

<div>1</div> <div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> </div> <div> <p>BOROUGH OF WOODCLIFF LAKE MUNICIPAL BUILDING ZONING BOARD OF ADJUSTMENT TUESDAY, JULY 23, 2019 COMMENCING AT 7:37 P.M.</p> <p>IN THE MATER OF: : TRANSCRIPT : OF 188 BROADWAY LP : PROCEEDINGS 188 Broadway : Block 2701/Lot 3 : : :</p> <p>B E F O R E:</p> <p>BOROUGH OF WOODCLIFF LAKE ZONING BOARD OF ADJUSTMENT THERE BEING PRESENT:</p> <p>CHRISTINA HEMBREE, CHAIRWOMAN</p> <p>JOHN SPIRIG, VICE-CHAIRMAN</p> <p>SANJEEV DHAWAN, MEMBER</p> <p>EMILIA FENDIAN, MEMBER</p> <p>ROBERT HAYES, MEMBER</p> <p>ROBIN EFFRON-MALLEY, MEMBER</p> <p>GARY NEWMAN, MEMBER</p> <p>HASMIG YETEMIAN, ALTERNATE #1</p> <p>MICHAEL KAUFMAN, ALTERNATE #2</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. CERTIFIED COURT REPORTERS P.O. BOX 505 SADDLE BROOK, NJ 07663 201-641-1812 201-843-0515 FAX LauraACaruccillc@gmail.com</p> </div>	<div>3</div> <div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> </div> <div> <p><u>I N D E X</u></p> <p><u>S P E A K E R</u> <u>P A G E</u></p> <p>Walter Appelle 5, 18 25 Cressfield Court Gilbert Reynolds 5, 21 15 Prospect Avenue Aspasia Panaretos 6, 31 16 Highview Avenue Alvin Star 8, 62 209 Glen Road Sally Gellert 10 210 Broadway Peter Bernich 14 15 Cressfield Court Veronica Appelle 15 23 Cressfield Court Patricia Keenaghan 20 24 Highview Avenue Craig Padover 32 27 Campbell Avenue Gwenn Levine 35 65 Campbell Avenue Craig Marson 30 7 Cricket Lane John Glaser 39 52 Woodmont Drive Joseph LaPaglia 43 Laura Jeffas 43 39 Kenwood Drive Ulises Cabrera 46 14 Dorchester Road Ann Marie Borrelli 51 18 Cressfield Court</p> <p>07:12PM</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </div>
<div>2</div> <div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> </div> <div> <p>A P P E A R A N C E S:</p> <p>S. ROBERT PRINCIOTTO, ESQUIRE Counsel to the Board</p> <p>WELLS, JAWORSKI & LIEBMAN, LLP BY: JAMES J. DELIA, ESQUIRE 12 North Route 17 North P.O. Box 1827 Paramus, NJ 07653-1827 Counsel to the Applicant</p> <p>A L S O P R E S E N T:</p> <p>EVAN M. JACOBS, P.E., P.P. NEGLIA ENGINEERING ASSOCIATES Board Engineer</p> <p>MEG SMITH Board Secretary</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. CERTIFIED COURT REPORTERS P.O. BOX 505 SADDLE BROOK, NJ 07663 201-641-1812 201-843-0515 FAX LauraACaruccillc@gmail.com</p> </div>	<div>4</div> <div> <div>07:37PM</div> <div>07:37PM</div> <div>07:37PM</div> <div>07:37PM</div> <div>07:37PM</div> <div>07:37PM</div> <div>07:37PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> <div>07:38PM</div> </div> <div> <p>MR. PRINCIOTTO: Okay. And that takes us to 188 Broadway LP for continuation of that hearing.</p> <p>Just to determine who will be eligible to vote on this application tonight, I know that some members may have missed some meetings or part of a meeting, but I want to be certain that they are eligible to vote. I'll ask the board secretary to report on that and the board members.</p> <p>I think was it Dhawan, you missed a meeting.</p> <p>MR. DHAWAN: I have read the transcript.</p> <p>MS. SMITH: I have signed documentation for all board members who missed meetings that they have read the transcripts or listened to the recordings, and all members, even the alternates, who we may not need tonight, are eligible to vote.</p> <p>MR. PRINCIOTTO: So it will be the full board members that will be eligible to vote on the 188 application tonight. So that takes care of that.</p> <p>I believe we're at the point in the proceeding where we were hearing comments from members of the public. We had two sign-in sheets at the last meeting, for those who resided within 200</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </div>

<p style="text-align: right;">5</p> <p>07:38PM 1 feet of 188 Broadway and those that did not reside</p> <p>07:38PM 2 within 200 feet of Broadway. Actually, we had a</p> <p>07:39PM 3 third list too for anyone who did not reside in</p> <p>07:39PM 4 Woodcliff Lake, although nobody signed that sheet.</p> <p>07:39PM 5 Is there anyone here tonight that</p> <p>07:39PM 6 wishes to make a comment that did not sign in on any</p> <p>07:39PM 7 sign-in sheets at the last meeting?</p> <p>07:39PM 8 MR. APPELLE: I don't know if I signed</p> <p>07:39PM 9 in or not.</p> <p>07:39PM 10 MR. PRINCIOTTO: Your name, sir?</p> <p>07:39PM 11 MR. APPELLE: Walter Appelle, 23</p> <p>07:39PM 12 Cressfield Court.</p> <p>07:39PM 13 MR. PRINCIOTTO: You live within 200</p> <p>07:39PM 14 feet?</p> <p>07:39PM 15 MR. APPELLE: Yes.</p> <p>07:39PM 16 MR. PRINCIOTTO: Your handwriting could</p> <p>07:39PM 17 be a little bit better, but you did sign in.</p> <p>07:39PM 18 MR. APPELLE: Good way to start the</p> <p>07:39PM 19 meeting.</p> <p>07:39PM 20 [LAUGHTER]</p> <p>07:39PM 21 MR. REYNOLDS: Sir, I might be in that</p> <p>07:39PM 22 same situation.</p> <p>07:39PM 23 MR. PRINCIOTTO: Yes, sir.</p> <p>07:39PM 24 MR. REYNOLDS: Gilbert Reynolds.</p> <p>07:39PM 25 MR. PRINCIOTTO: Within 200 feet?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">7</p> <p>07:41PM 1 MR. GLASER: Okay. Thank you.</p> <p>07:41PM 2 MR. PRINCIOTTO: Anyone else?</p> <p>07:41PM 3 Okay. We intend to conclude this</p> <p>07:41PM 4 meeting tonight. And in order to do so, in order to</p> <p>07:41PM 5 move this matter expeditiously, my recommendation to</p> <p>07:41PM 6 the board and our Chair is that we limit the comments</p> <p>07:41PM 7 to no more than four minutes. I think you can</p> <p>07:41PM 8 probably comment in less than four minutes.