - 39:5, 49:12 <b>74</b> [1] - 49:10 <b>76</b> [1] - 4:10 <b>783</b> [1] - 84:4 <b>7:00</b> [1] - 71:24 <b>7:07</b> [1] - 1:2	
<b>07102</b> [1] - 2:7 <b>07650</b> [1] - 2:4	<b>2</b> [4] - 47:3, 48:23, 49:1, 84:7 <b>2.17</b> [1] - 53:15 <b>2.5</b> [1] - 82:14 <b>2.8</b> [2] - 69:6, 69:10 <b>20</b> [19] - 1:2, 4:7, 33:5, 34:11, 35:6, 35:10, 36:22, 37:2, 39:11, 48:24, 49:21, 52:21, 53:23, 55:14, 72:25, 73:20, 78:3, 79:23, 80:25 <b>20-40</b> [1] - 57:21 <b>20-story</b> [2] - 53:22, 55:15 <b>200-foot</b> [1] - 62:7 <b>2023</b> [1] - 55:17 <b>2024</b> [6] - 27:24, 55:17, 56:13, 77:2, 77:12, 89:2 <b>2025</b> [3] - 7:17, 77:21, 79:2 <b>2026</b> [12] - 1:2, 65:14, 65:17, 68:5, 73:2, 73:10, 78:11, 78:12, 79:4, 79:6, 79:8, 87:10 <b>2026-10</b> [2] - 48:19, 49:18 <b>2026-7</b> [2] - 48:18, 48:20 <b>2026-8</b> [2] - 48:18, 49:5 <b>2026-9</b> [2] - 48:18, 49:13	<b>5</b>	<b>8</b>	
<b>1</b>	<b>2</b> [4] - 47:3, 48:23, 49:1, 84:7 <b>2.17</b> [1] - 53:15 <b>2.5</b> [1] - 82:14 <b>2.8</b> [2] - 69:6, 69:10 <b>20</b> [19] - 1:2, 4:7, 33:5, 34:11, 35:6, 35:10, 36:22, 37:2, 39:11, 48:24, 49:21, 52:21, 53:23, 55:14, 72:25, 73:20, 78:3, 79:23, 80:25 <b>20-40</b> [1] - 57:21 <b>20-story</b> [2] - 53:22, 55:15 <b>200-foot</b> [1] - 62:7 <b>2023</b> [1] - 55:17 <b>2024</b> [6] - 27:24, 55:17, 56:13, 77:2, 77:12, 89:2 <b>2025</b> [3] - 7:17, 77:21, 79:2 <b>2026</b> [12] - 1:2, 65:14, 65:17, 68:5, 73:2, 73:10, 78:11, 78:12, 79:4, 79:6, 79:8, 87:10 <b>2026-10</b> [2] - 48:19, 49:18 <b>2026-7</b> [2] - 48:18, 48:20 <b>2026-8</b> [2] - 48:18, 49:5 <b>2026-9</b> [2] - 48:18, 49:13	<b>40:55D-1</b> [1] - 88:6 <b>40:55D-2</b> [1] - 88:24 <b>40:55D-25</b> [1] - 88:3 <b>40:55D-37</b> [1] - 88:3 <b>40:55D-41</b> [1] - 88:17 <b>40:55D-70</b> [2] - 79:15, 88:13 <b>40A:12A-1</b> [1] - 77:22 <b>420</b> [4] - 1:8, 3:21, 47:2, 48:23 <b>421</b> [2] - 49:1, 49:3 <b>424</b> [1] - 49:4 <b>43</b> [1] - 3:16 <b>45</b> [1] - 30:25 <b>450</b> [5] - 1:8, 3:21, 44:24, 65:10, 66:25 <b>46</b> [1] - 83:10 <b>460</b> [2] - 2:3, 73:5 <b>462</b> [2] - 3:16, 44:15 <b>464</b> [2] - 3:16, 44:15 <b>4th</b> [1] - 79:6	<b>9</b>	
<b>1</b> [15] - 1:11, 4:5, 4:10, 39:5, 39:6, 47:3, 48:23, 49:1, 49:11, 49:12, 49:20, 52:19, 57:19, 76:20, 76:23 <b>10</b> [9] - 38:23, 39:22, 52:20, 57:20, 69:1, 69:7, 74:3, 74:8 <b>10,000</b> [1] - 54:2 <b>10-feet</b> [2] - 82:16 <b>102</b> [5] - 78:4, 79:21, 80:23, 85:19, 91:12 <b>108</b> [2] - 53:25, 54:20 <b>10th</b> [13] - 28:23, 30:19, 30:21, 31:10, 43:25, 46:10, 60:24, 61:12, 61:20, 62:18, 62:19, 62:20, 73:2 <b>11</b> [4] - 3:9, 3:10, 13:2, 48:24 <b>117</b> [1] - 81:18 <b>11:30</b> [1] - 12:21 <b>11th</b> [6] - 3:16, 43:13, 43:22, 44:1, 44:15, 46:6 <b>12</b> [7] - 3:10, 3:11, 4:9, 7:18, 48:24, 82:15, 84:13 <b>1200</b> [2] - 14:21, 14:22 <b>121-131</b> [2] - 52:20, 57:20 <b>123</b> [1] - 51:14 <b>128</b> [2] - 79:19, 84:8 <b>12th</b> [1] - 45:3 <b>13</b> [3] - 3:5, 48:24, 54:15 <b>13:43-5.9</b> [1] - 95:10 <b>14</b> [6] - 3:5, 3:6, 3:7,	<b>3</b>	<b>6</b>	<b>5</b> [10] - 26:13, 33:25, 39:8, 47:3, 48:23, 49:1, 49:4, 49:8, 52:20, 57:20 <b>50</b> [2] - 54:14, 84:23 <b>504</b> [2] - 52:19, 57:19 <b>505</b> [5] - 1:6, 3:19, 4:10, 76:19, 76:23 <b>510</b> [3] - 78:2, 79:23, 80:22 <b>540</b> [1] - 53:20	8 [5] - 3:4, 3:5, 48:23, 82:15, 82:16 <b>8-feet-by-16-feet</b> [1] - 84:1 <b>8.02</b> [1] - 49:3 <b>817</b> [4] - 79:17, 81:16, 84:4, 84:10 <b>85</b> [1] - 82:12 <b>86</b> [1] - 83:23 <b>8:44</b> [1] - 94:18
<b>1810618</b> [2] - 95:4, 95:15 <b>#25-SP02</b> [1] - 3:3 <b>#25-SP03</b> [1] - 4:6 <b>#25-SP09</b> [2] - 1:4, 3:17 <b>#25-SP14</b> [2] - 1:6, 3:20 <b>#25-SP15</b> [1] - 4:8 <b>#26-SP02</b> [2] - 1:9, 4:3 <b>#26-SP04</b> [1] - 1:11 <b>#XI02050</b> [1] - 95:15	<b>A</b>	<b>6</b> [3] - 47:3, 48:23, 49:2 <b>60</b> [1] - 3:19 <b>602</b> [3] - 4:7, 72:25, 73:20 <b>64</b> [1] - 80:24 <b>65</b> [1] - 3:21 <b>67</b> [1] - 4:5	<b>9</b> [4] - 3:8, 48:24, 54:2 <b>9-foot-by-18-foot</b> [1] - 83:24 <b>90</b> [1] - 74:2 <b>99.999</b> [1] - 46:12	
<b>11th</b> [6] - 3:16, 43:13, 43:22, 44:1, 44:15, 46:6 <b>12</b> [7] - 3:10, 3:11, 4:9, 7:18, 48:24, 82:15, 84:13 <b>1200</b> [2] - 14:21, 14:22 <b>121-131</b> [2] - 52:20, 57:20 <b>123</b> [1] - 51:14 <b>128</b> [2] - 79:19, 84:8 <b>12th</b> [1] - 45:3 <b>13</b> [3] - 3:5, 48:24, 54:15 <b>13:43-5.9</b> [1] - 95:10 <b>14</b> [6] - 3:5, 3:6, 3:7,	<b>A-1</b> [1] - 86:1 <b>A-2</b> [1] - 86:2 <b>A-3</b> [1] - 86:2 <b>A-4</b> [1] - 86:3 <b>A-5</b> [1] - 86:4 <b>A-6</b> [1] - 86:4 <b>a.</b> [1] - 22:1 <b>A.G</b> [1] - 2:6 <b>a.m</b> [1] - 74:8 <b>able</b> [6] - 19:23, 29:23, 30:9, 46:18, 68:2, 70:15 <b>ABSENT</b> [4] - 1:18, 1:19, 1:23, 1:24 <b>absolutely</b> [1] - 16:20 <b>abuts</b> [1] - 39:12 <b>accept</b> [4] - 6:4, 50:7, 75:10, 75:13 <b>accepted</b> [1] - 26:25			

<p><b>access</b> [12] - 15:1, 80:3, 81:6, 81:13, 81:19, 81:21, 82:22, 82:24, 83:3, 83:5, 84:17, 91:17</p> <p><b>accessible</b> [2] - 79:19, 84:6</p> <p><b>accommodate</b> [5] - 30:3, 60:24, 83:15, 84:20, 90:1</p> <p><b>accommodates</b> [1] - 85:3</p> <p><b>accordance</b> [7] - 8:3, 53:1, 81:12, 84:3, 84:14, 85:20, 93:2</p> <p><b>according</b> [1] - 7:15</p> <p><b>acre</b> [2] - 29:16, 31:1</p> <p><b>acreage</b> [1] - 29:25</p> <p><b>acres</b> [1] - 53:15</p> <p><b>act</b> [1] - 20:21</p> <p><b>Act</b> [4] - 7:16, 79:25, 85:20, 89:5</p> <p><b>action</b> [5] - 70:7, 77:9, 87:9, 95:8, 95:9</p> <p><b>actions</b> [1] - 76:25</p> <p><b>active</b> [1] - 29:11</p> <p><b>activity</b> [1] - 74:18</p> <p><b>ADA</b> [4] - 79:19, 80:3, 83:5, 84:6</p> <p><b>ADA-accessible</b> [2] - 79:19, 84:6</p> <p><b>ADA-compliant</b> [1] - 80:3</p> <p><b>adaptive</b> [1] - 28:15</p> <p><b>addition</b> [1] - 25:23</p> <p><b>additional</b> [3] - 30:3, 30:15, 77:8</p> <p><b>additionally</b> [1] - 83:17</p> <p><b>address</b> [6] - 33:10, 35:18, 44:12, 52:20, 54:7, 73:19</p> <p><b>addressed</b> [1] - 86:15</p> <p><b>addresses</b> [1] - 31:22</p> <p><b>addressing</b> [1] - 28:3</p> <p><b>adequate</b> [3] - 7:19, 80:3, 91:6</p> <p><b>adjacent</b> [2] - 30:22, 34:4</p> <p><b>adjourn</b> [1] - 94:6</p> <p><b>adjournment</b> [1] - 65:21</p> <p><b>Adjudicator</b> [3] - 32:9, 55:10, 55:11</p> <p><b>administration</b> [1] - 36:15</p> <p><b>Administrative</b> [1] - 95:10</p> <p><b>administratively</b> [2] - 70:1, 71:13</p>	<p><b>adopt</b> [15] - 37:24, 47:14, 48:15, 49:24, 50:10, 51:18, 51:25, 56:6, 57:23, 58:6, 59:10, 59:16, 59:20, 75:9, 93:8</p> <p><b>adopted</b> [2] - 27:23, 59:9</p> <p><b>adopting</b> [4] - 51:5, 57:18, 59:14</p> <p><b>advance</b> [1] - 27:11</p> <p><b>advances</b> [3] - 32:5, 34:8, 88:22</p> <p><b>advertised</b> [1] - 7:15</p> <p><b>aerial</b> [1] - 86:3</p> <p><b>affirm</b> [1] - 13:20</p> <p><b>Affordability</b> [2] - 85:22, 89:5</p> <p><b>Affordable</b> [11] - 26:22, 27:3, 28:4, 32:5, 36:8, 36:10, 51:2, 51:11, 51:15, 51:18, 89:1</p> <p><b>affordable</b> [33] - 27:13, 31:25, 32:3, 33:5, 33:16, 33:19, 34:12, 35:10, 35:23, 35:25, 36:13, 36:15, 36:20, 37:3, 37:5, 37:16, 49:19, 53:23, 53:25, 54:8, 54:10, 54:16, 59:9, 77:5, 77:16, 78:3, 78:4, 79:22, 80:23, 81:2, 81:5, 85:19, 91:13</p> <p><b>age</b> [3] - 34:7, 34:10, 34:16</p> <p><b>age-restricted</b> [3] - 34:7, 34:10, 34:16</p> <p><b>agencies</b> [1] - 89:19</p> <p><b>agency</b> [1] - 89:20</p> <p><b>AGENDA</b> [2] - 3:2, 4:2</p> <p><b>agent</b> [1] - 95:8</p> <p><b>ago</b> [3] - 44:3, 76:8, 76:9</p> <p><b>agreement</b> [18] - 59:11, 59:14, 59:16, 59:21, 77:1, 77:10, 79:24, 85:13, 86:13, 86:14, 89:2, 90:20, 91:1, 91:2, 91:14, 92:8, 92:9, 94:14</p> <p><b>AICP</b> [4] - 2:12, 3:12, 3:14, 25:16</p> <p><b>aids</b> [1] - 47:23</p> <p><b>aisles</b> [1] - 83:23</p> <p><b>al</b> [1] - 77:6</p> <p><b>Allegiance</b> [2] - 5:3, 5:6</p> <p><b>allow</b> [3] - 29:22,</p>	<p>30:14, 35:9</p> <p><b>allowable</b> [1] - 70:12</p> <p><b>allows</b> [2] - 35:22, 36:1</p> <p><b>almost</b> [1] - 46:12</p> <p><b>alteration</b> [1] - 74:23</p> <p><b>Alternate</b> [1] - 87:19</p> <p><b>amenable</b> [1] - 61:11</p> <p><b>amend</b> [1] - 49:6</p> <p><b>amended</b> [1] - 22:18</p> <p><b>amending</b> [1] - 49:15</p> <p><b>amendments</b> [1] - 7:17</p> <p><b>amenities</b> [3] - 30:4, 30:17, 81:6</p> <p><b>amenity</b> [3] - 54:25, 78:7, 80:13</p> <p><b>analysis</b> [3] - 71:7, 84:2, 90:18</p> <p><b>analyze</b> [1] - 41:18</p> <p><b>analyzed</b> [1] - 84:13</p> <p><b>and..</b> [1] - 22:5</p> <p><b>Andrew</b> [2] - 78:19, 82:19</p> <p><b>announce</b> [1] - 24:24</p> <p><b>annual</b> [2] - 87:2, 90:11</p> <p><b>answer</b> [2] - 56:1, 56:19</p> <p><b>anticipated</b> [2] - 36:19, 53:16</p> <p><b>APFEL</b> [1] - 78:17</p> <p><b>apparatus</b> [1] - 91:17</p> <p><b>appear</b> [2] - 57:12, 66:9</p> <p><b>applicable</b> [7] - 48:22, 49:8, 88:10, 90:15, 91:22, 92:6, 93:2</p> <p><b>Applicant</b> [1] - 2:8</p> <p><b>applicant</b> [49] - 9:8, 21:22, 66:15, 72:21, 73:1, 73:3, 73:14, 73:24, 74:1, 74:22, 76:21, 77:4, 77:13, 78:9, 78:15, 78:18, 78:21, 78:23, 81:9, 82:1, 82:10, 82:20, 83:9, 83:17, 85:2, 85:7, 85:23, 86:23, 87:12, 88:4, 89:12, 89:17, 89:21, 89:25, 90:5, 90:14, 90:17, 91:3, 91:5, 91:11, 91:12, 91:15, 91:23, 92:2, 92:5, 92:9, 92:15, 92:17, 92:21</p> <p><b>applicant's</b> [7] - 67:23, 73:12, 74:12, 74:20, 74:25, 80:7, 85:2</p>	<p><b>application</b> [24] - 8:1, 18:9, 20:3, 20:18, 25:13, 36:24, 68:16, 73:7, 73:9, 73:11, 76:17, 77:23, 78:9, 81:14, 84:16, 84:17, 84:25, 85:8, 86:9, 87:11, 88:2, 92:25, 93:1, 93:4</p> <p><b>Application</b> [1] - 76:16</p> <p><b>applications</b> [1] - 24:24</p> <p><b>applied</b> [1] - 26:17</p> <p><b>applies</b> [1] - 32:24</p> <p><b>apply</b> [1] - 30:24</p> <p><b>appointed</b> [1] - 86:13</p> <p><b>Appointed</b> [1] - 32:9</p> <p><b>appointment</b> [3] - 74:7, 74:9, 74:19</p> <p><b>appointment-only</b> [2] - 74:7, 74:19</p> <p><b>appreciate</b> [1] - 57:10</p> <p><b>approach</b> [1] - 28:3</p> <p><b>appropriate</b> [2] - 28:15, 34:17</p> <p><b>approval</b> [9] - 75:3, 75:4, 76:18, 77:24, 82:4, 86:10, 89:7, 89:23, 91:4</p> <p><b>approvals</b> [2] - 89:18, 89:20</p> <p><b>approve</b> [1] - 87:11</p> <p><b>approved</b> [3] - 18:21, 75:6, 93:4</p> <p><b>April</b> [1] - 77:20</p> <p><b>architect</b> [4] - 78:16, 78:19, 80:7, 82:10</p> <p><b>architectural</b> [2] - 86:1, 86:2</p> <p><b>area</b> [23] - 12:3, 12:5, 12:7, 29:24, 30:5, 31:4, 36:2, 40:19, 40:22, 41:3, 42:9, 43:12, 45:16, 47:4, 53:7, 53:13, 53:15, 55:3, 77:19, 81:4, 81:10, 82:2, 82:7</p> <p><b>Area</b> [1] - 77:18</p> <p><b>areas</b> [4] - 40:3, 41:25, 78:7, 81:6</p> <p><b>arising</b> [1] - 91:19</p> <p><b>Arlene</b> [1] - 87:16</p> <p><b>ARLENE</b> [1] - 1:16</p> <p><b>Article</b> [2] - 51:14, 51:15</p> <p><b>aside</b> [6] - 33:5, 34:12, 35:11, 36:22, 53:24, 78:4</p> <p><b>Aside</b> [1] - 51:16</p>	<p><b>assemble</b> [1] - 29:23</p> <p><b>assessment</b> [1] - 82:21</p> <p><b>assigned</b> [1] - 74:15</p> <p><b>Associate</b> [3] - 60:19, 60:23, 65:23</p> <p><b>Associates</b> [3] - 1:5, 3:18, 64:16</p> <p><b>attach</b> [1] - 86:25</p> <p><b>attached</b> [2] - 86:10, 93:1</p> <p><b>attendance</b> [1] - 66:10</p> <p><b>attorney</b> [5] - 66:8, 66:14, 67:23, 70:9, 73:12</p> <p><b>attorney's</b> [1] - 66:10</p> <p><b>Aufiero</b> [18] - 3:9, 5:4, 5:7, 5:14, 6:13, 7:5, 24:4, 50:18, 52:6, 58:15, 60:3, 64:22, 67:11, 72:5, 75:21, 87:11, 87:17, 93:18</p> <p><b>AUFIERO</b> [48] - 1:17, 5:15, 6:8, 6:14, 6:24, 7:6, 11:6, 11:9, 11:13, 11:24, 19:16, 23:25, 24:5, 50:19, 51:24, 52:7, 58:5, 58:16, 59:25, 60:4, 63:7, 64:17, 64:23, 67:5, 67:12, 68:13, 68:21, 69:3, 69:5, 69:9, 69:11, 69:13, 69:16, 70:11, 70:15, 70:19, 70:25, 71:4, 71:8, 71:15, 71:19, 71:21, 72:6, 75:12, 75:22, 93:10, 93:19, 94:13</p> <p><b>authority</b> [1] - 92:14</p> <p><b>automatically</b> [1] - 68:18</p> <p><b>available</b> [9] - 8:2, 46:21, 61:7, 62:18, 63:5, 63:13, 63:15, 63:20, 63:21</p> <p><b>Ave</b> [2] - 8:10, 25:17</p> <p><b>Avenue</b> [48] - 1:5, 1:10, 1:13, 3:4, 3:18, 4:4, 4:7, 4:9, 8:6, 9:21, 10:21, 14:2, 41:6, 52:21, 57:20, 60:19, 67:21, 72:18, 72:24, 73:19, 76:14, 76:19, 76:23, 77:18, 79:11, 80:6, 81:20, 81:21, 83:1, 83:2, 83:4, 83:6, 83:7, 83:11, 83:19, 84:13, 84:21, 84:23, 88:9,</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

89:22, 89:23, 90:2, 90:4, 90:19, 90:25 <b>average</b> [1] - 80:11 <b>aye</b> [3] - 94:7, 94:8, 94:14	44:7, 48:21, 55:17, 73:5 <b>Bern</b> [1] - 65:22 <b>better</b> [2] - 10:17, 83:14 <b>between</b> [4] - 31:12, 39:1, 77:2, 92:9 <b>Bilco</b> [2] - 17:19, 17:23 <b>bills</b> [2] - 6:22, 6:25 <b>bit</b> [5] - 10:10, 17:5, 28:18, 31:3, 34:6 <b>Block</b> [28] - 1:6, 1:8, 1:11, 1:13, 3:4, 3:19, 3:21, 4:5, 4:7, 4:10, 35:6, 39:5, 47:2, 48:23, 49:1, 49:4, 49:10, 49:11, 49:12, 49:15, 49:21, 52:19, 57:19, 72:25, 73:20, 76:19, 76:23 <b>block</b> [3] - 44:17, 46:8, 49:3 <b>blocks</b> [3] - 29:4, 44:7, 46:16 <b>Board</b> [43] - 2:4, 2:11, 2:13, 5:2, 18:14, 19:11, 19:18, 19:25, 20:21, 23:5, 25:24, 25:25, 27:6, 31:16, 33:23, 36:25, 37:24, 45:22, 56:15, 57:23, 68:10, 72:18, 73:8, 73:16, 74:24, 75:2, 77:3, 77:14, 78:13, 79:9, 86:7, 86:8, 87:21, 87:24, 88:1, 91:16, 92:12, 92:24, 93:4, 93:8 <b>board</b> [33] - 7:21, 8:2, 22:22, 27:24, 57:19, 57:22, 59:15, 61:10, 64:1, 70:1, 71:13, 71:14, 78:24, 79:1, 79:2, 79:5, 79:7, 86:6, 86:9, 86:17, 86:21, 87:9, 87:13, 87:23, 89:8, 89:9, 89:10, 89:13, 89:14, 92:13, 95:6 <b>BOARD</b> [2] - 1:1, 1:15 <b>Board's</b> [1] - 89:1 <b>Board/Professional</b> [3] - 3:6, 3:9, 3:14 <b>boards</b> [1] - 36:19 <b>body</b> [8] - 27:6, 37:25, 51:7, 56:4, 56:6, 56:16, 58:1, 95:6 <b>border</b> [1] - 30:21 <b>BOROUGH</b> [2] - 1:1,	1:14 <b>Borough</b> [11] - 25:23, 49:7, 49:16, 51:10, 51:20, 57:25, 73:21, 76:24, 77:2, 77:6, 77:20 <b>borough</b> [18] - 7:22, 25:22, 28:11, 34:10, 37:5, 40:4, 46:18, 50:11, 54:9, 54:20, 66:19, 68:10, 86:19, 87:3, 90:12, 91:24, 92:10 <b>Borough's</b> [8] - 31:23, 33:15, 33:17, 36:5, 50:3, 53:19, 55:16, 89:3 <b>borough's</b> [5] - 26:22, 32:2, 32:5, 35:18, 54:7 <b>Boulevard</b> [19] - 1:8, 2:3, 3:21, 26:10, 28:20, 28:22, 28:23, 29:3, 29:10, 31:8, 31:12, 35:5, 43:13, 44:7, 44:9, 48:21, 65:10, 66:25, 73:5 <b>bread</b> [1] - 15:23 <b>brief</b> [2] - 26:4, 28:18 <b>briefly</b> [1] - 36:9 <b>Broad</b> [11] - 1:13, 3:4, 4:7, 8:6, 8:10, 9:21, 10:21, 14:2, 41:6, 72:24, 73:19 <b>brought</b> [1] - 15:21 <b>buffer</b> [2] - 31:11, 84:5 <b>buffering</b> [1] - 34:17 <b>buffers</b> [1] - 39:15 <b>build</b> [1] - 45:12 <b>builder's</b> [6] - 27:15, 45:7, 49:23, 77:4, 77:8, 77:13 <b>Builders</b> [4] - 1:7, 3:20, 65:9, 66:25 <b>building</b> [22] - 7:22, 16:12, 16:25, 29:18, 30:16, 30:18, 31:4, 45:11, 53:22, 55:9, 55:15, 68:25, 80:10, 80:16, 81:3, 82:6, 82:8, 82:13, 89:11, 91:20, 91:21, 91:22 <b>buildings</b> [1] - 41:7 <b>bulk</b> [3] - 35:13, 85:16, 88:10 <b>bulletin</b> [1] - 7:21 <b>business</b> [15] - 10:7, 10:13, 10:20, 11:10, 12:19, 15:15, 28:14, 72:23, 74:1, 74:6,	74:7, 74:14, 75:6, 94:2, 94:4 <b>but..</b> [1] - 16:14 <b>buy</b> [1] - 12:13 <b>BY</b> [2] - 2:2, 2:6	69:16, 70:11, 70:15, 70:19, 70:25, 71:4, 71:8, 71:15, 71:19, 71:21, 72:6, 75:12, 75:22, 93:10, 93:19, 94:13 <b>Chairwoman</b> [3] - 3:7, 3:10, 87:16 <b>CHAIRWOMAN</b> [126] - 1:16, 5:1, 5:8, 5:13, 6:2, 6:6, 6:10, 6:12, 6:21, 7:1, 7:4, 7:13, 10:8, 10:17, 11:5, 11:16, 11:19, 12:9, 12:16, 16:17, 16:23, 17:1, 17:4, 17:8, 17:20, 18:1, 18:4, 18:6, 18:13, 18:17, 18:22, 19:8, 19:13, 19:22, 20:1, 20:7, 20:24, 21:14, 21:16, 21:19, 21:24, 22:6, 22:9, 22:12, 23:15, 23:20, 23:23, 24:3, 24:17, 24:20, 30:11, 32:17, 32:20, 38:8, 42:20, 42:23, 43:5, 47:9, 47:12, 47:24, 48:9, 48:12, 50:4, 50:6, 50:9, 50:12, 50:15, 50:17, 51:22, 52:1, 52:3, 52:5, 56:20, 56:24, 57:2, 57:5, 57:14, 58:3, 58:9, 58:11, 58:14, 59:3, 59:12, 59:18, 59:24, 60:2, 60:18, 61:1, 61:5, 61:16, 61:21, 61:24, 62:16, 62:23, 63:9, 64:8, 64:12, 64:14, 64:21, 65:5, 65:8, 65:15, 66:3, 66:5, 66:24, 67:3, 67:10, 67:19, 69:23, 71:2, 71:20, 72:1, 72:4, 72:13, 75:7, 75:10, 75:14, 75:20, 76:5, 76:12, 93:6, 93:12, 93:17, 94:1, 94:4, 94:6 <b>Change</b> [2] - 19:17, 43:1 <b>CHANG</b> [1] - 2:2 <b>change</b> [7] - 8:5, 8:25, 11:1, 72:17, 72:21, 73:1, 75:4 <b>Change</b> [3] - 1:12, 3:3, 4:6 <b>changed</b> [1] - 16:24 <b>changes</b> [2] - 18:25,
<b>B</b>		<b>C</b>		
<b>B-1</b> [1] - 73:18 <b>B-E-L-G-I-O-V-I-N-E</b> [1] - 8:19 <b>bar</b> [1] - 30:10 <b>base</b> [1] - 41:1 <b>based</b> [10] - 26:23, 33:13, 34:24, 40:19, 57:18, 57:21, 59:10, 87:20, 87:21, 93:3 <b>basement</b> [1] - 14:24 <b>basin</b> [2] - 74:7, 74:19 <b>BBD</b> [11] - 26:11, 28:25, 29:1, 30:19, 31:10, 39:2, 40:11, 43:20, 44:5, 46:15, 48:21 <b>Beauty</b> [3] - 4:6, 72:17, 72:22 <b>beauty</b> [3] - 73:24, 74:13, 75:5 <b>bedroom</b> [6] - 36:14, 54:13, 80:25, 81:1, 85:21 <b>behalf</b> [1] - 86:19 <b>BEING</b> [1] - 1:15 <b>Belgiovine</b> [2] - 8:18, 14:5 <b>BELGIOVINE</b> [33] - 3:5, 8:7, 8:13, 8:17, 8:21, 8:23, 9:6, 9:10, 13:12, 13:16, 13:23, 14:5, 14:7, 14:20, 15:1, 16:10, 16:13, 16:20, 16:24, 17:2, 17:7, 17:19, 17:23, 18:2, 19:3, 19:23, 20:5, 20:19, 21:4, 21:6, 21:9, 22:8, 24:12 <b>Bellview</b> [6] - 26:14, 32:13, 32:22, 32:25, 39:19, 49:14 <b>below</b> [1] - 80:21 <b>beneficial</b> [1] - 18:12 <b>BER-L-2378-24</b> [1] - 90:21 <b>BER-L-2379-24</b> [1] - 77:7 <b>Bergen</b> [14] - 2:3, 26:10, 28:20, 28:22, 28:23, 29:2, 29:10, 31:8, 31:12, 35:4,		<b>C-O-R-R-A-D-O</b> [1] - 8:14 <b>C.C.R</b> [2] - 95:3, 95:14 <b>calendar</b> [1] - 68:1 <b>caliper</b> [1] - 82:14 <b>candy</b> [1] - 15:5 <b>cannot</b> [1] - 12:12 <b>capacity</b> [1] - 90:18 <b>captioned</b> [1] - 77:5 <b>captured</b> [1] - 37:6 <b>Carl</b> [2] - 64:4, 86:7 <b>Carman</b> [2] - 78:18, 82:9 <b>carried</b> [4] - 65:19, 66:21, 68:7, 68:11 <b>carry</b> [15] - 23:14, 23:16, 23:18, 61:14, 61:22, 63:1, 64:10, 64:15, 64:18, 65:13, 66:25, 67:8, 68:8, 68:14, 71:22 <b>CARUCCI</b> [2] - 95:3, 95:14 <b>case</b> [9] - 1:4, 1:11, 3:17, 8:4, 10:4, 10:6, 23:17, 60:18, 64:18 <b>Case</b> [13] - 1:6, 1:9, 3:3, 3:20, 4:3, 4:6, 4:8, 8:5, 65:9, 68:9, 71:23, 72:20, 76:13 <b>cases</b> [1] - 60:13 <b>categories</b> [1] - 82:21 <b>center</b> [1] - 30:6 <b>Center</b> [2] - 27:1, 32:8 <b>certain</b> [2] - 25:5, 41:14 <b>Certified</b> [1] - 95:4 <b>certify</b> [1] - 95:5 <b>Chair</b> [1] - 8:8 <b>Chairman</b> [4] - 3:9, 5:7, 87:10, 87:17 <b>CHAIRMAN</b> [48] - 1:17, 5:15, 6:8, 6:14, 6:24, 7:6, 11:6, 11:9, 11:13, 11:24, 19:16, 23:25, 24:5, 50:19, 51:24, 52:7, 58:5, 58:16, 59:25, 60:4, 63:7, 64:17, 64:23, 67:5, 67:12, 68:13, 68:21, 69:3, 69:5, 69:9, 69:11, 69:13,		

<p>37:11  <b>Chapter</b> [1] - 51:14  <b>Chapters</b> [1] - 7:16  <b>characteristics</b> [1] - 41:2  <b>charged</b> [2] - 92:24, 92:25  <b>check</b> [3] - 63:19, 64:3, 71:9  <b>chips</b> [5] - 11:4, 11:14, 11:19, 11:20, 15:6  <b>Choi</b> [1] - 73:4  <b>choice</b> [2] - 20:22, 21:13  <b>choices</b> [1] - 20:3  <b>choose</b> [1] - 38:1  <b>CHRIS</b> [1] - 1:17  <b>Chris</b> [3] - 19:15, 87:10, 87:17  <b>Christine</b> [1] - 77:11  <b>CHRISTOPHER</b> [1] - 1:19  <b>circulated</b> [1] - 84:5  <b>circulation</b> [4] - 34:18, 80:2, 82:22, 88:19  <b>civil</b> [2] - 78:17, 81:8  <b>clear</b> [1] - 38:25  <b>clerk's</b> [1] - 8:1  <b>client</b> [1] - 66:11  <b>close</b> [3] - 21:25, 47:13, 48:10  <b>closed</b> [1] - 87:6  <b>code</b> [1] - 29:21  <b>Code</b> [1] - 95:11  <b>codes</b> [2] - 91:22, 92:7  <b>collected</b> [1] - 82:6  <b>college</b> [1] - 48:3  <b>colorized</b> [1] - 86:3  <b>combining</b> [1] - 36:1  <b>coming</b> [1] - 45:9  <b>comment</b> [1] - 47:17  <b>comments</b> [3] - 43:4, 57:7, 57:10  <b>commercial</b> [8] - 28:13, 29:13, 30:8, 54:2, 54:25, 79:13, 80:16, 85:18  <b>commercial-type</b> [1] - 54:25  <b>commercial/retail</b> [2] - 78:6, 80:20  <b>commission</b> [1] - 95:6  <b>common</b> [3] - 30:4, 42:14, 81:6  <b>community</b> [2] - 32:3, 85:15  <b>compact</b> [1] - 85:15  <b>company</b> [1] - 73:15  <b>compatible</b> [1] - 28:9</p>	<p><b>complete</b> [2] - 73:8, 78:10  <b>Compliance</b> [2] - 33:18, 53:19  <b>compliance</b> [9] - 36:12, 77:16, 86:15, 89:8, 89:9, 89:13, 90:7, 91:13  <b>compliant</b> [4] - 50:2, 80:3, 83:5, 92:15  <b>complies</b> [7] - 79:23, 79:24, 81:25, 85:16, 88:9, 88:16, 95:10  <b>comply</b> [4] - 54:13, 90:14, 91:21, 92:5  <b>component</b> [2] - 54:2, 54:10  <b>comprehensive</b> [1] - 84:12  <b>concentrated</b> [1] - 81:3  <b>concern</b> [1] - 45:9  <b>concerns</b> [1] - 19:11  <b>conclude</b> [2] - 59:5, 60:11  <b>concluded</b> [1] - 94:17  <b>conclusion</b> [3] - 87:9, 87:20, 87:25  <b>concrete</b> [1] - 83:11  <b>condemnation</b> [1] - 77:19  <b>condition</b> [2] - 53:13, 86:10  <b>conditioned</b> [1] - 87:12  <b>conditions</b> [5] - 86:14, 89:7, 89:15, 92:16, 93:1  <b>conduct</b> [1] - 90:17  <b>conducted</b> [3] - 78:10, 84:2, 84:14  <b>confirm</b> [2] - 62:4, 86:14  <b>confirmation</b> [1] - 89:15  <b>conflict</b> [1] - 66:9  <b>conformance</b> [1] - 85:21  <b>conforming</b> [1] - 85:11  <b>conforms</b> [2] - 79:10, 88:8  <b>confused</b> [1] - 44:22  <b>conjunction</b> [1] - 52:23  <b>connection</b> [3] - 30:7, 84:23, 92:25  <b>consented</b> [2] - 66:15, 66:16  <b>conservation</b> [1] -</p>	<p>82:3  <b>consideration</b> [3] - 28:12, 42:17, 43:12  <b>considerations</b> [1] - 41:15  <b>considered</b> [3] - 18:20, 78:14, 78:25  <b>consist</b> [2] - 74:2, 80:24  <b>consistency</b> [8] - 