</p> <p>07:41PM 9 I would suggest, and it's just my</p> <p>07:41PM 10 opinion and suggestion, that you make your comments</p> <p>07:41PM 11 concise and related to the zoning issues.</p> <p>07:41PM 12 You've heard the testimony, most of</p> <p>07:41PM 13 you, of the expert witnesses, so you should</p> <p>07:41PM 14 understand something about the legal issues involved</p> <p>07:41PM 15 in this case.</p> <p>07:41PM 16 If you agreed with someone who has made</p> <p>07:42PM 17 a prior comment, it's perfectly acceptable to say</p> <p>07:42PM 18 that you agree with what that person said, you don't</p> <p>07:42PM 19 have to repeat it in its entirety. I would suggest</p> <p>07:42PM 20 that you not read long pre-prepared statements and</p> <p>07:42PM 21 just make concise statements. We have experienced</p> <p>07:42PM 22 board members here that heard and listened to many</p> <p>07:42PM 23 different types of applications. They come from all</p> <p>07:42PM 24 different walks of life with different background and</p> <p>07:42PM 25 different experience, and they heard and listened to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">6</p> <p>07:39PM 1 MR. REYNOLDS: Prospect Avenue.</p> <p>07:39PM 2 Yes, sir.</p> <p>07:39PM 3 MR. PRINCIOTTO: No.</p> <p>07:39PM 4 Do you want to be added to the list?</p> <p>07:40PM 5 MR. REYNOLDS: Please.</p> <p>07:40PM 6 MR. PRINCIOTTO: I'm sorry. Your</p> <p>07:40PM 7 address again, sir?</p> <p>07:40PM 8 MR. REYNOLDS: 15 Prospect Avenue.</p> <p>07:40PM 9 MR. PRINCIOTTO: Okay.</p> <p>07:40PM 10 MR. HAYES: I believe there's one more,</p> <p>07:40PM 11 Sal.</p> <p>07:40PM 12 MR. PRINCIOTTO: I'm sorry.</p> <p>07:40PM 13 Yes.</p> <p>07:40PM 14 MS. PANARETOS: Aspasia Panaretos, 16</p> <p>07:40PM 15 Highview Avenue.</p> <p>07:40PM 16 MR. PRINCIOTTO: That's within 200</p> <p>07:40PM 17 feet, right?</p> <p>07:40PM 18 MS. PANARETOS: Yes.</p> <p>07:40PM 19 MR. PRINCIOTTO: I'm sorry. Could you</p> <p>07:40PM 20 repeat your name, please.</p> <p>07:40PM 21 MS. PANARETOS: Panaretos,</p> <p>07:40PM 22 P-A-N-A-R-E-T-O-S, Aspasia, 16 Highview.</p> <p>07:40PM 23 MR. PRINCIOTTO: Okay. Anyone else?</p> <p>07:40PM 24 Mr. Glaser, I think you're on the list.</p> <p>07:41PM 25 You're on the list.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">8</p> <p>07:42PM 1 all this testimony or read the transcripts or</p> <p>07:42PM 2 listened to the audio of the meeting. So I ask you</p> <p>07:42PM 3 to please be concise in your statements.</p> <p>07:42PM 4 Okay. The record will reflect I think</p> <p>07:42PM 5 we already heard from Cheryl Dispoto, who made her</p> <p>07:42PM 6 comments, and Alvin Star.</p> <p>07:42PM 7 Is there anyone that would like to</p> <p>07:42PM 8 speak next or I'll just call --</p> <p>07:43PM 9 MR. STAR: May I ask a question,</p> <p>07:43PM 10 please?</p> <p>07:43PM 11 I gave my comments after 11:15 p.m.</p> <p>07:43PM 12 last time, and I would like to quickly summarize, I</p> <p>07:43PM 13 will not read a statement, that that location has</p> <p>07:43PM 14 many faults to it. I just wanted to summarize what I</p> <p>07:43PM 15 said, because I also believe that some of the board</p> <p>07:43PM 16 members may have left during the time period in which</p> <p>07:43PM 17 I was speaking. I would appreciate the time to just</p> <p>07:43PM 18 summarize a couple of key points in this application.</p> <p>07:43PM 19 MR. PRINCIOTTO: No board members left</p> <p>07:43PM 20 before the meeting concluded, No. 1.</p> <p>07:43PM 21 No. 2, counsel for the applicant has</p> <p>07:43PM 22 provided a transcript of the proceedings and that</p> <p>07:43PM 23 transcript has been delivered to all board members.</p> <p>07:43PM 24 So my suggested recommendation to the</p> <p>07:43PM 25 board would be that we not do that, and perhaps we</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">9</p> <p>07:43PM 1 can revisit it at the end. Why don't you listen to</p> <p>07:43PM 2 all the other comments. I'm sure we're going to hear</p> <p>07:44PM 3 many of the same comments, I'm hoping that we don't,</p> <p>07:44PM 4 but sometimes I can't prevent that.</p> <p>07:44PM 5 MR. STAR: Ms. Hembree, I would</p> <p>07:44PM 6 appreciate if I can do it now.</p> <p>07:44PM 7 MR. NEWMAN: My suggestion, Sal, is</p> <p>07:44PM 8 that we certainly give the members of the public who</p> <p>07:44PM 9 haven't gone yet a chance to speak first.</p> <p>07:44PM 10 MR. PRINCIOTTO: Absolutely.</p> <p>07:44PM 11 MR. NEWMAN: And at the conclusion of</p> <p>07:44PM 12 that, depending on how we do with time, revisit the</p> <p>07:44PM 13 issue.</p> <p>07:44PM 14 MR. PRINCIOTTO: Yes.</p> <p>07:44PM 15 And we also have to give Mr. Delia an</p> <p>07:44PM 16 opportunity, I'm sure he has something to say to the</p> <p>07:44PM 17 board this evening.</p> <p>07:44PM 18 MR. DELIA: A few minutes' worth of</p> <p>07:44PM 19 time.</p> <p>07:44PM 20 MR. PRINCIOTTO: So we need sometime</p> <p>07:44PM 21 for the board to deliberate and need to give some</p> <p>07:44PM 22 instructions to the board to proceed.</p> <p>07:44PM 23 All right. I'm going to go down the</p> <p>07:44PM 24 list. I'm going to start with the people who reside</p> <p>07:44PM 25 within 200 feet of 188 Broadway. The first one on</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">11</p> <p>07:46PM 1 MS. GELLERT: Okay. I will slow down.