24:16, 25:5, 31:15, 35:20, 48:15, 51:6, 59:5, 60:12  <b>CONSISTENCY</b> [1] - 3:13  <b>consistent</b> [28] - 27:8, 28:1, 31:17, 32:12, 33:14, 33:23, 34:25, 36:4, 37:21, 38:2, 38:24, 40:25, 41:12, 50:1, 50:2, 51:20, 54:11, 55:19, 56:9, 57:9, 57:24, 58:7, 80:13, 84:9, 85:12, 89:24, 90:25  <b>consisting</b> [3] - 78:1, 80:18, 82:14  <b>consists</b> [1] - 28:21  <b>consolidated</b> [3] - 77:8, 77:9, 81:21  <b>constitutes</b> [1] - 86:22  <b>Constitutional</b> [2] - 32:5, 54:7  <b>constitutional</b> [1] - 27:11  <b>construct</b> [2] - 86:24, 90:5  <b>construction</b> [5] - 11:1, 77:24, 80:17, 91:24, 91:25  <b>consume</b> [1] - 12:12  <b>contact</b> [1] - 45:19  <b>contained</b> [1] - 33:11  <b>containing</b> [1] - 78:2  <b>contains</b> [2] - 37:8, 44:6  <b>continue</b> [8] - 8:22, 19:21, 20:22, 21:10, 22:2, 22:3, 44:10, 91:15  <b>Continuing</b> [1] - 4:1  <b>contracts</b> [1] - 13:9  <b>contribute</b> [2] - 37:15, 90:23  <b>Controls</b> [2] - 85:22, 89:5  <b>controls</b> [1] - 77:15  <b>convenience</b> [3] - 10:21, 11:21, 15:7  <b>conventional</b> [1] -</p>	<p>83:24  <b>convert</b> [1] - 73:24  <b>cook</b> [1] - 15:18  <b>cooking</b> [1] - 11:25  <b>coordinate</b> [4] - 86:18, 91:5, 91:16, 91:23  <b>coordination</b> [2] - 80:4, 86:11  <b>copy</b> [10] - 7:20, 7:25, 13:8, 17:6, 19:20, 20:14, 21:1, 22:16, 23:8, 45:21  <b>corner</b> [3] - 68:17, 68:20, 83:6  <b>Corp</b> [1] - 4:9  <b>Corporation</b> [5] - 76:14, 76:18, 76:21, 77:6, 93:5  <b>Corrado</b> [2] - 8:13, 14:5  <b>CORRADO</b> [1] - 3:5  <b>correct</b> [4] - 16:10, 39:9, 69:20, 70:14  <b>corridor</b> [2] - 29:12, 84:14  <b>corridors</b> [1] - 28:13  <b>cost</b> [1] - 91:10  <b>Council</b> [1] - 77:20  <b>COUNCILMAN</b> [1] - 1:19  <b>counsel</b> [5] - 57:6, 60:15, 60:23, 62:2, 66:12  <b>Counsel</b> [2] - 2:4, 2:8  <b>count</b> [1] - 84:10  <b>county</b> [2] - 89:19, 92:6  <b>County's</b> [1] - 55:17  <b>couple</b> [2] - 34:3, 44:2  <b>course</b> [2] - 62:8, 64:5  <b>court</b> [3] - 86:12, 86:13, 95:6  <b>COURT</b> [4] - 8:11, 8:15, 8:20, 8:22  <b>Court</b> [4] - 27:15, 32:9, 60:21, 95:4  <b>Court-Appointed</b> [1] - 32:9  <b>court-appointed</b> [1] - 86:13  <b>courtesy</b> [1] - 42:14  <b>cover</b> [1] - 92:19  <b>coverage</b> [2] - 79:14, 85:19  <b>crafted</b> [1] - 55:10  <b>cream</b> [1] - 15:6  <b>create</b> [3] - 29:11, 33:18, 40:6  <b>created</b> [1] - 95:6  <b>creates</b> [1] - 31:24</p>	<p><b>creating</b> [2] - 40:23, 48:21  <b>credit</b> [1] - 84:11  <b>criteria</b> [1] - 87:13  <b>CUMMIS</b> [1] - 2:6  <b>Cummis</b> [1] - 57:12  <b>current</b> [4] - 36:12, 62:11, 70:17, 70:20  <b>customer's</b> [1] - 74:10</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>Daniel</b> [2] - 67:24, 70:10  <b>Date</b> [1] - 95:16  <b>date</b> [8] - 62:5, 62:11, 62:15, 62:22, 62:23, 66:10, 70:20, 70:21  <b>Dated</b> [1] - 95:17  <b>dated</b> [9] - 65:25, 70:19, 77:1, 77:12, 79:2, 79:3, 79:6, 79:8, 89:2  <b>dates</b> [1] - 63:24  <b>days</b> [3] - 44:2, 62:11  <b>deaf</b> [1] - 47:19  <b>deals</b> [1] - 36:11  <b>December</b> [3] - 77:2, 79:2, 89:2  <b>decided</b> [1] - 61:20  <b>decision</b> [3] - 43:16, 71:7, 88:7  <b>dedication</b> [1] - 82:2  <b>deed</b> [3] - 79:22, 87:1, 90:9  <b>deed-restricted</b> [1] - 79:22  <b>deemed</b> [2] - 73:8, 78:10  <b>definite</b> [1] - 62:13  <b>delegates</b> [1] - 92:13  <b>deli</b> [1] - 16:3  <b>deliveries</b> [1] - 17:12  <b>demand</b> [2] - 84:4, 84:5  <b>demolished</b> [1] - 81:11  <b>demolition</b> [1] - 80:16  <b>density</b> [8] - 29:15, 30:23, 30:25, 31:4, 31:12, 31:13, 35:13, 40:22  <b>DEP</b> [5] - 81:25, 82:3, 87:3, 90:7, 90:13  <b>Department</b> [2] - 7:24, 85:3  <b>department</b> [2] - 91:16, 91:24  <b>deposit</b> [1] - 92:17  <b>Description</b> [1] - 4:18</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>description</b> [1] - 16:18  <b>descriptive</b> [1] - 16:18  <b>design</b> [10] - 35:14, 55:5, 79:16, 80:8, 85:9, 86:24, 88:10, 88:14, 89:25, 90:5  <b>designated</b> [3] - 53:9, 76:22, 77:19  <b>designation</b> [1] - 53:8  <b>designed</b> [1] - 84:19  <b>desirable</b> [1] - 85:4  <b>detail</b> [6] - 17:5, 18:7, 34:23, 36:10, 53:10, 55:24  <b>detailed</b> [2] - 22:4, 22:10  <b>details</b> [1] - 20:4  <b>determine</b> [3] - 27:8, 92:14, 92:18  <b>determined</b> [1] - 84:3  <b>develop</b> [1] - 77:14  <b>developed</b> [1] - 81:11  <b>developer</b> [3] - 29:23, 37:1, 90:23  <b>developer's</b> [1] - 52:23  <b>Development</b> [7] - 26:22, 39:9, 51:11, 51:14, 51:19, 53:2, 55:18  <b>development</b> [34] - 27:4, 27:13, 29:14, 30:23, 31:6, 31:25, 33:4, 33:6, 33:20, 34:13, 35:10, 35:19, 35:23, 35:25, 36:9, 36:18, 37:6, 37:9, 37:10, 37:13, 42:4, 44:23, 49:20, 53:21, 54:5, 54:17, 54:18, 54:24, 80:18, 86:23, 88:14, 88:22, 88:25, 90:4  <b>developments</b> [2] - 36:22, 37:14  <b>difference</b> [1] - 39:1  <b>different</b> [9] - 20:9, 30:24, 34:7, 38:15, 38:19, 38:20, 40:3, 42:6  <b>difficult</b> [1] - 62:12  <b>Direct</b> [1] - 28:22  <b>directed</b> [1] - 77:14  <b>directly</b> [1] - 30:14  <b>discuss</b> [1] - 45:18  <b>distance</b> [2] - 39:14, 80:4  <b>distributed</b> [1] - 81:2  <b>distribution</b> [2] - 36:14, 85:21</p>	<p><b>District</b> [17] - 26:10, 26:13, 26:15, 28:20, 28:22, 28:23, 28:24, 28:25, 30:20, 34:1, 43:21, 46:15, 48:21, 49:8, 49:15, 49:20, 73:19  <b>district</b> [7] - 26:16, 29:1, 30:25, 31:10, 32:22, 44:6, 82:3  <b>districts</b> [1] - 28:14  <b>diversity</b> [3] - 34:9, 54:9, 85:14  <b>Docket</b> [1] - 77:7  <b>document</b> [12] - 26:23, 27:2, 27:20, 28:2, 36:5, 37:8, 37:21, 37:22, 44:2, 52:22, 52:25, 56:8  <b>documents</b> [6] - 8:1, 23:1, 29:5, 32:10, 38:4, 55:20  <b>done</b> [4] - 41:25, 55:7, 70:2, 74:10  <b>Dongsung</b> [1] - 73:4  <b>door</b> [11] - 17:15, 17:16, 17:17, 17:18, 17:19, 17:21, 17:22, 17:23, 17:25, 18:2, 18:3  <b>DOT</b> [9] - 80:5, 81:13, 84:15, 84:22, 85:1, 86:19, 89:23, 90:3  <b>double</b> [1] - 71:9  <b>double-check</b> [1] - 71:9  <b>down</b> [1] - 23:5  <b>drafted</b> [1] - 40:19  <b>drawing</b> [1] - 20:11  <b>drive</b> [1] - 83:22  <b>driveway</b> [5] - 80:4, 81:20, 82:25, 83:1, 83:8  <b>dry</b> [1] - 12:17  <b>DTS</b> [1] - 85:5  <b>dually</b> [1] - 7:15  <b>duly</b> [3] - 9:22, 14:3, 25:18  <b>duplex</b> [1] - 69:8  <b>during</b> [6] - 35:7, 73:17, 85:25, 91:25, 92:3  <b>dwelling</b> [2] - 29:16, 78:3</p>	<p><b>East</b> [5] - 1:8, 44:8, 44:24, 65:10, 66:25  <b>east</b> [4] - 29:2, 29:10, 30:20, 31:13  <b>Edsall</b> [9] - 1:8, 3:21, 43:13, 43:22, 44:8, 44:24, 46:10, 65:10, 66:25  <b>EDWIN</b> [1] - 1:22  <b>Edwin</b> [2] - 50:15, 87:18  <b>efficient</b> [5] - 32:1, 33:21, 36:2, 80:2, 88:19  <b>electric</b> [1] - 91:7  <b>electrified</b> [1] - 84:9  <b>Element</b> [19] - 27:18, 27:22, 31:19, 31:23, 33:8, 33:11, 33:15, 34:22, 35:1, 35:15, 35:17, 35:21, 53:17, 55:12, 55:21, 56:10, 77:14, 89:4  <b>employed</b> [1] - 95:8  <b>employee</b> [1] - 74:14  <b>employees</b> [1] - 14:13  <b>encompasses</b> [1] - 53:5  <b>encourage</b> [2] - 28:11, 28:14  <b>encourages</b> [3] - 31:7, 31:25, 33:20  <b>encouraging</b> [1] - 28:9  <b>end</b> [2] - 42:3, 90:3  <b>Engineer</b> [1] - 86:7  <b>engineer</b> [13] - 78:18, 78:20, 81:9, 82:19, 86:13, 86:17, 86:21, 89:13, 89:14, 91:24, 92:13, 92:14, 92:18  <b>engineer's</b> [7] - 79:1, 79:3, 79:7, 86:9, 89:8, 89:10, 92:19  <b>enhance</b> [2] - 28:8, 28:13  <b>ensure</b> [2] - 37:5, 91:6  <b>entered</b> [3] - 77:2, 77:10, 90:20  <b>entertain</b> [1] - 38:6  <b>entitled</b> [4] - 26:10, 26:13, 29:25, 33:25  <b>entity</b> [1] - 9:9  <b>entrance</b> [2] - 81:22, 81:23  <b>environmental</b> [2] - 41:15, 90:15  <b>equal</b> [1] - 81:6  <b>equipment</b> [2] - 80:13, 91:19</p>	<p><b>equivalent</b> [1] - 82:13  <b>escrows</b> [1] - 92:18  <b>ESQ</b> [1] - 2:6  <b>ESQUIRE</b> [1] - 2:2  <b>essentially</b> [10] - 27:11, 32:4, 34:19, 36:11, 37:9, 37:12, 37:23, 44:6, 53:11, 54:23  <b>establish</b> [1] - 49:7  <b>established</b> [1] - 88:11  <b>establishes</b> [2] - 31:9, 35:12  <b>establishing</b> [2] - 49:14, 49:19  <b>estate</b> [2] - 73:23, 75:5  <b>et</b> [4] - 77:6, 77:22, 88:3, 88:6  <b>EV</b> [3] - 79:20, 84:8, 84:11  <b>evening</b> [2] - 7:14, 8:7  <b>eventually</b> [1] - 77:7  <b>evergreen</b> [1] - 82:15  <b>evidence</b> [2] - 85:25, 87:22  <b>exactly</b> [1] - 41:4  <b>example</b> [9] - 30:5, 30:8, 36:17, 37:13, 39:2, 40:5, 40:21, 41:6, 42:2  <b>exceeding</b> [2] - 79:18, 81:17  <b>except</b> [1] - 92:11  <b>excluding</b> [1] - 80:12  <b>exhibit</b> [1] - 86:3  <b>exhibits</b> [3] - 85:24, 87:22  <b>existing</b> [13] - 13:7, 20:6, 27:3, 28:12, 31:5, 33:4, 37:10, 42:2, 80:16, 81:10, 83:11, 83:12, 90:25  <b>expanding</b> [1] - 32:3  <b>expense</b> [2] - 91:10, 92:19  <b>expert</b> [1] - 78:14  <b>Expiration</b> [1] - 95:16  <b>explain</b> [1] - 38:17  <b>explained</b> [1] - 36:9  <b>extension</b> [2] - 74:3, 75:6  <b>extensions</b> [1] - 73:25  <b>exterior</b> [2] - 15:2, 88:21  <b>eyelash</b> [3] - 73:25, 74:3, 75:6</p>	<p><b>F</b></p> <p><b>facilitate</b> [1] - 83:19  <b>facilities</b> [5] - 55:2, 81:7, 86:25, 90:6, 90:11  <b>fact</b> [2] - 73:17, 79:10  <b>factors</b> [1] - 42:7  <b>facts</b> [1] - 93:3  <b>Fair</b> [21] - 26:25, 27:18, 27:25, 31:19, 31:23, 32:8, 33:8, 33:12, 33:17, 34:22, 35:16, 53:17, 53:19, 55:12, 55:22, 56:10, 77:15, 79:25, 85:20, 89:4, 89:5  <b>Fairview</b> [2] - 52:21, 57:21  <b>family</b> [3] - 33:3, 37:6, 54:24  <b>Fan</b> [5] - 1:5, 3:18, 60:19, 60:23, 64:15  <b>Farrington</b> [1] - 77:11  <b>favor</b> [1] - 87:15  <b>favorable</b> [1] - 56:15  <b>February</b> [2] - 78:11, 79:6  <b>federal</b> [3] - 89:19, 90:15, 92:6  <b>Fee</b> [6] - 26:22, 37:9, 37:10, 51:11, 51:19, 51:25  <b>fee</b> [1] - 37:17  <b>fees</b> [1] - 92:23  <b>Fees</b> [1] - 51:14  <b>feet</b> [14] - 14:19, 14:21, 38:23, 39:11, 39:22, 54:3, 69:1, 69:3, 69:4, 69:8, 69:17, 70:22, 78:5, 80:11  <b>few</b> [2] - 28:6, 29:6  <b>figure</b> [2] - 45:20, 61:6  <b>filed</b> [2] - 73:1, 93:5  <b>final</b> [3] - 76:17, 77:24, 78:12  <b>finally</b> [3] - 36:6, 49:18, 78:21  <b>financial</b> [2] - 95:8, 95:9  <b>findings</b> [2] - 73:17, 79:10  <b>fine</b> [1] - 22:6  <b>fire</b> [3] - 91:16, 91:17, 91:22  <b>firm</b> [1] - 73:4  <b>first</b> [11] - 7:21, 8:4, 8:15, 8:17, 39:4, 59:7, 61:17, 61:18,</p>
	<b>E</b>			
	<p><b>e-mail</b> [5] - 21:1, 23:4, 61:10, 63:23, 64:1  <b>easily</b> [1] - 19:3</p>			

72:16, 78:11 <b>fitness</b> [2] - 30:6, 55:1 <b>five</b> [5] - 26:2, 26:8, 29:19, 36:20, 83:21 <b>FI</b> [1] - 4:7 <b>flexibility</b> [2] - 84:20, 90:1 <b>flood</b> [1] - 82:1 <b>floor</b> [18] - 7:21, 19:20, 20:4, 20:9, 20:10, 21:2, 22:18, 29:12, 30:9, 30:13, 30:17, 31:9, 54:1, 54:18, 54:24, 72:18, 72:24, 73:20 <b>flow</b> [3] - 83:15, 83:20, 90:18 <b>follow</b> [2] - 41:22, 82:20 <b>following</b> [12] - 63:6, 73:17, 76:25, 77:11, 78:14, 78:25, 79:10, 85:23, 87:15, 87:24, 89:7, 92:15 <b>follows</b> [6] - 9:22, 14:3, 25:18, 81:9, 82:10, 85:8 <b>food</b> [9] - 11:3, 11:14, 11:15, 11:21, 11:25, 12:2, 12:17, 15:17, 15:21 <b>foregoing</b> [2] - 93:3, 95:5 <b>forgot</b> [2] - 59:6, 59:7 <b>form</b> [1] - 75:4 <b>formerly</b> [1] - 73:22 <b>Fort</b> [1] - 30:21 <b>forth</b> [3] - 88:17, 88:23, 89:1 <b>forward</b> [3] - 37:25, 46:17, 86:8 <b>founded</b> [1] - 87:21 <b>four</b> [4] - 31:1, 36:9, 48:17, 82:21 <b>fourth</b> [2] - 26:16, 35:2 <b>Fourth</b> [1] - 35:7 <b>Franklin</b> [1] - 25:17 <b>front</b> [6] - 14:24, 17:16, 26:1, 38:12, 39:22, 40:12 <b>frontage</b> [2] - 84:21, 90:3 <b>frozen</b> [1] - 15:6 <b>fulfill</b> [1] - 27:11 <b>full</b> [4] - 67:25, 81:5, 81:20, 83:1 <b>full-movement</b> [2] - 81:20, 83:1 <b>fully</b> [1] - 85:10 <b>fund</b> [1] - 92:18	<b>furtherance</b> [1] - 77:1 <b>furtherers</b> [1] - 34:20 <b>future</b> [3] - 37:7, 90:2, 92:9  <b>G</b> <b>garage</b> [4] - 81:16, 81:22, 83:4, 83:21 <b>gas</b> [1] - 91:7 <b>generally</b> [2] - 29:2, 42:8 <b>generate</b> [1] - 36:20 <b>gentleman</b> [1] - 66:1 <b>given</b> [3] - 43:12, 44:2, 87:4 <b>glasses</b> [2] - 48:4, 48:5 <b>goal</b> [2] - 32:2, 38:3 <b>goals</b> [3] - 28:7, 34:20, 56:11 <b>God</b> [2] - 9:18, 25:14 <b>Golden</b> [8] - 25:6, 26:18, 26:19, 35:3, 49:22, 59:9, 59:17, 59:21 <b>Gonchar</b> [1] - 57:11 <b>GONCHAR</b> [2] - 2:6, 57:8 <b>governing</b> [7] - 27:6, 37:25, 51:7, 56:4, 56:5, 56:16, 58:1 <b>government</b> [1] - 89:19 <b>grade</b> [2] - 80:11, 82:12 <b>Grand</b> [24] - 1:5, 3:18, 4:9, 60:19, 76:14, 76:19, 76:23, 77:18, 79:11, 80:6, 81:20, 83:1, 83:2, 83:6, 83:7, 83:11, 83:19, 84:13, 84:21, 84:23, 88:9, 89:22, 90:2, 90:4 <b>granted</b> [1] - 77:13 <b>grateful</b> [1] - 48:7 <b>greater</b> [1] - 69:1 <b>GROSS</b> [1] - 2:6 <b>Gross</b> [1] - 57:12 <b>ground</b> [5] - 29:12, 30:9, 31:9, 54:1, 54:24 <b>ground-floor</b> [3] - 29:12, 31:9, 54:24 <b>Grygiel</b> [1] - 52:24 <b>guarantee</b> [1] - 92:4 <b>guessing</b> [1] - 22:5 <b>guys</b> [4] - 36:23, 63:18, 69:25, 71:17	<b>gym</b> [1] - 30:6  <b>H</b> <b>Hal</b> [3] - 64:4, 64:6, 86:17 <b>hall</b> [2] - 66:19, 68:11 <b>hallway</b> [1] - 23:5 <b>Han</b> [14] - 5:23, 6:19, 7:11, 24:10, 50:24, 52:12, 58:21, 60:9, 65:3, 67:17, 72:11, 76:3, 87:18, 93:24 <b>HAN</b> [16] - 1:22, 5:24, 6:20, 7:12, 24:11, 50:14, 50:25, 52:13, 58:22, 60:10, 65:4, 67:18, 72:12, 75:17, 76:4, 93:25 <b>hand</b> [4] - 9:13, 9:14, 13:19, 25:11 <b>handled</b> [1] - 82:5 <b>HANRAHAN</b> [69] - 2:11, 5:9, 5:11, 5:14, 5:16, 5:18, 5:20, 5:23, 5:25, 6:11, 6:13, 6:15, 6:17, 6:19, 7:3, 7:5, 7:7, 7:9, 7:11, 24:2, 24:4, 24:6, 24:8, 24:10, 50:16, 50:18, 50:20, 50:22, 50:24, 52:4, 52:6, 52:8, 52:10, 52:12, 58:13, 58:15, 58:17, 58:19, 58:21, 60:1, 60:3, 60:5, 60:7, 60:9, 64:20, 64:22, 64:24, 65:1, 65:3, 67:9, 67:11, 67:13, 67:15, 67:17, 72:3, 72:5, 72:7, 72:9, 72:11, 75:19, 75:21, 75:23, 75:25, 76:3, 93:16, 93:18, 93:20, 93:22, 93:24 <b>happy</b> [3] - 38:6, 55:25, 56:19 <b>hard</b> [1] - 47:18 <b>haulers</b> [1] - 82:7 <b>hazard</b> [1] - 82:2 <b>hear</b> [3] - 10:9, 10:16, 60:17 <b>heard</b> [3] - 68:2, 73:9, 87:5 <b>hearing</b> [13] - 47:18, 47:23, 48:6, 66:9, 66:13, 73:17, 75:3, 78:10, 85:25, 86:1, 87:6, 87:10, 88:6 <b>heavy</b> [1] - 83:15	<b>height</b> [18] - 29:16, 29:17, 29:19, 31:1, 31:4, 55:8, 68:23, 68:24, 68:25, 69:15, 70:12, 79:12, 80:11, 82:15, 82:16, 82:17, 85:18, 91:19 <b>hello</b> [1] - 10:15 <b>help</b> [3] - 9:18, 25:14, 54:21 <b>helpful</b> [1] - 18:10 <b>hereby</b> [3] - 92:12, 92:21, 95:5 <b>higher</b> [1] - 31:12 <b>higher-density</b> [1] - 31:12 <b>highlight</b> [1] - 28:6 <b>Hillcrest</b> [5] - 1:7, 3:20, 65:6, 65:9, 66:25 <b>Hillside</b> [3] - 1:10, 4:4, 67:21 <b>hit</b> [1] - 29:24 <b>hold</b> [2] - 18:24, 61:11 <b>HOLZ</b> [1] - 78:17 <b>Holzappel</b> [2] - 78:16, 81:8 <b>home</b> [3] - 11:22, 15:18, 74:11 <b>hours</b> [2] - 12:19, 74:7 <b>house</b> [1] - 35:25 <b>household</b> [1] - 15:9 <b>housing</b> [35] - 27:13, 28:10, 31:25, 32:3, 33:5, 33:16, 33:19, 34:8, 34:9, 34:10, 34:12, 34:15, 35:10, 35:23, 36:13, 36:20, 37:3, 37:5, 37:16, 39:5, 40:22, 45:13, 49:19, 53:24, 53:25, 54:8, 54:9, 54:10, 54:16, 77:5, 77:16, 78:3, 79:22, 85:14, 91:13 <b>Housing</b> [43] - 26:13, 26:22, 27:1, 27:3, 27:18, 27:21, 27:22, 27:25, 28:4, 31:19, 31:23, 32:6, 32:8, 33:8, 33:11, 33:15, 34:1, 34:22, 34:25, 35:15, 35:17, 35:21, 36:8, 36:11, 39:8, 49:8, 51:2, 51:11, 51:15, 51:19, 53:2, 53:17, 55:12, 55:21, 56:10, 77:14, 77:21, 85:20, 85:22, 89:1, 89:4, 89:5	<b>Housings</b> [1] - 79:25 <b>housings</b> [1] - 80:24 <b>hundred</b> [2] - 46:13, 71:11 <b>hydrant</b> [1] - 91:17 <b>Hyun</b> [3] - 1:10, 4:4, 67:21  <b>I</b> <b>ice</b> [1] - 15:6 <b>ID</b> [2] - 95:4, 95:15 <b>idea</b> [2] - 19:9, 46:20 <b>Ident/Evid</b> [1] - 4:18 <b>identified</b> [6] - 26:19, 31:23, 33:17, 34:21, 46:7, 52:19 <b>identify</b> [2] - 29:6, 35:5 <b>Ill</b> [1] - 51:15 <b>immediately</b> [1] - 30:22 <b>impact</b> [3] - 31:5, 82:23, 84:12 <b>implementation</b> [1] - 31:21 <b>implementing</b> [3] - 28:2, 33:10, 35:22 <b>implements</b> [1] - 33:16 <b>important</b> [1] - 64:7 <b>improve</b> [1] - 83:20 <b>improvements</b> [5] - 78:8, 83:9, 86:5, 86:20, 91:10 <b>IN</b> [1] - 1:3 <b>in/right</b> [2] - 82:25 <b>incentive</b> [1] - 29:22 <b>include</b> [4] - 18:5, 18:6, 55:13, 84:11 <b>included</b> [15] - 27:19, 29:5, 29:7, 31:18, 35:8, 35:17, 44:20, 45:6, 45:12, 45:15, 46:13, 46:16, 53:17, 55:21, 56:9 <b>includes</b> [7] - 44:7, 79:21, 80:22, 80:23, 82:11, 84:25, 85:15 <b>including</b> [9] - 79:12, 80:3, 80:19, 81:22, 85:17, 88:6, 88:17, 89:19, 92:7 <b>inclusionary</b> [3] - 33:19, 34:13, 77:25 <b>income</b> [2] - 54:14, 54:15 <b>incorporated</b> [2] - 54:16, 55:6 <b>indicated</b> [1] - 86:18
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>indicating</b> [1] - 38:1  <b>individual</b> [1] - 82:2  <b>individually</b> [1] - 28:17  <b>individuals</b> [1] - 34:16  <b>indoor</b> [1] - 80:13  <b>industrial</b> [1] - 53:11  <b>industry</b> [2] - 83:22, 84:1  <b>information</b> [2] - 22:4, 29:7  <b>infrastructure</b> [2] - 28:12, 91:9  <b>inherit</b> [1] - 16:5  <b>inside</b> [1] - 22:19  <b>install</b> [1] - 89:21  <b>installation</b> [1] - 80:5  <b>integral</b> [2] - 28:2, 53:18  <b>integrated</b> [1] - 54:5  <b>intended</b> [2] - 29:15, 54:6  <b>intent</b> [4] - 29:11, 30:2, 33:2, 86:18  <b>interest</b> [2] - 95:8, 95:9  <b>interior</b> [2] - 15:2, 18:11  <b>internal</b> [2] - 83:2, 91:18  <b>internally</b> [1] - 82:6  <b>intersection</b> [6] - 80:6, 81:14, 83:10, 83:18, 84:16, 89:22  <b>intersections</b> [1] - 84:13  <b>intervener</b> [1] - 35:7  <b>introduce</b> [1] - 54:8  <b>introduced</b> [1] - 85:23  <b>involved</b> [2] - 34:3, 95:8  <b>involves</b> [1] - 80:15  <b>island</b> [2] - 83:12, 83:14  <b>issuance</b> [1] - 89:11  <b>it's..</b> [1] - 61:4  <b>item</b> [1] - 52:16  <b>items</b> [2] - 15:9, 19:24  <b>itself</b> [12] - 27:9, 30:16, 30:25, 33:7, 35:12, 37:22, 41:14, 41:18, 52:25, 53:10, 54:6, 56:6</p>	<p><b>January</b> [1] - 79:8  <b>JEONG</b> [1] - 1:24  <b>Jersey</b> [14] - 2:4, 2:7, 7:15, 7:17, 7:23, 9:21, 14:2, 25:17, 25:22, 73:6, 85:3, 95:4, 95:7, 95:10  <b>Joseph</b> [2] - 78:16, 81:8  <b>Juan</b> [1] - 78:15  <b>Judge</b> [2] - 55:11, 77:11  <b>judicially</b> [1] - 47:21  <b>June</b> [28] - 20:23, 20:24, 22:14, 23:14, 23:19, 23:21, 60:24, 61:12, 61:14, 61:20, 62:18, 62:19, 62:20, 63:20, 64:8, 64:16, 64:18, 65:14, 65:16, 65:17, 66:17, 66:19, 67:1, 68:5, 68:10, 71:23  <b>jurisdiction</b> [2] - 70:22, 88:1  <b>just..</b> [1] - 17:3  <b>Justin</b> [1] - 87:18  <b>JUSTIN</b> [2] - 1:20, 1:24</p>	<p>42:21, 48:17, 50:1, 51:12, 56:22, 57:3, 57:19, 68:15  <b>KAUKER</b> [79] - 2:12, 3:12, 3:14, 18:8, 24:19, 24:21, 25:15, 25:19, 30:12, 32:21, 38:13, 38:16, 38:19, 38:22, 38:25, 39:7, 39:17, 39:20, 39:23, 40:1, 40:10, 40:15, 40:18, 41:4, 41:11, 41:23, 42:13, 42:16, 42:19, 42:25, 43:14, 43:18, 43:24, 44:4, 44:16, 44:19, 44:25, 45:2, 45:5, 45:14, 45:21, 46:3, 46:7, 46:11, 46:22, 47:1, 47:7, 51:3, 51:6, 51:9, 52:16, 59:2, 62:19, 63:3, 63:11, 63:13, 63:15, 63:18, 63:22, 64:3, 64:6, 68:20, 68:22, 69:4, 69:7, 69:10, 69:12, 69:14, 69:19, 69:25, 70:5, 70:9, 70:14, 70:18, 70:23, 71:1, 71:9, 71:16, 94:9</p>	<p><b>language</b> [2] - 55:9, 55:13  <b>larger</b> [1] - 34:2  <b>last</b> [15] - 6:4, 6:18, 6:23, 6:25, 8:18, 9:24, 26:21, 36:6, 44:3, 46:2, 52:16, 73:13, 76:2, 76:5, 76:12  <b>lastly</b> [1] - 85:6  <b>late</b> [1] - 43:9  <b>LAURA</b> [2] - 95:3, 95:14  <b>Law</b> [6] - 7:18, 53:3, 77:22, 85:10, 88:5, 88:23  <b>law</b> [8] - 8:3, 36:12, 73:4, 84:10, 87:20, 87:25, 89:20, 93:2  <b>laws</b> [1] - 92:6  <b>Laws</b> [1] - 7:17  <b>lawsuit</b> [2] - 27:15, 45:7  <b>lawsuits</b> [1] - 77:9  <b>leading</b> [2] - 83:2, 83:4  <b>lease</b> [12] - 13:6, 13:7, 13:8, 13:11, 14:8, 17:6, 19:20, 20:14, 20:15, 21:1, 22:16  <b>least</b> [1] - 29:19  <b>leave</b> [1] - 12:16  <b>led</b> [2] - 5:3, 5:6  <b>lee</b> [1] - 67:24  <b>Lee</b> [2] - 30:21, 70:10  <b>Leems</b> [6] - 4:9, 76:13, 76:18, 76:21, 77:5, 93:5  <b>left</b> [3] - 82:25, 83:12, 83:20  <b>left-in/right-in/right-out</b> [1] - 82:25  <b>left-turn</b> [2] - 83:12, 83:20  <b>legal</b> [2] - 7:22, 7:23  <b>Leheny</b> [1] - 52:24  <b>less</b> [2] - 31:3, 40:12  <b>letter</b> [5] - 65:22, 79:2, 79:3, 86:9  <b>letters</b> [1] - 89:8  <b>level</b> [4] - 80:21, 82:12, 83:4, 84:25  <b>levels</b> [2] - 82:13, 83:22  <b>license</b> [3] - 16:6, 16:8, 74:13  <b>License</b> [1] - 95:15  <b>licensed</b> [2] - 25:21, 82:9  <b>light</b> [1] - 88:21</p>	<p><b>lighting</b> [1] - 17:3  <b>limited</b> [2] - 74:18, 92:7  <b>limits</b> [1] - 85:18  <b>line</b> [1] - 39:25  <b>liquor</b> [7] - 9:1, 10:24, 11:4, 11:7, 11:10, 16:6  <b>list</b> [1] - 62:7  <b>listing</b> [1] - 7:23  <b>lists</b> [2] - 46:15  <b>litigation</b> [1] - 77:5  <b>LLC</b> [16] - 1:5, 1:7, 3:18, 3:20, 4:6, 26:20, 49:22, 59:9, 59:17, 59:21, 60:19, 64:16, 65:10, 65:23, 72:17, 72:22  <b>LLP</b> [1] - 2:2  <b>loading</b> [2] - 82:7, 88:20  <b>loading/service</b> [1] - 81:23  <b>Local</b> [2] - 53:2, 77:21  <b>local</b> [2] - 89:20, 92:6  <b>located</b> [20] - 29:2, 29:9, 30:20, 32:25, 34:1, 35:4, 40:3, 40:20, 40:22, 41:19, 42:9, 44:8, 54:17, 55:2, 72:23, 73:5, 73:18, 76:19, 76:23, 77:17  <b>location</b> [4] - 42:5, 66:20, 68:6, 88:21  <b>locations</b> [1] - 28:15  <b>look</b> [14] - 21:7, 40:24, 41:5, 41:13, 41:25, 42:8, 42:9, 44:4, 47:22, 55:16, 68:16, 69:19, 70:4, 70:24  <b>looked</b> [1] - 27:17  <b>looking</b> [3] - 8:24, 39:3, 46:8  <b>looking..</b> [1] - 46:6  <b>louder</b> [1] - 10:11  <b>low</b> [3] - 40:22, 54:14, 54:15  <b>low-density</b> [1] - 40:22  <b>low-income</b> [2] - 54:14, 54:15  <b>lower</b> [4] - 30:23, 31:4, 31:13, 83:4  <b>lower-density</b> [2] - 30:23, 31:13  <b>lower-level</b> [1] - 83:4  <b>LUCY</b> [1] - 2:11  <b>Lucy</b> [1] - 65:24</p>