</p> <p>07:46PM 2 I moved in aware of the office building</p> <p>07:46PM 3 next door, glad of the neighborhood businesses to</p> <p>07:46PM 4 which I could walk for daily errands, whether the</p> <p>07:46PM 5 bank, post office, laundromat, car rental or</p> <p>07:46PM 6 supermarket --</p> <p>07:46PM 7 CHAIRWOMAN HEMBREE: Slowly.</p> <p>07:46PM 8 MS. GELLERT: -- a few restaurants,</p> <p>07:46PM 9 some professional offices, etc., virtually a</p> <p>07:46PM 10 self-contained small town, complete with a train</p> <p>07:46PM 11 station, and, up the hill, a bus line both connecting</p> <p>07:46PM 12 to destinations elsewhere.</p> <p>07:46PM 13 MR. PRINCIOTTO: Ma'am, maybe if you</p> <p>07:46PM 14 take a seat. Mr. Delia got up, so you can take a</p> <p>07:46PM 15 seat, make yourself comfortable, and get in a better</p> <p>07:46PM 16 position to keep the mic close.</p> <p>07:46PM 17 COURT REPORTER: You can't put ten</p> <p>07:46PM 18 minutes worth of comments into four minutes.</p> <p>07:46PM 19 MS. GELLERT: No, I am not. I do this.</p> <p>07:46PM 20 It's not that long.</p> <p>07:46PM 21 Anyway, I was concerned with the</p> <p>07:47PM 22 Broadway corridor study. I tried to get involved in</p> <p>07:47PM 23 that process, and was very much relieved when it was</p> <p>07:47PM 24 tabled.</p> <p>07:47PM 25 As I understood, the town government</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">10</p> <p>07:44PM 1 the list is Michael Fritz, One Edward Place. Is he</p> <p>07:44PM 2 here tonight?</p> <p>07:44PM 3 MS. YETEMIAN: We can reach him, if we</p> <p>07:45PM 4 need to.</p> <p>07:45PM 5 MR. PRINCIOTTO: All right.</p> <p>07:45PM 6 MR. NEWMAN: I would suggest that we</p> <p>07:45PM 7 move on to the next name. If Mr. Fritz arrives, then</p> <p>07:45PM 8 he can let us know.</p> <p>07:45PM 9 MR. PRINCIOTTO: Okay. And remind me</p> <p>07:45PM 10 to call his name later. If he should get here in</p> <p>07:45PM 11 time, we can receive his comments.</p> <p>07:45PM 12 I'll mark him not here.</p> <p>07:45PM 13 Sally Gellert, 210 Broadway.</p> <p>07:45PM 14 MS. GELLERT: Good evening.</p> <p>07:45PM 15 Sally Gellert, 210 Broadway.</p> <p>07:45PM 16 I just added some notes when I got</p> <p>07:45PM 17 here.</p> <p>07:45PM 18 Basically, I think you've heard from a</p> <p>07:45PM 19 number of residents, both in the concerns raised by</p> <p>07:45PM 20 our questions and comments -- they didn't precede me,</p> <p>07:45PM 21 I'm coming first.</p> <p>07:46PM 22 We don't like this project. I was not</p> <p>07:46PM 23 here when 188 Broadway was built but --</p> <p>07:46PM 24 COURT REPORTER: I am sorry. You are</p> <p>07:46PM 25 speaking too fast.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">12</p> <p>07:47PM 1 realized that those of us in the neighborhood are</p> <p>07:47PM 2 content as is, we don't want Broadway turned into</p> <p>07:47PM 3 another Chestnut Ridge Road. Woodcliff Lake already</p> <p>07:47PM 4 has that. We don't expect our small businesses to be</p> <p>07:47PM 5 pushed out to be redeveloped into bigger and not</p> <p>07:47PM 6 better. We know many of the proprietors, who are</p> <p>07:47PM 7 also our neighbors, if not residents, as vendors and</p> <p>07:47PM 8 professionals with whom we do business regularly.</p> <p>07:47PM 9 Despite allegations here, there are</p> <p>07:47PM 10 virtually no vacancies. I did notice a couple of new</p> <p>07:47PM 11 office rental signs up in the past few days, but</p> <p>07:47PM 12 nothing but the gas station has stayed vacant long,</p> <p>07:47PM 13 and gas stations have unique and expensive</p> <p>07:47PM 14 environmental challenges.</p> <p>07:47PM 15 Just because a larger business could be</p> <p>07:47PM 16 accommodated does not mean it should be. That is a</p> <p>07:47PM 17 private decision by each business owner, as long as</p> <p>07:48PM 18 it is not more intrusive to a neighborhood than</p> <p>07:48PM 19 regulations allow.</p> <p>07:48PM 20 This new use would be more intrusive.</p> <p>07:48PM 21 Although the minimal traffic study</p> <p>07:48PM 22 showed no increase in traffic for four percent of the</p> <p>07:48PM 23 week, that does not address the other 96 percent of</p> <p>07:48PM 24 the week, when we residents live in the neighborhood.</p> <p>07:48PM 25 We do not come and go from our homes</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">13</p> <p>07:48PM 1 only during two rush hours a day, but, just as the</p> <p>07:48PM 2 proposed apartment residents will do, come and go all</p> <p>07:48PM 3 day and evening and on weekends, including the many</p> <p>07:48PM 4 hours when offices are generally closed and not</p> <p>07:48PM 5 generating traffic.</p> <p>07:48PM 6 In addition, many of my housemates walk</p> <p>07:48PM 7 to the coffee stop, the laundromat, the post office,</p> <p>07:48PM 8 to Shop Rite. They would have a busier driveway to</p> <p>07:48PM 9 cross, and residents coming and going to the proposed</p> <p>07:48PM 10 buildings will need to watch for pedestrians crossing</p> <p>07:48PM 11 the driveway, even as they potentially enter traffic,</p> <p>07:48PM 12 possibly making a left turn. This is an accident</p> <p>07:48PM 13 waiting to happen.