<p><b>J</b></p>	<p><b>K</b></p>	<p><b>keep</b> [1] - 10:25  <b>Keller</b> [1] - 52:24  <b>kept</b> [1] - 11:2  <b>Kim</b> [5] - 73:4, 73:12, 87:16  <b>KIM</b> [1] - 1:18  <b>kind</b> [3] - 15:4, 18:23, 92:3  <b>known</b> [7] - 26:7, 26:19, 35:18, 52:18, 57:20, 85:5, 91:4  <b>KWAK</b> [1] - 1:19  <b>Kwak</b> [1] - 5:25</p>	<p><b>L</b></p>	
<p><b>James</b> [2] - 87:14, 87:19  <b>JANG</b> [1] - 1:23  <b>Jang</b> [2] - 87:14, 87:19</p>	<p><b>Kabin</b> [5] - 4:6, 72:17, 72:22, 73:13, 74:13  <b>KABIN</b> [2] - 72:22, 73:13  <b>kang</b> [3] - 50:22, 58:19, 60:7  <b>Kang</b> [13] - 3:6, 3:10, 5:21, 6:17, 7:9, 24:8, 52:10, 65:1, 67:15, 72:7, 75:25, 87:18, 93:22  <b>KANG</b> [46] - 1:20, 2:2, 5:22, 6:18, 7:10, 12:3, 12:5, 12:7, 12:11, 12:14, 13:6, 13:15, 14:9, 14:16, 14:22, 17:11, 17:15, 17:18, 17:22, 17:25, 18:3, 18:5, 22:3, 23:18, 23:22, 24:9, 50:10, 50:23, 52:2, 52:11, 58:20, 59:23, 60:8, 63:10, 65:2, 67:2, 67:16, 72:2, 72:8, 76:1, 76:9, 76:11, 93:14, 93:23, 94:7, 94:12  <b>Kauker</b> [9] - 25:20,</p>	<p><b>lacks</b> [1] - 20:4  <b>land</b> [5] - 32:1, 33:21, 36:2, 49:16, 77:15  <b>Land</b> [4] - 7:18, 85:10, 88:5, 88:23  <b>landlord</b> [2] - 13:13, 13:15  <b>landscape</b> [4] - 78:19, 82:9, 82:11, 86:4  <b>landscaping</b> [3] - 78:7, 88:20, 92:1  <b>lane</b> [1] - 83:12  <b>lanes</b> [2] - 83:13, 83:14</p>		

M				
<p><b>ma'am</b> [1] - 57:7  <b>Madam</b> [1] - 8:7  <b>mail</b> [5] - 21:1, 23:4, 61:10, 63:23, 64:1  <b>main</b> [1] - 40:6  <b>maintain</b> [3] - 28:8, 89:25, 90:6  <b>maintained</b> [1] - 92:1  <b>maintaining</b> [1] - 90:10  <b>maintenance</b> [4] - 86:25, 87:2, 90:8, 90:12  <b>major</b> [4] - 76:18, 77:24, 84:17, 86:23  <b>make-ready</b> [2] - 79:20, 84:8  <b>makeup</b> [4] - 73:25, 74:2, 74:4, 75:6  <b>management</b> [5] - 73:14, 81:25, 86:24, 90:6, 90:11  <b>Management</b> [1] - 25:8  <b>manager</b> [1] - 8:10  <b>mandated</b> [1] - 28:4  <b>Mandatory</b> [1] - 51:15  <b>map</b> [3] - 46:17, 49:16, 73:21  <b>March</b> [5] - 73:2, 73:10, 78:12, 79:3, 87:10  <b>MARIO</b> [1] - 3:8  <b>Mario</b> [9] - 1:12, 3:3, 8:5, 8:9, 8:23, 9:25, 10:18, 14:8, 24:12  <b>Mark</b> [2] - 65:12, 66:14  <b>marked</b> [3] - 4:19, 85:24, 85:25  <b>Master</b> [27] - 27:9, 27:23, 28:5, 31:15, 31:17, 31:20, 32:12, 33:7, 33:13, 33:15, 33:24, 34:9, 34:21, 35:1, 35:16, 35:21, 36:5, 37:20, 37:22, 38:2, 50:3, 51:21, 55:16, 55:17, 56:9, 57:25, 58:7  <b>MATTER</b> [1] - 1:3  <b>maximum</b> [4] - 29:19, 31:1, 70:12, 80:10  <b>MAY</b> [1] - 1:2  <b>MAYOR</b> [1] - 1:18  <b>mayor</b> [1] - 5:9  <b>Mayor</b> [1] - 87:16  <b>McKinley</b> [2] - 78:21, 85:6</p>	<p><b>mean</b> [11] - 8:24, 19:3, 20:2, 38:20, 41:14, 41:24, 42:10, 45:19, 46:1, 47:2, 71:23  <b>meaningfully</b> [1] - 66:12  <b>meantime</b> [4] - 20:25, 22:15, 61:13, 61:20  <b>measured</b> [1] - 80:11  <b>measurement</b> [1] - 14:18  <b>measurements</b> [4] - 16:19, 16:21, 19:4, 20:11  <b>mechanical</b> [1] - 80:12  <b>mechanism</b> [6] - 31:21, 33:10, 35:17, 35:22, 37:4, 55:13  <b>mechanisms</b> [2] - 27:19, 28:3  <b>meet</b> [2] - 54:21, 94:17  <b>meeting</b> [38] - 5:2, 6:4, 7:14, 7:19, 19:6, 19:7, 19:21, 20:22, 22:14, 23:14, 23:17, 23:19, 45:10, 60:22, 60:25, 61:5, 61:12, 61:14, 61:15, 61:18, 61:23, 62:3, 62:5, 62:20, 64:11, 64:16, 64:18, 65:14, 66:17, 66:18, 67:1, 68:3, 68:9, 68:14, 71:23, 73:9, 82:17, 84:7  <b>Meetings</b> [1] - 7:16  <b>meets</b> [2] - 56:11, 74:25  <b>Member</b> [4] - 87:17, 87:18, 87:19  <b>MEMBER</b> [5] - 1:20, 1:21, 1:22, 1:23, 1:24  <b>members</b> [6] - 61:10, 64:1, 78:24, 87:7, 87:15, 94:15  <b>memorialization</b> [7] - 57:15, 72:16, 72:17, 75:13, 75:14, 93:9, 93:11  <b>memorializations</b> [1] - 72:14  <b>mentioned</b> [11] - 29:9, 31:8, 31:11, 31:18, 34:14, 35:2, 44:5, 53:4, 54:6, 55:8, 55:20  <b>Mertz</b> [2] - 78:21, 85:6  <b>MERTZ</b> [2] - 78:22, 85:6</p>	<p><b>Meryl</b> [1] - 57:11  <b>MERYL</b> [1] - 2:6  <b>Michael</b> [16] - 24:18, 24:20, 25:4, 25:10, 25:20, 48:17, 50:1, 51:1, 51:12, 52:14, 57:19, 58:25, 59:1, 59:3, 62:17, 70:3  <b>MICHAEL</b> [3] - 2:12, 3:12, 3:14  <b>Michael's</b> [1] - 71:6  <b>microphones</b> [1] - 47:20  <b>might</b> [4] - 18:10, 18:11, 37:2, 63:7  <b>mike</b> [1] - 10:14  <b>mimic</b> [2] - 42:1, 42:4  <b>minimal</b> [1] - 74:17  <b>minimum</b> [5] - 29:17, 39:21, 54:14, 74:21, 82:18  <b>minor</b> [1] - 75:3  <b>minute</b> [1] - 10:8  <b>minutes</b> [2] - 6:3, 6:4  <b>Mirjana</b> [1] - 87:17  <b>MIRJANA</b> [1] - 1:21  <b>missed</b> [1] - 46:4  <b>mix</b> [2] - 54:12, 79:13  <b>Mixed</b> [1] - 28:22  <b>mixed</b> [7] - 29:1, 29:12, 31:7, 44:5, 77:25, 80:17, 85:15  <b>Mixed-Use</b> [1] - 28:22  <b>mixed-use</b> [7] - 29:1, 29:12, 31:7, 44:5, 77:25, 80:17, 85:15  <b>model</b> [2] - 26:23, 86:1  <b>modifying</b> [1] - 83:11  <b>Monday</b> [4] - 12:22, 12:24, 70:24, 74:8  <b>month</b> [4] - 6:18, 6:23, 6:25, 76:7  <b>month's</b> [1] - 6:4  <b>months</b> [1] - 76:9  <b>most</b> [3] - 27:21, 53:12, 74:9  <b>motion</b> [46] - 6:3, 6:5, 6:9, 6:22, 6:25, 23:13, 23:16, 23:18, 49:24, 50:5, 50:6, 50:10, 51:17, 51:22, 51:25, 58:2, 58:3, 58:6, 58:24, 59:16, 59:18, 59:23, 61:14, 61:25, 63:1, 64:13, 64:15, 64:18, 66:23, 66:24, 67:2, 67:6, 68:8, 68:14, 70:8, 71:3, 71:22, 75:8,</p>	<p>75:13, 87:11, 87:14, 87:16, 93:11, 94:6, 94:11, 94:12  <b>move</b> [8] - 32:16, 38:5, 43:2, 48:13, 52:15, 57:17, 60:12, 86:8  <b>movement</b> [3] - 81:20, 83:1, 83:16  <b>movements</b> [1] - 83:20  <b>moving</b> [1] - 36:6  <b>MR</b> [335] - 5:22, 5:24, 6:18, 6:20, 7:10, 7:12, 8:7, 8:13, 8:17, 8:21, 8:23, 9:3, 9:6, 9:8, 9:10, 9:11, 9:16, 9:17, 9:19, 9:23, 9:25, 10:1, 10:2, 10:3, 10:5, 10:10, 10:12, 10:14, 10:15, 10:18, 11:8, 11:12, 11:15, 11:18, 11:20, 12:1, 12:3, 12:4, 12:5, 12:6, 12:7, 12:8, 12:11, 12:13, 12:14, 12:15, 12:17, 12:20, 12:24, 13:1, 13:3, 13:5, 13:6, 13:10, 13:12, 13:15, 13:16, 13:17, 13:23, 14:4, 14:5, 14:6, 14:7, 14:9, 14:11, 14:15, 14:16, 14:20, 14:22, 15:1, 15:7, 15:12, 15:14, 15:23, 16:2, 16:4, 16:7, 16:10, 16:11, 16:13, 16:20, 16:24, 17:2, 17:7, 17:10, 17:11, 17:14, 17:15, 17:17, 17:18, 17:19, 17:22, 17:23, 17:25, 18:2, 18:3, 18:5, 18:8, 19:3, 19:18, 19:23, 19:25, 20:2, 20:5, 20:8, 20:19, 20:20, 20:25, 21:4, 21:5, 21:6, 21:7, 21:9, 21:10, 21:12, 21:13, 21:15, 21:18, 22:2, 22:3, 22:8, 22:11, 22:13, 22:17, 22:18, 22:20, 22:21, 22:23, 22:24, 23:2, 23:3, 23:9, 23:11, 23:12, 23:13, 23:18, 23:21, 23:22, 23:24, 24:1, 24:9, 24:11, 24:12, 24:13, 24:15, 24:19, 24:21, 24:25, 25:3,</p>	<p>25:15, 25:19, 30:12, 32:21, 38:13, 38:16, 38:19, 38:22, 38:25, 39:7, 39:17, 39:20, 39:23, 40:1, 40:10, 40:15, 40:18, 41:4, 41:11, 41:23, 42:13, 42:16, 42:19, 42:25, 43:3, 43:8, 43:14, 43:15, 43:18, 43:22, 43:24, 43:25, 44:4, 44:10, 44:13, 44:16, 44:18, 44:19, 44:21, 44:25, 45:1, 45:2, 45:3, 45:5, 45:8, 45:14, 45:17, 45:21, 45:24, 46:3, 46:4, 46:7, 46:9, 46:11, 46:20, 46:22, 46:24, 47:1, 47:5, 47:7, 47:8, 47:14, 47:16, 47:25, 48:2, 48:3, 48:10, 48:13, 50:5, 50:10, 50:14, 50:23, 50:25, 51:1, 51:3, 51:4, 51:6, 51:8, 51:9, 51:10, 52:2, 52:11, 52:13, 52:14, 52:16, 57:1, 57:6, 57:16, 58:20, 58:22, 58:23, 59:2, 59:4, 59:13, 59:20, 59:23, 60:8, 60:10, 60:11, 60:16, 60:20, 61:6, 61:19, 61:22, 62:1, 62:4, 62:8, 62:14, 62:17, 62:19, 62:21, 62:24, 63:3, 63:10, 63:11, 63:12, 63:13, 63:14, 63:15, 63:17, 63:18, 63:19, 63:22, 63:25, 64:3, 64:5, 64:6, 64:10, 64:13, 65:2, 65:4, 65:7, 65:11, 65:17, 66:4, 66:7, 67:2, 67:7, 67:16, 67:18, 67:22, 68:20, 68:22, 69:4, 69:7, 69:10, 69:12, 69:14, 69:19, 69:21, 69:25, 70:3, 70:5, 70:6, 70:9, 70:14, 70:18, 70:23, 71:1, 71:6, 71:9, 71:16, 71:24, 72:2, 72:8, 72:12, 72:19, 75:9, 75:17, 75:18, 76:1, 76:4, 76:7, 76:9, 76:10, 76:11, 76:15, 93:8, 93:14, 93:23, 93:25, 94:7, 94:9,</p>

<p>94:11, 94:12, 94:14  <b>MS</b> [68] - 5:17, 6:5,  6:16, 7:2, 7:8, 12:18,  12:22, 12:25, 13:2,  13:4, 13:14, 14:13,  14:23, 15:4, 15:9,  15:13, 15:20, 15:25,  16:3, 16:5, 16:8,  16:12, 16:15, 18:19,  18:23, 24:7, 24:23,  25:1, 38:10, 38:14,  38:17, 38:21, 38:23,  39:3, 39:10, 39:18,  39:21, 39:24, 40:9,  40:14, 40:16, 41:3,  41:10, 41:21, 42:10,  42:14, 42:18, 50:21,  52:9, 57:8, 58:10,  58:18, 60:6, 60:15,  60:17, 61:3, 62:2,  62:6, 62:9, 63:2,  64:19, 64:25, 67:14,  72:10, 75:24, 93:15,  93:21, 94:8  <b>multiple</b> [4] - 33:3,  37:6, 54:24, 81:20  <b>multiple-family</b> [2] -  37:6, 54:24  <b>Municipal</b> [4] - 7:18,  85:10, 88:5, 88:23  <b>municipal</b> [1] - 7:21</p>	<p>41:1  <b>neighborhoods</b> [2] -  28:9, 41:19  <b>neighboring</b> [1] -  84:23  <b>neighbors</b> [1] - 42:12  <b>Neil</b> [3] - 3:16, 44:14,  65:25  <b>New</b> [14] - 2:4, 2:7,  7:15, 7:16, 7:23,  9:21, 14:2, 25:17,  25:22, 73:6, 85:3,  95:4, 95:7, 95:10  <b>new</b> [8] - 8:24, 11:9,  13:7, 14:8, 77:15,  83:18, 89:21, 94:4  <b>Newark</b> [1] - 2:7  <b>next</b> [18] - 19:6, 19:7,  19:21, 20:22, 22:14,  23:17, 45:10, 56:5,  61:23, 62:10, 65:6,  65:14, 66:18, 67:1,  67:20, 68:3, 68:14,  72:16  <b>nights</b> [1] - 63:16  <b>NJ</b> [13] - 80:5, 81:13,  81:25, 82:3, 84:15,  84:22, 85:1, 86:19,  87:3, 89:23, 90:7,  90:13  <b>NOH</b> [101] - 2:2, 2:2,  9:3, 9:8, 9:11, 9:17,  9:23, 10:1, 10:3,  10:10, 10:14, 13:17,  14:4, 14:6, 19:18,  19:25, 20:2, 20:8,  20:20, 20:25, 21:5,  21:7, 21:10, 21:13,  21:15, 21:18, 22:2,  22:13, 22:18, 22:21,  22:24, 23:3, 23:11,  23:13, 23:21, 23:24,  24:1, 24:15, 24:25,  25:3, 43:3, 44:10,  47:14, 48:2, 48:10,  48:13, 50:5, 51:1,  51:4, 51:8, 51:10,  52:14, 57:1, 57:6,  57:16, 58:23, 59:4,  59:13, 59:20, 60:11,  60:16, 60:20, 61:6,  61:19, 61:22, 62:1,  62:4, 62:8, 62:14,  62:17, 62:21, 62:24,  63:12, 63:14, 63:17,  63:19, 63:25, 64:5,  64:10, 64:13, 65:7,  65:11, 65:17, 66:4,  66:7, 67:7, 67:22,  69:21, 70:3, 70:6,</p>	<p>71:6, 71:24, 72:19,  75:9, 75:18, 76:7,  76:10, 76:15, 93:8,  94:11, 94:14  <b>non</b> [1] - 77:19  <b>non-condemnation</b>  [1] - 77:19  <b>None</b> [1] - 4:19  <b>nonresidential</b> [1] -  37:15  <b>norms</b> [1] - 84:1  <b>north</b> [3] - 32:25, 42:2,  80:20  <b>Notary</b> [5] - 95:4,  95:15, 95:15  <b>note</b> [1] - 68:15  <b>noted</b> [1] - 94:18  <b>nothing</b> [9] - 9:17,  10:25, 11:1, 11:4,  12:8, 13:21, 15:18,  16:7, 25:13  <b>notice</b> [15] - 7:19,  7:20, 7:25, 47:25,  62:3, 62:5, 62:6,  65:19, 65:20, 66:21,  66:22, 67:7, 67:8,  68:11, 88:6  <b>notices</b> [1] - 7:23  <b>now..</b> [1] - 60:14  <b>number</b> [5] - 27:16,  29:23, 44:6, 53:5,  82:13</p>	<p>21:5, 23:6, 52:22,  73:23, 75:5  <b>OH</b> [1] - 73:14  <b>old</b> [1] - 94:1  <b>older</b> [1] - 53:11  <b>on-site</b> [4] - 37:17,  54:5, 74:17, 82:22  <b>once</b> [2] - 46:19, 62:4  <b>one</b> [39] - 16:16,  32:24, 34:6, 35:5,  38:23, 38:24, 39:4,  44:23, 47:16, 47:22,  51:10, 54:12, 54:18,  59:6, 59:7, 60:21,  61:16, 63:2, 65:6,  65:12, 67:20, 67:22,  68:16, 74:15, 74:16,  76:6, 76:12, 78:11,  78:12, 80:25, 81:4,  81:19, 82:25, 83:1  <b>One</b> [1] - 2:7  <b>one-bedroom</b> [1] -  80:25  <b>Online</b> [1] - 95:4  <b>Open</b> [1] - 7:16  <b>open</b> [13] - 10:6,  10:13, 10:20, 10:21,  12:20, 14:25, 19:14,  21:17, 21:20, 43:3,  57:1, 79:13, 85:18  <b>opened</b> [1] - 87:6  <b>operation</b> [1] - 74:17  <b>operations</b> [1] - 82:5  <b>opinion</b> [2] - 31:16,  36:4  <b>opportunity</b> [9] -  27:12, 31:24, 32:10,  33:19, 34:15, 35:25,  54:19, 54:20, 87:5  <b>opposed</b> [1] - 31:1  <b>or..</b> [3] - 24:22, 43:2,  43:17  <b>order</b> [4] - 41:19,  60:21, 77:11, 86:12  <b>ordered</b> [1] - 55:11  <b>orders</b> [1] - 90:22  <b>ordinance</b> [43] - 26:9,  26:12, 26:17, 26:21,  27:4, 31:7, 31:15,  32:4, 32:12, 32:15,  32:23, 33:3, 33:7,  33:9, 33:23, 33:25,  34:25, 35:2, 35:4,  35:12, 36:4, 36:7,  36:9, 37:18, 37:24,  38:11, 40:23, 40:24,  42:1, 42:2, 43:2,  45:22, 48:21, 49:6,  49:14, 49:19, 50:11,  51:3, 59:22, 82:17,</p>	<p>90:25, 92:7  <b>Ordinance</b> [15] -  26:23, 27:4, 36:8,  36:11, 37:9, 37:10,  48:18, 48:20, 49:5,  49:13, 49:18, 51:4,  51:12, 51:19, 51:25  <b>ordinances</b> [14] -  26:2, 26:8, 27:5,  27:10, 28:7, 28:16,  28:19, 37:20, 38:2,  38:20, 40:18, 48:16,  48:18, 49:25  <b>original</b> [1] - 21:2  <b>ornamental</b> [1] - 82:16  <b>otherwise</b> [3] - 21:15,  90:4, 92:11  <b>outcome</b> [1] - 95:9  <b>outside</b> [1] - 89:18  <b>outstanding</b> [1] -  92:23  <b>Overlay</b> [12] - 26:10,  26:13, 26:14, 28:21,  32:22, 34:1, 39:2,  39:19, 40:11, 43:20,  49:8, 49:14  <b>overlay</b> [8] - 25:6,  26:9, 26:16, 32:22,  34:4, 35:3, 39:5,  43:18  <b>Overly</b> [1] - 48:22  <b>own</b> [2] - 16:1, 44:14  <b>owned</b> [1] - 26:18  <b>owner</b> [3] - 16:16,  76:22, 90:9</p>	
<b>N</b>		<b>O</b>		<b>P</b>	
<p><b>N.J.S.A</b> [8] - 77:22,  79:15, 88:3, 88:6,  88:13, 88:17, 88:24  <b>name</b> [14] - 8:12, 8:16,  8:17, 8:18, 9:9, 9:10,  9:24, 10:18, 14:4,  25:20, 44:11, 44:14,  72:21, 73:13  <b>narrowing</b> [1] - 83:13  <b>natural</b> [1] - 88:18  <b>near</b> [1] - 30:21  <b>necessarily</b> [1] - 68:22  <b>necessary</b> [7] - 66:10,  68:6, 70:7, 90:18,  90:24, 91:3, 92:19  <b>need</b> [17] - 6:22, 20:9,  20:14, 31:22, 33:11,  53:7, 60:21, 61:6,  61:25, 63:19, 65:20,  66:22, 68:4, 68:11,  71:25, 74:21, 77:19  <b>needed</b> [1] - 48:4  <b>needs</b> [1] - 91:19  <b>Neighborhood</b> [2] -  28:24, 30:20  <b>neighborhood</b> [1] -</p>	<p><b>O'Brien</b> [1] - 86:7  <b>o'clock</b> [1] - 67:1  <b>oath</b> [1] - 95:6  <b>objectives</b> [3] - 28:7,  34:20, 56:12  <b>obligation</b> [4] - 27:12,  54:7, 54:21, 87:3  <b>Obligation</b> [3] - 28:4,  32:6, 89:1  <b>obligations</b> [1] - 77:16  <b>obtain</b> [1] - 91:3  <b>obtained</b> [1] - 82:1  <b>obviously</b> [13] - 27:18,  28:1, 30:15, 32:7,  35:16, 35:21, 37:24,  40:11, 41:6, 54:13,  56:2, 56:8, 71:17  <b>occasions</b> [1] - 78:11  <b>October</b> [1] - 77:12  <b>OF</b> [4] - 1:1, 1:3, 1:14  <b>off-ramp</b> [1] - 83:10  <b>off-site</b> [3] - 74:10,  74:17, 82:23  <b>offering</b> [1] - 87:8  <b>office</b> [8] - 8:1, 8:3,</p>	<p><b>opportunity</b> [9] -  27:12, 31:24, 32:10,  33:19, 34:15, 35:25,  54:19, 54:20, 87:5  <b>opposed</b> [1] - 31:1  <b>or..</b> [3] - 24:22, 43:2,  43:17  <b>order</b> [4] - 41:19,  60:21, 77:11, 86:12  <b>ordered</b> [1] - 55:11  <b>orders</b> [1] - 90:22  <b>ordinance</b> [43] - 26:9,  26:12, 26:17, 26:21,  27:4, 31:7, 31:15,  32:4, 32:12, 32:15,  32:23, 33:3, 33:7,  33:9, 33:23, 33:25,  34:25, 35:2, 35:4,  35:12, 36:4, 36:7,  36:9, 37:18, 37:24,  38:11, 40:23, 40:24,  42:1, 42:2, 43:2,  45:22, 48:21, 49:6,  49:14, 49:19, 50:11,  51:3, 59:22, 82:17,</p>	<p><b>P.C</b> [1] - 73:4  <b>p.m</b> [9] - 23:21, 65:17,  66:17, 66:19, 68:5,  68:10, 71:24, 74:8,  94:18  <b>P.M</b> [1] - 1:2  <b>package</b> [1] - 20:18  <b>packages</b> [1] - 17:13  <b>packet</b> [1] - 46:1  <b>Pal</b> [1] - 42:3  <b>Palisades</b> [17] - 2:4,  5:2, 9:21, 14:2,  25:23, 43:13, 49:7,  49:17, 51:11, 51:21,  57:25, 73:6, 73:21,  76:24, 77:3, 77:6  <b>PALISADES</b> [2] - 1:1,  1:14  <b>paper</b> [1] - 62:12  <b>papers</b> [2] - 45:19,  62:15  <b>parcels</b> [1] - 29:24</p>		

<p><b>PARK</b> [2] - 1:1, 1:14  <b>Park</b> [21] - 1:10, 2:4, 4:4, 5:2, 9:21, 14:2, 25:23, 42:3, 43:13, 49:7, 49:17, 51:11, 51:21, 57:25, 67:21, 73:6, 73:21, 76:24, 77:3, 77:4, 77:6  <b>parking</b> [27] - 14:10, 33:4, 34:18, 35:13, 54:4, 74:15, 74:16, 74:20, 74:21, 78:7, 79:13, 79:17, 80:21, 81:16, 81:22, 82:22, 83:4, 83:21, 83:25, 84:2, 84:4, 84:6, 84:9, 84:10, 85:19, 88:20  <b>part</b> [9] - 28:2, 31:20, 33:17, 43:20, 45:8, 49:22, 53:18, 59:21, 84:15  <b>participate</b> [1] - 66:12  <b>participation</b> [1] - 87:4  <b>parties</b> [2] - 90:21, 95:7  <b>party</b> [2] - 30:11, 30:12  <b>pass</b> [3] - 19:7, 58:24, 93:11  <b>Paul</b> [1] - 87:16  <b>PAUL</b> [1] - 1:18  <b>pay</b> [3] - 6:22, 6:25, 37:17  <b>peak</b> [1] - 84:4  <b>pedestrian</b> [4] - 80:2, 80:3, 83:5, 88:19  <b>per</b> [3] - 29:16, 30:25, 39:11  <b>percent</b> [19] - 33:5, 34:11, 35:10, 36:22, 46:12, 46:13, 53:23, 54:14, 54:15, 69:1, 69:7, 71:12, 74:2, 74:3, 78:3, 79:23, 83:23, 83:25, 84:7  <b>perfect</b> [1] - 23:10  <b>period</b> [1] - 92:4  <b>permit</b> [7] - 33:3, 54:23, 81:13, 81:14, 82:2, 84:16, 84:17  <b>permits</b> [3] - 54:24, 89:12, 89:18  <b>permitted</b> [6] - 54:23, 55:1, 55:3, 69:1, 73:2, 75:4  <b>perpendicular</b> [1] - 83:24  <b>person</b> [1] - 18:24</p>	<p><b>personal</b> [3] - 9:9, 9:10, 11:23  <b>pertaining</b> [1] - 25:13  <b>phase</b> [1] - 91:25  <b>phases</b> [1] - 84:9  <b>phasing</b> [1] - 36:14  <b>Phillips</b> [1] - 52:24  <b>photos</b> [4] - 18:10, 18:11, 19:4, 22:19  <b>physical</b> [1] - 84:11  <b>piece</b> [2] - 34:2, 37:1  <b>pieces</b> [1] - 34:3  <b>Place</b> [6] - 26:14, 32:13, 32:22, 33:1, 39:19, 49:14  <b>placed</b> [1] - 8:25  <b>placement</b> [1] - 91:17  <b>places</b> [1] - 74:11  <b>plaintiff</b> [1] - 49:23  <b>plan</b> [53] - 14:14, 19:20, 20:4, 20:9, 20:10, 21:2, 22:18, 25:7, 26:7, 31:19, 35:8, 38:6, 48:14, 52:15, 52:17, 53:1, 55:3, 55:19, 55:24, 56:3, 56:6, 56:17, 57:21, 57:24, 58:7, 70:17, 70:21, 70:24, 71:22, 75:3, 76:18, 77:24, 79:18, 80:14, 81:12, 81:17, 82:11, 84:3, 84:19, 85:3, 85:5, 85:11, 85:13, 85:17, 86:3, 86:4, 87:1, 88:8, 88:16, 90:1, 90:8, 92:8, 93:4  <b>Plan</b> [55] - 1:4, 1:7, 1:9, 3:17, 3:20, 4:3, 4:8, 27:9, 27:23, 28:1, 28:5, 31:15, 31:17, 31:20, 31:24, 32:12, 33:8, 33:12, 33:14, 33:15, 33:18, 33:24, 34:9, 34:21, 34:22, 35:1, 35:16, 35:21, 36:5, 37:20, 37:22, 38:2, 50:3, 51:21, 53:18, 53:19, 55:12, 55:16, 55:17, 55:18, 55:22, 56:9, 56:10, 57:25, 58:8, 60:18, 67:20, 76:13, 77:15, 79:12, 88:9, 89:3, 89:4  <b>Planner</b> [1] - 2:13  <b>planner</b> [13] - 22:22, 25:21, 25:22, 50:1, 50:11, 52:23, 57:19,</p>	<p>57:22, 78:23, 85:7, 89:9, 89:14, 92:13  <b>planner's</b> [1] - 79:5  <b>planning</b> [4] - 8:2, 59:15, 84:17, 92:13  <b>PLANNING</b> [2] - 1:1, 1:14  <b>Planning</b> [17] - 2:4, 5:2, 23:5, 25:24, 27:6, 68:9, 73:8, 73:16, 74:24, 75:2, 77:3, 87:24, 88:1, 92:12, 92:23, 93:4  <b>plans</b> [5] - 8:1, 27:18, 55:6, 85:2, 89:13  <b>planted</b> [1] - 92:2  <b>play</b> [1] - 41:17  <b>Plaza</b> [1] - 2:7  <b>Pledge</b> [2] - 5:3, 5:6  <b>plus</b> [1] - 69:10  <b>podium</b> [1] - 80:21  <b>point</b> [4] - 27:16, 28:25, 53:13, 83:3  <b>points</b> [1] - 81:21  <b>policies</b> [1] - 84:15  <b>poor</b> [1] - 53:13  <b>portion</b> [8] - 11:10, 21:20, 21:25, 31:22, 33:10, 47:13, 48:11, 87:6  <b>posing</b> [1] - 87:8  <b>possibility</b> [1] - 18:7  <b>possible</b> [2] - 16:17, 26:5  <b>possibly</b> [2] - 64:9, 64:10  <b>posting</b> [2] - 7:20, 7:22  <b>potential</b> [3] - 35:19, 84:20, 90:2  <b>PP</b> [4] - 2:12, 3:12, 3:14, 25:16  <b>predicts</b> [1] - 74:1  <b>prefer</b> [1] - 22:3  <b>preliminary</b> [2] - 76:17, 77:23  <b>premises</b> [4] - 22:21, 73:22, 74:18, 74:25  <b>prepackage</b> [1] - 12:14  <b>prepackaged</b> [6] - 11:3, 11:14, 11:15, 11:21, 12:1, 15:17  <b>prepacked</b> [1] - 15:21  <b>prepared</b> [6] - 15:22, 52:22, 53:1, 56:8, 56:13, 90:8  <b>presence</b> [1] - 40:8  <b>present</b> [3] - 10:3, 10:6, 94:15</p>	<p><b>PRESENT</b> [1] - 1:15  <b>presentation</b> [2] - 25:5, 86:2  <b>presented</b> [7] - 49:25, 50:11, 73:12, 78:15, 87:12, 87:22, 89:25  <b>preservation</b> [1] - 88:18  <b>preserve</b> [1] - 28:13  <b>preserved</b> [1] - 7:25  <b>pretty</b> [5] - 39:13, 46:11, 53:13, 68:17  <b>previously</b> [1] - 34:21  <b>Price</b> [1] - 52:24  <b>primary</b> [2] - 81:22, 83:1  <b>principal</b> [2] - 74:12, 74:13  <b>private</b> [2] - 74:17, 82:7  <b>pro</b> [1] - 90:24  <b>procedural</b> [1] - 88:4  <b>proceed</b> [2] - 10:1, 10:3  <b>PROCEEDINGS</b> [1] - 1:4  <b>process</b> [1] - 86:16  <b>products</b> [1] - 74:5  <b>Professional</b> [1] - 95:5  <b>professional</b> [6] - 19:19, 25:21, 50:1, 78:22, 78:25, 85:7  <b>professional's</b> [1] - 86:6  <b>professionals</b> [8] - 19:1, 21:2, 61:7, 64:1, 79:1, 87:13, 87:24, 92:23  <b>project</b> [18] - 54:6, 77:25, 78:16, 79:9, 79:10, 79:17, 79:21, 80:9, 80:15, 80:22, 81:24, 82:21, 85:10, 85:12, 85:14, 85:16, 86:22, 90:3  <b>project's</b> [1] - 84:21  <b>properties</b> [7] - 36:1, 39:14, 40:3, 44:8, 53:5, 53:6, 53:11  <b>property</b> [33] - 8:9, 26:7, 26:18, 26:20, 32:25, 34:2, 34:3, 34:18, 35:11, 37:1, 39:24, 44:15, 44:19, 45:11, 46:13, 52:18, 53:8, 53:10, 53:15, 55:4, 72:23, 73:18, 76:19, 76:23, 77:17, 80:17, 81:10, 87:1,</p>	<p>90:9, 90:19, 91:8  <b>proposed</b> [12] - 33:7, 36:21, 37:2, 53:21, 69:4, 74:25, 86:4, 88:8, 88:14, 88:22, 88:25, 90:10  <b>proposing</b> [4] - 34:7, 70:16, 83:9, 83:18  <b>provide</b> [17] - 27:12, 28:10, 29:15, 30:15, 31:11, 35:24, 36:21, 37:3, 40:7, 54:8, 54:12, 56:15, 60:22, 70:6, 83:14, 90:11, 91:12  <b>provided</b> [11] - 7:20, 26:24, 29:8, 31:3, 73:13, 81:19, 82:25, 83:6, 84:5, 92:12, 95:6  <b>providers</b> [1] - 91:6  <b>provides</b> [7] - 34:14, 34:17, 79:17, 80:1, 81:16, 82:21, 85:14  <b>providing</b> [2] - 34:9, 37:16  <b>provision</b> [2] - 29:21, 71:12  <b>Public</b> [5] - 3:15, 7:16, 7:17, 95:4, 95:15  <b>public</b> [15] - 21:20, 21:22, 43:3, 43:4, 43:6, 47:10, 48:10, 57:1, 57:3, 78:10, 86:1, 87:4, 87:6, 87:7  <b>purpose</b> [2] - 34:8, 88:23  <b>pursuant</b> [4] - 55:3, 77:21, 88:2, 90:20  <b>put</b> [2] - 62:12, 68:15</p>