</p> <p>07:48PM 14 At 210 in particular, we worry about</p> <p>07:48PM 15 residents cutting across our lawn to get to a train,</p> <p>07:49PM 16 particularly when running late, and other dangers</p> <p>07:49PM 17 when people try to cross busy traffic with or against</p> <p>07:49PM 18 the light.</p> <p>07:49PM 19 Basically, this is a dense development</p> <p>07:49PM 20 project in an area that really doesn't need it.</p> <p>07:49PM 21 Thank you.</p> <p>07:49PM 22 [APPLAUSE]</p> <p>07:49PM 23 MR. PRINCIOTTO: Okay. Peter Bernich,</p> <p>07:49PM 24 15 Cressfield Court.</p> <p>07:49PM 25 Is he here tonight?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">15</p> <p>07:50PM 1 Thank you.</p> <p>07:50PM 2 MR. PRINCIOTTO: Veronica Appelle.</p> <p>07:51PM 3 MS. APPELLE: Good evening, everyone,</p> <p>07:51PM 4 Veronica Appelle, 23 Cressfield Court, A-P-P-E-L-L-E.</p> <p>07:51PM 5 Okay. So first I'd like to thank all</p> <p>07:51PM 6 of you profusely for your patience and your</p> <p>07:51PM 7 insightful questions, and for allowing this process</p> <p>07:51PM 8 to go through very thoroughly, and for the courtesy</p> <p>07:51PM 9 of listening to us and our serious concerns.</p> <p>07:51PM 10 You set a good example for</p> <p>07:51PM 11 transparency, and we all believe for democracy in</p> <p>07:51PM 12 action.</p> <p>07:51PM 13 As you all know, Woodcliff Lake has</p> <p>07:51PM 14 successfully met its COAH obligation, without</p> <p>07:51PM 15 overdeveloping and playing into the hands of outside</p> <p>07:51PM 16 developers.</p> <p>07:51PM 17 If 188 Broadway were approved, it would</p> <p>07:51PM 18 open the floodgates to building three-story apartment</p> <p>07:51PM 19 buildings all along Broadway north of Highview, not</p> <p>07:51PM 20 counting, of course, the property that's owned by the</p> <p>07:51PM 21 community.</p> <p>07:51PM 22 I believe, and hope that you do too,</p> <p>07:52PM 23 that after listening to all the applicant's experts,</p> <p>07:52PM 24 the main factors of safety, traffic, and</p> <p>07:52PM 25 overdevelopment are still unresolved.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">14</p> <p>07:49PM 1 MR. BERNICH: Coming.</p> <p>07:49PM 2 MR. PRINCIOTTO: Okay. Thank you.</p> <p>07:49PM 3 COURT REPORTER: Would you spell your</p> <p>07:49PM 4 last name, please.</p> <p>07:49PM 5 MR. BERNICH: B-E-R-N-I-C-H, Peter, 15</p> <p>07:49PM 6 Cressfield Court.</p> <p>07:49PM 7 I've been listening to everything</p> <p>07:49PM 8 that's been going on over the last few months. There</p> <p>07:49PM 9 were excellent arguments for the proposal, but, on</p> <p>07:49PM 10 the other hand, there are excellent arguments that</p> <p>07:49PM 11 are contrary to the proposal.</p> <p>07:50PM 12 Some of the things that I'm concerned</p> <p>07:50PM 13 about is: How do you fit a building in such a tiny</p> <p>07:50PM 14 space?</p> <p>07:50PM 15 I'm concerned about the safety. Even</p> <p>07:50PM 16 though the representatives from the fire department</p> <p>07:50PM 17 indicated that they could take care of any emergency,</p> <p>07:50PM 18 I think I'd like to have a little more wiggle room</p> <p>07:50PM 19 than what is proposed.</p> <p>07:50PM 20 I also would please ask you to consider</p> <p>07:50PM 21 the big picture as to what's going on in the Broadway</p> <p>07:50PM 22 corridor. I don't think this proposal fits in as to</p> <p>07:50PM 23 the way the town is desiring to go.</p> <p>07:50PM 24 So my request is: Please give this</p> <p>07:50PM 25 thought, and hopefully we will do the right thing.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">16</p> <p>07:52PM 1 It's also relevant to state that the</p> <p>07:52PM 2 developers have failed to provide other technical</p> <p>07:52PM 3 analysis, such as lighting and noise abatement</p> <p>07:52PM 4 studies, as well as an additional sight line study.</p> <p>07:52PM 5 As Mrs. Hembree so eloquently noted,</p> <p>07:52PM 6 Woodcliff Lake does not exist in a vacuum, as the</p> <p>07:52PM 7 developers want us to believe. The immutable fact is</p> <p>07:52PM 8 that the only east/west corridor from one side of</p> <p>07:52PM 9 town to the other is the serpentine Woodcliff Lake</p> <p>07:52PM 10 Avenue that crosses over the Causeway, that crosses</p> <p>07:52PM 11 over the reservoir. And it's a serpentine two-lane</p> <p>07:52PM 12 road, and it backs up because of the train, the</p> <p>07:52PM 13 traffic volume, and the light, and it backs up now.</p> <p>07:52PM 14 With the addition of affordable rentals</p> <p>07:53PM 15 on Broadway, the VFW property, and the Coles Crossing</p> <p>07:53PM 16 property, all of which have already been approved,</p> <p>07:53PM 17 the backups in traffic can only get much worse.</p> <p>07:53PM 18 We must take into consideration the</p> <p>07:53PM 19 unfortunate fact that the towns of Park Ridge, River</p> <p>07:53PM 20 Vale, and Montvale are being inundated with huge</p> <p>07:53PM 21 numbers of rentals, and it's just common sense to</p> <p>07:53PM 22 expect traffic through Woodcliff Lake will increase</p> <p>07:53PM 23 substantially and dramatically.</p> <p>07:53PM 24 On another safety note, why wasn't New</p> <p>07:53PM 25 Jersey Transit input obtained? Could it be that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">17</p> <p>07:53PM 1 while the train currently stops 26 times a day, if</p> <p>07:53PM 2 we're adding all these additional commuters, more</p> <p>07:53PM 3 trains will have to be added to accommodate all the</p> <p>07:53PM 4 building in the adjacent towns and more cars will</p> <p>07:53PM 5 have to be added.</p> <p>07:53PM 6 Just having the train stop that much</p> <p>07:53PM 7 longer, a minimum of 26 times a day, this will</p> <p>07:53PM 8 increase the time for everyone to cross the</p> <p>07:54PM 9 reservoir, specifically the police, fire, and</p> <p>07:54PM 10 emergency services.</p> <p>07:54PM 11 I believe none of you and none of us</p> <p>07:54PM 12 really want to make the problem worse, place</p> <p>07:54PM 13 Woodcliff Lake in a possible litigious situation, and</p> <p>07:54PM 14 have a negative effect on the health and safety of</p> <p>07:54PM 15 all the residents of Woodcliff Lake.</p> <p>07:54PM 16 In conclusion -- I know you're happy to</p> <p>07:54PM 17 hear that word -- I would like to reiterate that it</p> <p>07:54PM 18 is not the responsibility of the taxpayers of</p> <p>07:54PM 19 Woodcliff Lake to make sure any developer makes a</p> <p>07:54PM 20 profit from buying property in Woodcliff Lake.</p> <p>07:54PM 21 Should the zoning laws be changed and</p> <p>07:54PM 22 numerous variances be approved to accommodate outside</p> <p>07:54PM 23 builders, so they can profit on the backs of all of</p> <p>07:54PM 24 the Woodcliff Lake taxpayers?</p> <p>07:54PM 25 The bottom line is that Mr. Kaufman and</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">19</p> <p>07:56PM 1 hours of hard work that you put in concerning the</p> <p>07:56PM 2 application for zoning changes on 188 Broadway.</p> <p>07:56PM 3 The approval of the application for</p> <p>07:56PM 4 variances to the 188 Broadway site would be a great</p> <p>07:56PM 5 mistake and a horrible injustice done to the</p> <p>07:56PM 6 residents of Woodcliff Lake. The traffic congestion</p> <p>07:56PM 7 created by the granting of these variances would</p> <p>07:56PM 8 create an almost chaotic traffic grid among Highview,</p> <p>07:56PM 9 Prospect, and Broadway.</p> <p>07:56PM 10 Any parents trying to drive their</p> <p>07:56PM 11 children across the Causeway to and from school would</p> <p>07:56PM 12 go insane trying to accomplish this feat five days a</p> <p>07:56PM 13 week. Adding in the inclement weather and long train</p> <p>07:56PM 14 stops for additional passengers, and it becomes</p> <p>07:57PM 15 impossible to get to school on time.</p> <p>07:57PM 16 Also with the vast increase in traffic</p> <p>07:57PM 17 created by the additional buildings in our</p> <p>07:57PM 18 surrounding towns, how would our residents get to and</p> <p>07:57PM 19 from work on time?</p> <p>07:57PM 20 In conclusion, we are all having to ask</p> <p>07:57PM 21 ourselves: Why did we choose to buy a home in</p> <p>07:57PM 22 Woodcliff Lake?</p> <p>07:57PM 23 The quality of schools, the quality of</p> <p>07:57PM 24 life, and as Jackie Geladelta (phonetic) said so</p> <p>07:57PM 25 aptly, "to enjoy living in Woodcliff Lake."</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">18</p> <p>07:54PM 1 all of his investors tried to force a square peg in a</p> <p>07:54PM 2 round hole.</p> <p>07:54PM 3 I am very grateful for your courage and</p> <p>07:55PM 4 commitment to all the citizens of Woodcliff Lake.</p> <p>07:55PM 5 We may never know how many accidents</p> <p>07:55PM 6 you have prevented or lives you have saved.</p> <p>07:55PM 7 MS. EFFRON-MALLEY: Time's up.</p> <p>07:55PM 8 MS. APPELLE: Really?</p> <p>07:55PM 9 MS. EFFRON-MALLEY: Uh-huh.</p> <p>07:55PM 10 MS. APPELLE: We may never know that.</p> <p>07:55PM 11 MR. PRINCIOTTO: Do you want to finish</p> <p>07:55PM 12 your last comment?</p> <p>07:55PM 13 MS. APPELLE: But just know that your</p> <p>07:55PM 14 decision will impact everyone in the community. We</p> <p>07:55PM 15 are confident that economics and profits for a few</p> <p>07:55PM 16 will not be placed ahead of safety and quality of</p> <p>07:55PM 17 life for all.</p> <p>07:55PM 18 Thank you for your time.</p> <p>07:55PM 19 [APPLAUSE]</p> <p>07:55PM 20 CHAIRWOMAN HEMBREE: Thank you.</p> <p>07:55PM 21 MR. PRINCIOTTO: Walter Appelle.</p> <p>07:55PM 22 MR. APPELLE: Walter Appelle, 23</p> <p>07:55PM 23 Cressfield Court, known as her husband (indicating).</p> <p>07:56PM 24 Members of the zoning board and Mr.</p> <p>07:56PM 25 Princiotto, I want to thank you for your many, many</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">20</p> <p>07:57PM 1 Please let all of these issues be of</p> <p>07:57PM 2 paramount importance in your decision to vote no, and</p> <p>07:57PM 3 protect the interests of all the residents of</p> <p>07:57PM 4 Woodcliff Lake.</p> <p>07:57PM 5 Thank you for listening.</p> <p>07:57PM 6 [APPLAUSE]</p> <p>07:57PM 7 MR. PRINCIOTTO: I might pronounce this</p> <p>07:57PM 8 one wrong, Patricia Keenaghan. Is she here?</p> <p>07:58PM 9 MS. KEENAGHAN: Yes.</p> <p>07:58PM 10 COURT REPORTER: Would you spell your</p> <p>07:58PM 11 name, please.</p> <p>07:58PM 12 MS. KEENAGHAN: K-E-E-N-A-G-H-A-N,</p> <p>07:58PM 13 Patricia, 24 Highview Avenue.</p> <p>07:58PM 14 As previously stated by our two</p> <p>07:58PM 15 speakers, the impact on the neighborhood would be</p> <p>07:58PM 16 devastating. The one that I feel paramount, that did</p> <p>07:58PM 17 not get thoroughly investigated, is the traffic</p> <p>07:58PM 18 situation. I feel any increased number of cars and</p> <p>07:58PM 19 vehicles would create a situation where safety was</p> <p>07:58PM 20 put aside.