<b>Q</b>				
<p><b>qualifies</b> [1] - 20:10  <b>Questions</b> [4] - 3:6, 3:9, 3:14, 3:15  <b>questions</b> [14] - 18:15, 19:10, 32:15, 32:18, 38:7, 38:9, 42:21, 42:24, 55:25, 56:19, 56:21, 56:25, 87:8, 93:7  <b>quick</b> [1] - 26:4  <b>quickly</b> [2] - 19:4, 46:20  <b>quite</b> [1] - 29:6  <b>quorum</b> [1] - 61:8</p>				

R				
<p><b>R.P.R</b> [2] - 95:3, 95:14  <b>raise</b> [6] - 9:4, 9:13, 9:14, 10:10, 13:19, 25:10  <b>ramp</b> [1] - 83:10  <b>rata</b> [1] - 90:24  <b>rather</b> [2] - 19:4, 45:19  <b>RDP</b> [1] - 35:18  <b>reading</b> [1] - 45:19  <b>ready</b> [3] - 10:20, 79:20, 84:8  <b>real</b> [2] - 73:23, 75:5  <b>realistic</b> [5] - 27:12, 31:24, 33:18, 35:19, 35:24  <b>realize</b> [1] - 48:4  <b>really</b> [8] - 18:24, 37:18, 41:18, 42:3, 45:3, 47:6, 54:19  <b>Realtor</b> [1] - 73:23  <b>rear</b> [2] - 41:9, 82:7  <b>reason</b> [3] - 40:2, 56:2, 65:21  <b>reasonably</b> [2] - 92:18, 92:24  <b>reasons</b> [4] - 32:11, 33:22, 55:23, 56:14  <b>receive</b> [2] - 17:13, 22:4  <b>received</b> [6] - 46:2, 65:22, 65:24, 67:23, 78:13, 78:24  <b>recent</b> [1] - 27:21  <b>recitation</b> [1] - 5:5  <b>recommend</b> [3] - 19:2, 22:22, 58:1  <b>recommendation</b> [6] - 18:9, 27:7, 56:4, 56:15, 86:7, 87:23  <b>recommended</b> [1] - 86:8  <b>record</b> [5] - 22:7, 25:19, 57:13, 87:1, 95:5  <b>recorded</b> [1] - 90:8  <b>records</b> [2] - 87:2, 90:12  <b>recreation</b> [2] - 55:1, 81:7  <b>redeveloped</b> [1] - 53:14  <b>redeveloper</b> [1] - 76:22  <b>redeveloper's</b> [1] - 86:13  <b>redevelopment</b> [34] - 25:7, 26:6, 28:10, 28:11, 28:14, 31:8,</p>	<p>32:1, 33:20, 38:6, 48:14, 52:15, 52:17, 53:1, 53:8, 55:6, 55:19, 56:17, 57:21, 57:23, 58:7, 77:20, 77:25, 79:18, 80:14, 81:12, 81:17, 84:3, 85:5, 85:11, 85:13, 85:17, 91:2, 92:8, 92:9  <b>Redevelopment</b> [8] - 53:2, 55:18, 77:18, 77:21, 79:12, 84:24, 88:9, 89:3  <b>Reexamination</b> [2] - 27:23, 28:6  <b>reexamination</b> [1] - 56:12  <b>refer</b> [4] - 28:24, 70:1, 71:4, 71:13  <b>referee</b> [1] - 95:6  <b>referred</b> [1] - 27:6  <b>refers</b> [1] - 49:6  <b>reflects</b> [1] - 84:10  <b>regard</b> [1] - 92:20  <b>regarding</b> [2] - 86:19, 91:17  <b>Registered</b> [1] - 95:5  <b>regular</b> [11] - 5:1, 23:14, 61:15, 64:11, 64:16, 65:14, 66:17, 66:18, 67:1, 68:9, 73:9  <b>regulating</b> [1] - 49:20  <b>regulation</b> [1] - 95:10  <b>regulations</b> [6] - 36:11, 36:12, 49:16, 54:14, 79:25, 90:16  <b>related</b> [4] - 78:7, 88:18, 95:7, 95:8  <b>relates</b> [1] - 91:2  <b>remaining</b> [2] - 9:1, 17:3  <b>remedy</b> [6] - 27:15, 45:7, 49:23, 77:5, 77:8, 77:13  <b>Remote</b> [1] - 95:3  <b>rendering</b> [2] - 86:2, 86:3  <b>renotice</b> [3] - 68:6, 68:12, 71:25  <b>rental</b> [2] - 78:2  <b>repeals</b> [1] - 51:13  <b>repeat</b> [1] - 10:2  <b>replaced</b> [1] - 92:3  <b>replaces</b> [3] - 27:2, 37:10, 51:13  <b>report</b> [5] - 56:12, 79:5, 79:8, 89:9, 89:10</p>	<p><b>Report</b> [2] - 27:23, 28:6  <b>Reporter</b> [2] - 95:4, 95:5  <b>REPORTER</b> [4] - 8:11, 8:15, 8:20, 8:22  <b>reporting</b> [1] - 87:3  <b>reports</b> [2] - 78:25, 87:23  <b>represent</b> [2] - 25:24, 65:25  <b>represented</b> [2] - 66:11, 73:3  <b>request</b> [1] - 57:22  <b>require</b> [3] - 34:11, 36:17, 84:22  <b>required</b> [11] - 36:21, 53:24, 54:15, 85:5, 86:23, 88:14, 88:15, 89:18, 89:20, 90:23, 92:22  <b>requirement</b> [8] - 29:17, 29:18, 40:13, 67:8, 79:18, 81:17, 82:17, 84:7  <b>requirements</b> [13] - 30:24, 35:13, 41:20, 49:20, 54:11, 75:1, 79:11, 82:1, 86:12, 88:5, 88:7, 90:3, 90:7  <b>requires</b> [3] - 29:17, 79:14, 85:8  <b>reschedule</b> [2] - 22:13, 68:4  <b>rescheduled</b> [2] - 68:3  <b>rescheduling</b> [1] - 66:16  <b>reserving</b> [1] - 77:4  <b>residential</b> [14] - 28:8, 29:13, 30:23, 31:10, 33:3, 37:14, 39:15, 53:20, 78:1, 79:12, 80:12, 80:18, 80:23, 85:18  <b>residents</b> [2] - 42:11, 81:5  <b>resolution</b> [23] - 18:21, 19:5, 37:25, 47:15, 48:15, 49:25, 50:7, 51:7, 51:8, 51:18, 57:18, 57:23, 58:6, 59:8, 59:10, 59:13, 75:9, 75:11, 86:15, 89:6, 89:12, 89:16, 92:12  <b>resources</b> [1] - 88:18  <b>respect</b> [15] - 27:25, 28:5, 28:16, 31:14, 33:2, 33:6, 34:23,</p>	<p>35:20, 36:3, 36:13, 37:11, 37:23, 38:3, 38:20, 56:16  <b>respond</b> [1] - 94:15  <b>Response</b> [13] - 5:10, 5:19, 18:16, 19:12, 21:23, 32:19, 42:22, 47:11, 50:8, 56:23, 57:4, 94:3, 94:5  <b>responsible</b> [1] - 90:10  <b>restaurant</b> [2] - 30:9, 30:12  <b>restricted</b> [4] - 34:7, 34:10, 34:16, 79:22  <b>result</b> [1] - 53:24  <b>retail</b> [3] - 9:1, 31:9, 54:25  <b>reuse</b> [1] - 28:15  <b>review</b> [24] - 19:21, 24:16, 25:5, 27:7, 32:10, 33:7, 33:13, 34:24, 38:4, 51:7, 56:3, 59:6, 60:12, 79:1, 79:3, 79:5, 79:7, 81:15, 84:17, 84:18, 86:9, 89:9, 89:10, 89:14  <b>REVIEW</b> [1] - 3:13  <b>reviewed</b> [2] - 26:25, 37:19  <b>reviewing</b> [1] - 36:7  <b>revise</b> [1] - 55:12  <b>revised</b> [1] - 26:23  <b>right-turn</b> [2] - 83:13, 83:14  <b>rise</b> [1] - 5:5  <b>Riverfront</b> [1] - 2:7  <b>Rodriguez</b> [2] - 78:15, 80:8  <b>roll</b> [3] - 5:8, 24:1, 75:18  <b>RON</b> [1] - 95:15  <b>roof</b> [2] - 80:12  <b>room</b> [1] - 63:20  <b>rooms</b> [2] - 30:11, 80:13  <b>Round</b> [2] - 35:7, 89:3  <b>roundabout</b> [1] - 83:2  <b>Route</b> [5] - 26:13, 33:25, 39:8, 49:8, 83:10  <b>Rubenstein</b> [4] - 3:16, 44:14, 66:1, 66:11  <b>RUBENSTEIN</b> [21] - 43:8, 43:15, 43:22, 43:25, 44:13, 44:18, 44:21, 45:1, 45:3, 45:8, 45:17, 45:24, 46:4, 46:9, 46:20,</p>	<p>46:24, 47:5, 47:8, 47:16, 47:25, 48:3  <b>Ruby</b> [10] - 52:20, 57:20, 80:6, 81:21, 83:3, 83:7, 83:19, 89:23, 90:19, 90:24</p>
				<p style="text-align: center;"><b>S</b></p>
				<p><b>safe</b> [2] - 80:1, 88:18  <b>safety</b> [2] - 42:11  <b>sales</b> [1] - 9:2  <b>sandwich</b> [1] - 15:24  <b>sandwiches</b> [2] - 15:22, 16:1  <b>sanitary</b> [1] - 90:18  <b>satisfactory</b> [1] - 93:1  <b>satisfied</b> [1] - 89:16  <b>satisfies</b> [2] - 88:4, 88:25  <b>satisfy</b> [2] - 87:12, 92:22  <b>Saturday</b> [1] - 74:8  <b>saw</b> [2] - 43:25, 46:9  <b>scheduling</b> [1] - 66:8  <b>school</b> [1] - 34:5  <b>screening</b> [1] - 88:20  <b>second</b> [36] - 6:7, 6:8, 6:10, 7:1, 7:2, 23:23, 23:24, 23:25, 32:13, 32:21, 50:12, 50:13, 50:14, 52:1, 52:2, 58:9, 58:10, 59:24, 59:25, 64:19, 67:4, 67:5, 72:1, 72:2, 72:18, 72:24, 73:19, 75:16, 75:17, 78:12, 79:2, 83:3, 93:12, 93:14, 93:15, 94:13  <b>seconded</b> [1] - 87:14  <b>Secretary</b> [1] - 2:11  <b>secretary</b> [1] - 21:3  <b>SECRETARY</b> [68] - 5:9, 5:11, 5:14, 5:16, 5:18, 5:20, 5:23, 5:25, 6:11, 6:13, 6:15, 6:17, 6:19, 7:3, 7:5, 7:7, 7:9, 7:11, 24:2, 24:4, 24:6, 24:8, 24:10, 50:16, 50:18, 50:20, 50:22, 50:24, 52:4, 52:6, 52:8, 52:10, 52:12, 58:13, 58:15, 58:17, 58:19, 58:21, 60:1, 60:3, 60:5, 60:7, 60:9, 64:20, 64:22, 64:24, 65:1, 65:3, 67:9, 67:11, 67:13, 67:15, 67:17, 72:3,</p>

72:5, 72:7, 72:9, 72:11, 75:19, 75:21, 75:23, 75:25, 76:3, 93:16, 93:18, 93:20, 93:22, 93:24 <b>secretary's</b> [2] - 8:3, 23:6 <b>section</b> [2] - 54:18, 85:4 <b>Section</b> [1] - 7:18 <b>see</b> [8] - 18:9, 36:24, 40:24, 43:3, 44:1, 47:6, 63:19, 71:16 <b>seeks</b> [1] - 73:24 <b>sell</b> [5] - 10:24, 11:3, 11:13, 11:17, 15:18 <b>selling</b> [3] - 15:6, 15:20, 74:4 <b>send</b> [4] - 13:10, 21:2, 61:10, 63:25 <b>Senior</b> [4] - 26:13, 34:1, 39:8, 49:8 <b>seniors</b> [1] - 34:15 <b>sent</b> [2] - 45:24, 46:1 <b>separately</b> [1] - 26:3 <b>separates</b> [1] - 83:12 <b>seq</b> [3] - 77:22, 88:3, 88:6 <b>service</b> [6] - 73:24, 74:2, 74:3, 75:5, 85:1, 91:7 <b>servicing</b> [1] - 90:19 <b>session</b> [2] - 87:5, 87:7 <b>Set</b> [1] - 51:16 <b>set</b> [9] - 33:5, 34:12, 35:11, 36:22, 53:24, 78:4, 88:17, 88:23, 89:1 <b>Set-Aside</b> [1] - 51:16 <b>set-aside</b> [6] - 33:5, 34:12, 35:11, 36:22, 53:24, 78:4 <b>setback</b> [8] - 35:13, 39:22, 40:12, 41:8, 41:9, 45:10 <b>settlement</b> [14] - 59:11, 59:14, 59:16, 59:20, 77:1, 77:10, 79:24, 85:13, 86:12, 89:2, 90:20, 91:1, 91:14, 92:8 <b>sewer</b> [2] - 90:19, 91:6 <b>shade</b> [1] - 82:14 <b>shall</b> [21] - 89:12, 89:17, 89:21, 89:25, 90:5, 90:8, 90:9, 90:11, 90:14, 90:17, 91:3, 91:5, 91:10, 91:12, 91:15, 91:21,	91:23, 92:1, 92:3, 92:5, 92:17 <b>shampoo</b> [1] - 15:10 <b>share</b> [1] - 90:24 <b>Share</b> [18] - 26:25, 27:18, 28:1, 31:19, 31:24, 32:8, 33:8, 33:12, 33:17, 34:22, 35:16, 53:18, 53:19, 55:12, 55:22, 56:10, 77:15, 89:4 <b>shared</b> [1] - 84:2 <b>shelving</b> [1] - 17:2 <b>Shi</b> [3] - 1:10, 4:4, 67:20 <b>short</b> [1] - 63:10 <b>show</b> [1] - 17:11 <b>shows</b> [2] - 14:23, 70:22 <b>side</b> [8] - 29:2, 29:10, 30:21, 38:12, 39:11, 41:8, 82:8 <b>sidewalk</b> [3] - 17:25, 18:2, 18:3 <b>sight</b> [1] - 80:4 <b>signal</b> [3] - 80:5, 83:18, 89:22 <b>significant</b> [1] - 54:20 <b>SILLS</b> [1] - 2:6 <b>Sills</b> [1] - 57:11 <b>Simoff</b> [1] - 86:18 <b>sit</b> [2] - 12:9, 12:11 <b>Site</b> [8] - 1:4, 1:7, 3:17, 3:20, 4:8, 60:18, 67:20, 76:13 <b>site</b> [34] - 1:9, 4:3, 25:6, 33:16, 34:8, 35:24, 37:17, 41:13, 41:18, 42:9, 54:5, 71:22, 74:10, 74:17, 75:3, 76:18, 77:24, 78:7, 78:17, 80:1, 81:8, 81:11, 81:19, 82:21, 82:22, 82:23, 82:24, 84:19, 86:3, 88:8, 88:16, 90:1, 93:4 <b>sitting</b> [3] - 12:3, 12:5, 12:7 <b>six</b> [1] - 29:22 <b>six-story</b> [1] - 29:22 <b>sixth</b> [2] - 29:25, 30:3 <b>size</b> [2] - 14:16, 20:12 <b>sizes</b> [1] - 82:18 <b>slightly</b> [1] - 83:13 <b>slopes</b> [1] - 41:16 <b>small</b> [6] - 15:11, 15:13, 15:14, 15:15, 15:22, 20:6 <b>smaller</b> [1] - 29:24	<b>so..