</p> <p>07:58PM 21 The fact that developing this area</p> <p>07:58PM 22 further into looking more urban than suburban</p> <p>07:58PM 23 definitely takes away from the colorful attributes</p> <p>07:59PM 24 that we all enjoy in this town. Many people who have</p> <p>07:59PM 25 been here as long as I have are appreciative that our</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">21</p> <p>07:59PM 1 planning board has sustained the quality of life</p> <p>07:59PM 2 here, and I would regret any movement to change that</p> <p>07:59PM 3 town appearance and environment.</p> <p>07:59PM 4 Thank you very much.</p> <p>07:59PM 5 [APPLAUSE]</p> <p>07:59PM 6 MR. PRINCIOTTO: Gilbert Reynolds.</p> <p>07:59PM 7 MR. REYNOLDS: Yes. Thank you.</p> <p>07:59PM 8 Gilbert Reynolds, 15 Prospect Avenue.</p> <p>07:59PM 9 First, I thank you all for what you're</p> <p>07:59PM 10 accomplishing here, and I add an exclamation mark to</p> <p>07:59PM 11 what has been already said.</p> <p>07:59PM 12 I feel that would apply to what's about</p> <p>07:59PM 13 to be said, but this much I know, I agree with that,</p> <p>07:59PM 14 without repeating it.</p> <p>08:00PM 15 I'd like to take a moment to help a</p> <p>08:00PM 16 resident at 15 Highview Avenue deliver her comments</p> <p>08:00PM 17 to members of the zoning board. Due to a family</p> <p>08:00PM 18 illness, she was unable to attend tonight's meeting.</p> <p>08:00PM 19 Karen Ardizone sent a letter to each of</p> <p>08:00PM 20 you via email, but in this envelope I have her</p> <p>08:00PM 21 original notarized --</p> <p>08:00PM 22 MS. YETEMIAN: Excuse me. Hold on one</p> <p>08:00PM 23 moment.</p> <p>08:00PM 24 MR. PRINCIOTTO: Mr. Reynolds, you're</p> <p>08:00PM 25 reading something that someone else wrote?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">23</p> <p>08:01PM 1 going to read it, sir?</p> <p>08:01PM 2 MR. REYNOLDS: I read the letter. This</p> <p>08:01PM 3 is to be presented as a certified notarized version</p> <p>08:01PM 4 of what was already emailed to you.</p> <p>08:01PM 5 MR. NEWMAN: Did you already read it?</p> <p>08:01PM 6 MR. REYNOLDS: I did not.</p> <p>08:01PM 7 MR. NEWMAN: Oh.</p> <p>08:01PM 8 MR. PRINCIOTTO: Why don't you show it</p> <p>08:01PM 9 to Mr. Delia.</p> <p>08:01PM 10 MR. DELIA: I think it needs to be read</p> <p>08:01PM 11 aloud. That's my opinion.</p> <p>08:01PM 12 CHAIRWOMAN HEMBREE: I agree with you.</p> <p>08:01PM 13 MR. DELIA: Read it aloud.</p> <p>08:01PM 14 CHAIRWOMAN HEMBREE: You can sit down,</p> <p>08:02PM 15 if you want to.</p> <p>08:02PM 16 MR. PRINCIOTTO: It's a public hearing,</p> <p>08:02PM 17 some people may be watching this on the cable TV, so</p> <p>08:02PM 18 you need to get it in the record also.</p> <p>08:02PM 19 MS. APPELLE: I'd just like to</p> <p>08:02PM 20 reiterate that the comments in this letter does not</p> <p>08:02PM 21 reflect generally the comments of the people in this</p> <p>08:02PM 22 audience necessarily, so that's why she sent it.</p> <p>08:02PM 23 MR. NEWMAN: Someone apparently has</p> <p>08:02PM 24 already read the statement or has certain magical</p> <p>08:02PM 25 powers.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">22</p> <p>08:00PM 1 MR. REYNOLDS: Yes, sir.</p> <p>08:00PM 2 MR. PRINCIOTTO: I mean, you may have</p> <p>08:00PM 3 similar thoughts and beliefs and have similar</p> <p>08:00PM 4 comments, but that person is not here. I understand</p> <p>08:00PM 5 it's not testimony, it's comments.</p> <p>08:00PM 6 Mr. Delia, do you have any objection to</p> <p>08:00PM 7 it?</p> <p>08:00PM 8 MR. DELIA: It's not testimony, it's</p> <p>08:00PM 9 only comment. I agree that it's not evidential.</p> <p>08:00PM 10 AUDIENCE VOICE: He's not reading her</p> <p>08:00PM 11 letter, he's just delivering the notarized version.</p> <p>08:00PM 12 MR. NEWMAN: I think the debate about</p> <p>08:00PM 13 whether or not we should take it would be longer than</p> <p>08:01PM 14 him finishing reading it.</p> <p>08:01PM 15 MS. YETEMIAN: Can you not put the</p> <p>08:01PM 16 paperwork on the microphone.</p> <p>08:01PM 17 MR. REYNOLDS: May I hand this?</p> <p>08:01PM 18 MR. PRINCIOTTO: No, you can finish</p> <p>08:01PM 19 reading it, not to be considered evidence by the</p> <p>08:01PM 20 board, it's just comments.</p> <p>08:01PM 21 MR. REYNOLDS: Her comments express her</p> <p>08:01PM 22 own opinions, we are just helping to convey these</p> <p>08:01PM 23 comments to you this evening. And I'd like to hand</p> <p>08:01PM 24 this to Chairwoman Hembree, if possible.</p> <p>08:01PM 25 CHAIRWOMAN HEMBREE: I thought you were</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">24</p> <p>08:02PM 1 MS. APPELLE: Yes. Thank you. She</p> <p>08:02PM 2 told me she sent it to all of you with the notarized</p> <p>08:02PM 3 copy. This is the original notary and the pictures,</p> <p>08:02PM 4 which she also said she sent --</p> <p>08:02PM 5 MR. NEWMAN: You're eating into his</p> <p>08:02PM 6 time.</p> <p>08:02PM 7 MS. APPELLE: I am sorry.</p> <p>08:02PM 8 I can't verify that, so rather than</p> <p>08:02PM 9 reading it, you can check your emails.</p> <p>08:02PM 10 MR. DELIA: I will object to any</p> <p>08:02PM 11 pictures.</p> <p>08:02PM 12 MR. PRINCIOTTO: I will advise the</p> <p>08:02PM 13 board not to check their emails. Please, do not do</p> <p>08:02PM 14 that.</p> <p>08:02PM 15 MS. APPELLE: I didn't do that.</p> <p>08:02PM 16 You told us once not to, and I never</p> <p>08:02PM 17 did it again.</p> <p>08:03PM 18 MR. DELIA: I'll object to the entry of</p> <p>08:03PM 19 any photographs. This is not the time for</p> <p>08:03PM 20 photographs, that was during the evidence period.</p> <p>08:03PM 21 I'd like to know the name of the person</p> <p>08:03PM 22 who wrote this letter, but, at this point, again,</p> <p>08:03PM 23 this is comment, I have no problem having a letter</p> <p>08:03PM 24 read into the record.</p> <p>08:03PM 25 MS. YETEMIAN: She lives at 12</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">25</p> <p>08:03PM 1 Highview, which is right in the back parking lot of</p> <p>08:03PM 2 the property, so she is unable to --</p> <p>08:03PM 3 MR. DELIA: I just want to know her</p> <p>08:03PM 4 name, that's all I'm asking, and then read the</p> <p>08:03PM 5 letter. That's all I'm asking.</p> <p>08:03PM 6 MR. PRINCIOTTO: All right. Mr.</p> <p>08:03PM 7 Reynolds, you may read the letter and that will be</p> <p>08:03PM 8 it.</p> <p>08:03PM 9 Is her address indicated on the letter?</p> <p>08:03PM 10 MR. REYNOLDS: Yes, it is.</p> <p>08:03PM 11 MR. PRINCIOTTO: What's the address on</p> <p>08:03PM 12 the letter?</p> <p>08:03PM 13 MR. REYNOLDS: 12 Highview Avenue,</p> <p>08:03PM 14 Woodcliff Lake.</p> <p>08:03PM 15 "To the Planning Board</p> <p>08:03PM 16 "Dear members of the Board:</p> <p>08:03PM 17 "My name is Karen Ardizone. I live at</p> <p>08:04PM 18 12 Highview Avenue.</p> <p>08:04PM 19 "Due to travel, I am not able to</p> <p>08:04PM 20 present this in person, so I asked that a friend, a</p> <p>08:04PM 21 neighbor to read this notarized firsthand letter to</p> <p>08:04PM 22 the board at the July 23rd Zoning Board meeting on my</p> <p>08:04PM 23 behalf.</p> <p>08:04PM 24 "I've been a resident at this address</p> <p>08:04PM 25 for 16 plus years. The reason I chose Woodcliff Lake</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">27</p> <p>08:05PM 1 previous occupants of 188 Broadway, was the garbage</p> <p>08:05PM 2 pickup was after 3:00 AM every night, which woke me</p> <p>08:05PM 3 and my family up.</p> <p>08:05PM 4 "Remember, this was a 9 to 5 commercial</p> <p>08:05PM 5 building, so I can't imagine how it will be with two</p> <p>08:05PM 6 buildings residential and 24/7. Also, in the fall</p> <p>08:06PM 7 and winter, when there are no leaves on the trees,</p> <p>08:06PM 8 the lights from the parking lot and buildings will</p> <p>08:06PM 9 illuminate the entire back of my house.</p> <p>08:06PM 10 "Now with the possibility of the</p> <p>08:06PM 11 apartments being constructed, I am concerned with how</p> <p>08:06PM 12 many Dumpsters and how many pickups there will be</p> <p>08:06PM 13 during the week and at what time. If one building</p> <p>08:06PM 14 that was empty after 5:00 PM would light up the back</p> <p>08:06PM 15 of my house, how will it be with two buildings</p> <p>08:06PM 16 running day and night?</p> <p>08:06PM 17 "Please see attached exhibit of</p> <p>08:06PM 18 pictures from February 27, 2019.</p> <p>08:06PM 19 "A few years ago, the town decided to</p> <p>08:06PM 20 put a light at the end of my street. At this point,</p> <p>08:06PM 21 it is impossible to make a left turn onto Broadway.</p> <p>08:06PM 22 It is even more difficult and concerning to determine</p> <p>08:06PM 23 how it will get worse with the 188 apartments and</p> <p>08:06PM 24 other projects along Broadway. These projects will</p> <p>08:06PM 25 ruin my quality of life and the safety of my family.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">26</p> <p>08:04PM 1 is because of the charm, the school system, the</p> <p>08:04PM 2 quality of life and the safety of the town. This was</p> <p>08:04PM 3 important, because I was raising two small children</p> <p>08:04PM 4 at the time as a single parent. One is still in the</p> <p>08:04PM 5 school system."</p> <p>08:04PM 6 Am I doing okay?</p> <p>08:04PM 7 COURT REPORTER: Yes.</p> <p>08:04PM 8 MR. REYNOLDS: "Would I have liked to</p> <p>08:04PM 9 live on the other side of town? Sure, but I had to</p> <p>08:04PM 10 be realistic and pick the house and endure what were</p> <p>08:04PM 11 at that time minor issues.</p> <p>08:04PM 12 "As time went on, the issues got worse</p> <p>08:04PM 13 over the last 10 to 15 years. For example, when I</p> <p>08:04PM 14 first purchased the house, I was told the house next</p> <p>08:04PM 15 door to me was a retirement home. As the years went</p> <p>08:04PM 16 on, the residents became younger and more unstable.</p> <p>08:05PM 17 It is to the point now that I cannot open my living</p> <p>08:05PM 18 room or bedroom windows on that side of the house,</p> <p>08:05PM 19 because of the smoke from the residents sitting</p> <p>08:05PM 20 outside from morning until night smoking. Besides,</p> <p>08:05PM 21 the noise of the train, which was initially running</p> <p>08:05PM 22 Monday through Friday and is now seven days a week,</p> <p>08:05PM 23 makes it impossible to sleep through the night.</p> <p>08:05PM 24 "The only two issues I experienced</p> <p>08:05PM 25 living next to Wilaneous Willhomsen (phonetic), the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">28</p> <p>08:06PM 1 "I have two new drivers in my house</p> <p>08:07PM 2 that are scared to pull out of my road. How much</p> <p>08:07PM 3 more can I endure on this side of town?