</b> [3] - 9:2, 22:12, 45:7 <b>soap</b> [1] - 15:10 <b>soda</b> [5] - 11:4, 11:14, 11:19, 11:21, 15:6 <b>soil</b> [1] - 82:3 <b>Sokolich</b> [2] - 65:12, 66:14 <b>sole</b> [2] - 74:14, 91:10 <b>someone</b> [5] - 15:10, 51:17, 59:15, 71:20, 94:11 <b>someplace</b> [1] - 15:21 <b>sometimes</b> [1] - 41:24 <b>somewhat</b> [1] - 35:7 <b>Sophia</b> [1] - 5:18 <b>SOPHIA</b> [1] - 1:23 <b>sorry</b> [5] - 27:22, 43:8, 57:13, 59:7, 75:15 <b>sort</b> [1] - 40:7 <b>south</b> [1] - 80:19 <b>southwest</b> [1] - 83:6 <b>SP</b> [1] - 72:20 <b>SP02</b> [1] - 67:20 <b>SP09</b> [1] - 60:18 <b>SP14</b> [1] - 65:9 <b>SP15</b> [1] - 76:13 <b>space</b> [16] - 14:10, 20:6, 20:13, 30:4, 30:16, 74:16, 74:21, 78:6, 79:13, 80:20, 84:10, 84:11, 85:18, 85:19 <b>spaces</b> [15] - 55:1, 79:17, 79:19, 79:20, 81:17, 81:18, 83:23, 83:25, 84:4, 84:7, 84:9 <b>Special</b> [3] - 32:9, 55:10, 55:11 <b>special</b> [7] - 60:22, 60:25, 61:5, 61:12, 61:18, 62:3, 62:4 <b>specialized</b> [1] - 91:18 <b>specific</b> [7] - 29:24, 33:16, 37:1, 37:14, 55:5, 55:25, 77:22 <b>specifically</b> [6] - 31:14, 34:15, 35:5, 46:5, 92:11, 92:22 <b>specified</b> [1] - 19:20 <b>spot</b> [2] - 44:21, 46:5 <b>sprinkler</b> [1] - 91:18 <b>square</b> [4] - 14:19, 14:21, 54:2, 78:5 <b>stable</b> [1] - 28:8 <b>stage</b> [1] - 35:8 <b>stand</b> [1] - 44:11 <b>standard</b> [2] - 41:22, 83:22	<b>standards</b> [6] - 35:14, 55:5, 85:17, 88:10, 88:16, 88:17 <b>Star</b> [10] - 3:7, 3:10, 7:3, 24:2, 50:16, 58:13, 60:1, 67:9, 87:16, 93:16 <b>STAR</b> [126] - 1:16, 5:1, 5:8, 5:13, 6:2, 6:6, 6:10, 6:12, 6:21, 7:1, 7:4, 7:13, 10:8, 10:17, 11:5, 11:16, 11:19, 12:9, 12:16, 16:17, 16:23, 17:1, 17:4, 17:8, 17:20, 18:1, 18:4, 18:6, 18:13, 18:17, 18:22, 19:8, 19:13, 19:22, 20:1, 20:7, 20:24, 21:14, 21:16, 21:19, 21:24, 22:6, 22:9, 22:12, 23:15, 23:20, 23:23, 24:3, 24:17, 24:20, 30:11, 32:17, 32:20, 38:8, 42:20, 42:23, 43:5, 47:9, 47:12, 47:24, 48:9, 48:12, 50:4, 50:6, 50:9, 50:12, 50:15, 50:17, 51:22, 52:1, 52:3, 52:5, 56:20, 56:24, 57:2, 57:5, 57:14, 58:3, 58:9, 58:11, 58:14, 59:3, 59:12, 59:18, 59:24, 60:2, 60:18, 61:1, 61:5, 61:16, 61:21, 61:24, 62:16, 62:23, 63:9, 64:8, 64:12, 64:14, 64:21, 65:5, 65:8, 65:15, 66:3, 66:5, 66:24, 67:3, 67:10, 67:19, 69:23, 71:2, 71:20, 72:1, 72:4, 72:13, 75:7, 75:10, 75:14, 75:20, 76:5, 76:12, 93:6, 93:12, 93:17, 94:1, 94:4, 94:6 <b>star</b> [6] - 5:12, 6:11, 52:4, 64:20, 72:3, 75:19 <b>state</b> [5] - 9:23, 25:22, 89:19, 90:15, 92:6 <b>State</b> [8] - 7:24, 26:24, 28:4, 36:12, 84:10, 91:4, 95:4, 95:7 <b>State's</b> [1] - 55:18 <b>states</b> [1] - 51:18 <b>statewide</b> [1] - 7:23	<b>status</b> [1] - 77:13 <b>statute</b> [1] - 95:6 <b>steep</b> [1] - 41:15 <b>stem</b> [1] - 27:14 <b>step</b> [2] - 56:5, 71:17 <b>still</b> [1] - 8:25 <b>stop</b> [2] - 23:4, 32:14 <b>storage</b> [1] - 15:3 <b>store</b> [8] - 10:22, 10:24, 11:7, 11:21, 14:17, 15:5, 15:8, 16:6 <b>stories</b> [6] - 29:18, 29:19, 29:20, 31:2, 55:14, 69:17 <b>stormwater</b> [6] - 81:25, 86:24, 86:25, 90:6, 90:7, 90:10 <b>story</b> [4] - 29:13, 29:22, 30:1, 30:3 <b>strategy</b> [1] - 33:16 <b>Street</b> [15] - 3:16, 28:23, 30:19, 30:21, 31:11, 43:13, 43:23, 43:25, 44:1, 44:15, 45:4, 46:6, 46:10, 52:21, 57:21 <b>street</b> [6] - 14:12, 14:25, 40:6, 40:7, 81:13, 84:16 <b>structure</b> [3] - 14:7, 33:4, 74:23 <b>structured</b> [3] - 54:4, 78:6, 80:21 <b>structures</b> [1] - 88:21 <b>studios</b> [1] - 80:24 <b>study</b> [1] - 84:12 <b>stuff</b> [2] - 15:10, 17:13 <b>subdistricts</b> [1] - 28:21 <b>subject</b> [6] - 19:6, 19:24, 86:10, 88:2, 89:6, 89:23 <b>submission</b> [1] - 90:12 <b>submit</b> [9] - 13:8, 16:18, 19:19, 22:25, 23:2, 23:7, 31:16, 33:22, 89:12 <b>submitted</b> [5] - 45:22, 62:14, 81:14, 84:15, 87:2 <b>Subsection</b> [4] - 79:15, 88:13 <b>subsequent</b> [1] - 90:21 <b>subsequently</b> [1] - 73:7 <b>substantially</b> [3] - 50:2, 51:20, 57:24
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>successful</b> [1] - 42:4  <b>sudden</b> [1] - 77:4  <b>sufficiency</b> [1] - 82:23  <b>Suite</b> [2] - 2:3, 73:5  <b>summary</b> [1] - 28:19  <b>Sunday</b> [2] - 12:23, 12:24  <b>superseded</b> [1] - 86:11  <b>supplemental</b> [1] - 79:3  <b>supplied</b> [2] - 18:21, 20:17  <b>supply</b> [2] - 22:16, 82:22  <b>supports</b> [1] - 32:2  <b>surrounding</b> [2] - 39:14, 41:3  <b>survive</b> [1] - 92:3  <b>swear</b> [8] - 9:3, 9:15, 13:14, 13:17, 13:20, 24:22, 25:9, 25:12  <b>SWORN</b> [2] - 3:2, 4:2  <b>sworn</b> [3] - 9:22, 14:3, 25:18  <b>system</b> [1] - 90:19  <b>systems</b> [1] - 91:18</p>	<p>60:5, 64:24, 67:13, 72:9, 75:23, 87:18, 93:20  <b>targeted</b> [1] - 34:15  <b>Tax</b> [2] - 72:25  <b>tax</b> [1] - 73:21  <b>telecommunications</b> [1] - 91:7  <b>Telelor</b> [3] - 1:12, 3:3, 8:6  <b>ten</b> [1] - 62:11  <b>tenant</b> [4] - 8:9, 8:24, 16:9, 20:16  <b>terms</b> [3] - 34:10, 35:15, 37:16  <b>testified</b> [8] - 74:22, 80:8, 81:9, 81:24, 82:10, 82:20, 85:7, 86:22  <b>testifies</b> [3] - 9:22, 14:3, 25:18  <b>testify</b> [3] - 9:5, 9:7, 9:12  <b>testimony</b> [8] - 57:18, 57:22, 73:13, 78:14, 87:8, 87:22, 89:24, 95:5  <b>TESTIMONY</b> [2] - 3:2, 4:2  <b>that..</b> [1] - 21:15  <b>THE</b> [6] - 1:3, 1:14, 8:11, 8:15, 8:20, 8:22  <b>the..</b> [1] - 14:25  <b>themselves</b> [1] - 27:5  <b>theoretically</b> [1] - 36:23  <b>THERE</b> [1] - 1:15  <b>therefore</b> [1] - 30:24  <b>therein</b> [2] - 86:14, 88:11  <b>they're..</b> [1] - 45:23  <b>thinking</b> [1] - 19:15  <b>Third</b> [1] - 89:3  <b>third</b> [3] - 26:14, 33:25, 79:5  <b>Third-Round</b> [1] - 89:3  <b>Thomas</b> [2] - 78:18, 82:9  <b>thoroughly</b> [1] - 37:21  <b>three</b> [5] - 36:1, 54:13, 69:17, 81:1, 87:13  <b>three-bedroom</b> [2] - 54:13, 81:1  <b>throughout</b> [2] - 54:17, 81:3  <b>today</b> [2] - 62:25, 65:13  <b>today's</b> [1] - 66:9</p>	<p><b>toes</b> [1] - 71:18  <b>together</b> [1] - 78:6  <b>tomorrow</b> [3] - 46:23, 63:23, 71:1  <b>tonight</b> [9] - 8:4, 26:1, 36:7, 52:17, 56:3, 61:10, 64:2, 68:2, 76:13  <b>took</b> [1] - 48:4  <b>top</b> [4] - 30:13, 30:17, 33:4, 39:4  <b>total</b> [2] - 74:13, 79:23  <b>tower</b> [2] - 80:19, 80:20  <b>towers</b> [2] - 78:1, 80:18  <b>town</b> [1] - 74:14  <b>traffic</b> [14] - 78:20, 79:7, 80:5, 82:19, 83:18, 83:20, 84:12, 86:4, 86:17, 86:19, 89:10, 89:14, 89:22, 92:14  <b>TRANSCRIPT</b> [1] - 1:3  <b>transcript</b> [1] - 95:10  <b>Transition</b> [2] - 28:24, 30:19  <b>transitional</b> [1] - 31:10  <b>Transportation's</b> [1] - 85:4  <b>trash</b> [1] - 82:5  <b>travel</b> [1] - 74:10  <b>treatment</b> [1] - 91:4  <b>trees</b> [6] - 82:12, 82:13, 82:14, 82:15, 82:16, 92:2  <b>tried</b> [3] - 10:13, 10:21, 11:3  <b>trigger</b> [1] - 68:18  <b>truth</b> [7] - 9:15, 9:17, 13:21, 13:22, 25:12, 25:13  <b>try</b> [4] - 10:6, 12:20, 26:4, 40:7  <b>trying</b> [2] - 40:5, 45:20  <b>turn</b> [5] - 79:24, 83:12, 83:13, 83:14, 83:20  <b>turning</b> [1] - 83:15  <b>TWA</b> [1] - 91:4  <b>two</b> [15] - 20:17, 24:24, 28:21, 29:18, 29:19, 54:12, 72:13, 75:2, 76:7, 76:9, 78:1, 78:11, 80:18, 80:25, 83:14  <b>two-bedroom</b> [1] - 80:25  <b>type</b> [3] - 20:9, 36:15, 54:25  <b>types</b> [1] - 28:10</p>	<p><b>typical</b> [1] - 85:4  <b>typically</b> [2] - 41:23, 68:23</p> <p style="text-align: center;"><b>U</b></p> <p><b>UHAC</b> [2] - 54:11, 79:24  <b>ultimately</b> [1] - 70:13  <b>unavailable</b> [1] - 66:9  <b>under</b> [8] - 9:8, 9:9, 79:14, 81:15, 84:18, 85:9, 90:21, 95:6  <b>understood</b> [1] - 20:5  <b>undertaken</b> [1] - 76:25  <b>unduly</b> [1] - 31:5  <b>Uniform</b> [2] - 85:22, 89:4  <b>Unit</b> [4] - 4:7, 72:18, 72:24, 73:20  <b>unit</b> [2] - 54:16, 79:13  <b>units</b> [30] - 29:16, 30:3, 30:15, 30:17, 30:25, 36:15, 36:21, 37:2, 37:16, 53:21, 53:25, 54:13, 54:15, 54:20, 78:2, 78:3, 78:4, 79:22, 79:23, 80:23, 80:24, 80:25, 81:1, 81:2, 81:5, 85:20, 91:13  <b>unload</b> [1] - 17:12  <b>unmet</b> [2] - 31:22, 33:11  <b>up</b> [10] - 14:25, 18:24, 19:25, 24:20, 41:20, 44:11, 45:9, 53:21, 55:14, 78:4  <b>update</b> [1] - 27:3  <b>upgrades</b> [1] - 90:24  <b>upper</b> [2] - 29:13, 82:13  <b>upper-story</b> [1] - 29:13  <b>uppermost</b> [1] - 80:12  <b>user</b> [1] - 73:22  <b>uses</b> [6] - 30:8, 31:12, 31:13, 41:5, 54:23, 54:25  <b>usual</b> [1] - 40:14  <b>utility</b> [2] - 91:6, 91:9  <b>utilization</b> [1] - 33:21</p>	<p>68:18, 69:15, 69:18, 79:14  <b>variances</b> [3] - 70:16, 85:9, 88:12  <b>variety</b> [1] - 28:10  <b>vehicle</b> [3] - 80:2, 82:24, 88:19  <b>VELASQUEZ</b> [49] - 3:8, 9:16, 9:19, 9:25, 10:2, 10:5, 10:12, 10:15, 10:18, 11:8, 11:12, 11:15, 11:18, 11:20, 12:1, 12:4, 12:6, 12:8, 12:13, 12:15, 12:17, 12:20, 12:24, 13:1, 13:3, 13:5, 13:10, 14:11, 14:15, 15:7, 15:12, 15:14, 15:23, 16:2, 16:4, 16:7, 16:11, 17:10, 17:14, 17:17, 21:12, 22:11, 22:17, 22:20, 22:23, 23:2, 23:9, 23:12, 24:13  <b>Velasquez</b> [5] - 1:12, 3:3, 8:5, 9:25, 10:19  <b>verbatim</b> [1] - 95:5  <b>versus</b> [1] - 77:6  <b>via</b> [1] - 82:25  <b>VICE</b> [48] - 1:17, 5:15, 6:8, 6:14, 6:24, 7:6, 11:6, 11:9, 11:13, 11:24, 19:16, 23:25, 24:5, 50:19, 51:24, 52:7, 58:5, 58:16, 59:25, 60:4, 63:7, 64:17, 64:23, 67:5, 67:12, 68:13, 68:21, 69:3, 69:5, 69:9, 69:11, 69:13, 69:16, 70:11, 70:15, 70:19, 70:25, 71:4, 71:8, 71:15, 71:19, 71:21, 72:6, 75:12, 75:22, 93:10, 93:19, 94:13  <b>Vice</b> [4] - 3:9, 5:6, 87:10, 87:17  <b>viewing</b> [1] - 19:6  <b>Vischio</b> [2] - 78:20, 82:19  <b>VISCHIO</b> [1] - 78:20  <b>voice</b> [2] - 10:10, 57:12  <b>vote</b> [4] - 19:24, 47:14, 48:14, 76:1  <b>voted</b> [1] - 87:15</p>	
<b>T</b>					
<p><b>Tamares</b> [4] - 25:7, 26:7, 52:18, 57:6  <b>TARABOCCHIA</b> [68] - 1:21, 5:17, 6:5, 6:16, 7:2, 7:8, 12:18, 12:22, 12:25, 13:2, 13:4, 13:14, 14:13, 14:23, 15:4, 15:9, 15:13, 15:20, 15:25, 16:3, 16:5, 16:8, 16:12, 16:15, 18:19, 18:23, 24:7, 24:23, 25:1, 38:10, 38:14, 38:17, 38:21, 38:23, 39:3, 39:10, 39:18, 39:21, 39:24, 40:9, 40:14, 40:16, 41:3, 41:10, 41:21, 42:10, 42:14, 42:18, 50:21, 52:9, 58:10, 58:18, 60:6, 60:15, 60:17, 61:3, 62:2, 62:6, 62:9, 63:2, 64:19, 64:25, 67:14, 72:10, 75:24, 93:15, 93:21, 94:8  <b>Tarabocchia</b> [17] - 3:7, 3:11, 3:15, 5:16, 6:15, 7:7, 24:6, 50:20, 52:8, 58:17,</p>					
				<b>V</b>	
				<p><b>Value</b> [8] - 25:6, 26:18, 26:19, 35:3, 49:22, 59:9, 59:17, 59:21  <b>variance</b> [5] - 36:25,</p>	
				<b>W</b>	
				<p><b>wait</b> [3] - 10:8, 71:6,</p>	

<p>94:9  <b>waiting</b> [1] - 62:15  <b>waivers</b> [4] - 79:16,  85:1, 85:9, 88:15  <b>walkable</b> [2] - 29:12,  85:15  <b>wants</b> [1] - 15:10  <b>water</b> [2] - 91:4, 91:6  <b>website</b> [1] - 7:22  <b>wedding</b> [1] - 74:11  <b>WEDNESDAY</b> [1] - 1:2  <b>Wednesday</b> [3] - 61:3,  63:4, 63:6  <b>Wednesdays</b> [1] -  63:16  <b>week</b> [4] - 44:3, 46:2,  61:1, 62:10  <b>welcome</b> [2] - 8:21,  47:9  <b>west</b> [1] - 82:8  <b>West</b> [10] - 52:20,  57:20, 80:6, 81:21,  83:3, 83:7, 83:19,  89:23, 90:19, 90:24  <b>wetlands</b> [1] - 41:16  <b>whole</b> [5] - 13:21,  26:2, 45:16, 47:4  <b>widening</b> [4] - 84:20,  84:22, 90:2, 90:4  <b>wife</b> [1] - 14:15  <b>witnesses</b> [1] - 78:15  <b>written</b> [1] - 89:15  <b>Wyckoff</b> [1] - 25:17</p>	<p>75:1</p>
<b>Y</b>	
<p><b>yard</b> [6] - 39:11, 39:22,  40:12, 41:9  <b>yards</b> [3] - 38:12,  38:14  <b>year</b> [1] - 26:24  <b>years</b> [1] - 27:16  <b>yesterday</b> [2] - 65:13,  67:24  <b>yup</b> [1] - 42:19</p>	
<b>Z</b>	
<p><b>zebra</b> [2] - 78:17,  78:22  <b>zone</b> [7] - 26:9, 26:11,  34:4, 35:3, 43:19,  46:17, 69:2  <b>Zone</b> [4] - 26:10,  28:21, 39:2, 40:11  <b>Zones</b> [1] - 48:22  <b>Zoning</b> [3] - 25:25,  36:25, 73:18  <b>zoning</b> [6] - 25:6,  49:6, 49:16, 70:1,</p>	