</p> <p>08:07PM 4 "Due to my work schedule and family</p> <p>08:07PM 5 obligations, I have not been able to attend all of</p> <p>08:07PM 6 these meetings. However, I have been very vocal to</p> <p>08:07PM 7 Mayor Rendo and other members of the town about what</p> <p>08:07PM 8 is happening to our town and the community, and how</p> <p>08:07PM 9 opposed myself and many of my neighbors are.</p> <p>08:07PM 10 "Why, with all the additional land on</p> <p>08:07PM 11 the other side of the Causeway, does everything have</p> <p>08:07PM 12 to be on this side of the Causeway and on Broadway?</p> <p>08:07PM 13 "Because we aren't on the rich side of</p> <p>08:07PM 14 town, things are being put where the elite would only</p> <p>08:07PM 15 see them when they run errands. I am sure nothing</p> <p>08:07PM 16 like this would go into their background, only ours.</p> <p>08:07PM 17 "I have worked really hard to stay in</p> <p>08:07PM 18 Woodcliff Lake for my kids, but you've essentially</p> <p>08:07PM 19 taken the equity out of my house. I don't see why I</p> <p>08:08PM 20 have to pay over \$10,000 in taxes and to be forced to</p> <p>08:08PM 21 move out of this town, because of all of the negative</p> <p>08:08PM 22 decisions to overdevelop here and leave the other</p> <p>08:08PM 23 side of town untouched.</p> <p>08:08PM 24 "Looking at the exhibit of pictures,</p> <p>08:08PM 25 how do you expect me and my family to live through</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">29</p> <p>08:08PM 1 all this construction? Essentially there is no</p> <p>08:08PM 2 barrier between my house and what the town has</p> <p>08:08PM 3 planned for my backyard. I don't want to be like the</p> <p>08:08PM 4 UP house up from the movie.</p> <p>08:08PM 5 "At the end of the day, I have low</p> <p>08:08PM 6 income and apartments on both sides of me, front and</p> <p>08:08PM 7 back. I believe the decision to build an additional</p> <p>08:08PM 8 building along Broadway all around me gives me no</p> <p>08:08PM 9 incentive to stay in this town anymore, and</p> <p>08:08PM 10 everything that brought me to Woodcliff Lake has been</p> <p>08:08PM 11 taken away from me. It is leaving me with very few</p> <p>08:08PM 12 choices and leaning me backed against the wall into a</p> <p>08:09PM 13 corner."</p> <p>08:09PM 14 MR. PRINCIOTTO: How many more</p> <p>08:09PM 15 paragraphs do you have?</p> <p>08:09PM 16 MR. REYNOLDS: Three, but they're</p> <p>08:09PM 17 short.</p> <p>08:09PM 18 "In past meetings when I have watched</p> <p>08:09PM 19 on TV or was in person, it was always being presented</p> <p>08:09PM 20 that it would improve the quality of life for those</p> <p>08:09PM 21 who want to downsize and stay in town. What about</p> <p>08:09PM 22 those who are surrounded by it, who are not ready to</p> <p>08:09PM 23 downsize? What about us?</p> <p>08:09PM 24 "Eventually the decisions of this town</p> <p>08:09PM 25 will make it unbearable for local residents east of</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">31</p> <p>08:10PM 1 brings into question the ethics of how the property</p> <p>08:10PM 2 was purchased without anybody's knowledge or</p> <p>08:10PM 3 community's concern of what was going to happen to</p> <p>08:10PM 4 this quaint town. I am utterly disgusted by the</p> <p>08:10PM 5 actions and unethical behavior of people making</p> <p>08:10PM 6 decisions for the Woodcliff Lake residents.</p> <p>08:10PM 7 "Regards, Karen Ardizone," and I have</p> <p>08:10PM 8 it, this is notarized here.</p> <p>08:10PM 9 Thank you. Thank you for putting up</p> <p>08:10PM 10 with that. And personally thank you.</p> <p>08:11PM 11 CHAIRWOMAN HEMBREE: You have no more</p> <p>08:11PM 12 time, sir.</p> <p>08:11PM 13 MR. REYNOLDS: Well, thank you anyway.</p> <p>08:11PM 14 [LAUGHTER]</p> <p>08:11PM 15 MR. REYNOLDS: May I leave this with</p> <p>08:11PM 16 you?</p> <p>08:11PM 17 CHAIRWOMAN HEMBREE: Yes.</p> <p>08:11PM 18 MS. SMITH: I have a copy on file.</p> <p>08:11PM 19 MR. REYNOLDS: Thank you.</p> <p>08:11PM 20 MR. PRINCIOTTO: Ms. Panaretos.</p> <p>08:11PM 21 MS. PANARETOS: I'm from 60 Highview</p> <p>08:11PM 22 Avenue, I will pass but I agree with Karen 100</p> <p>08:11PM 23 percent, because my backyard is the same way as her</p> <p>08:11PM 24 backyard. So I feed the deer, I enjoy the back, the</p> <p>08:11PM 25 urban area in Woodcliff Lake for 20 plus years, so I</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">30</p> <p>08:09PM 1 Broadway to live in the same quality of life as the</p> <p>08:09PM 2 people on the opposite side of the Causeway. Is this</p> <p>08:09PM 3 what we are really striving for, to alienate an</p> <p>08:09PM 4 entire side of town and ruin their quality of life</p> <p>08:09PM 5 and safety of their families?</p> <p>08:09PM 6 "One of the meetings I attended, a</p> <p>08:09PM 7 representative from the Shade Tree Commission</p> <p>08:09PM 8 confronted the board about where the trees would go</p> <p>08:09PM 9 that were being cut down. The response was that all</p> <p>08:09PM 10 of the trees that would be cut down will be planted</p> <p>08:10PM 11 somewhere else in the borough.</p> <p>08:10PM 12 "I am confident those trees will not be</p> <p>08:10PM 13 replanted or seen again in this zone. What are we</p> <p>08:10PM 14 doing? I'm sure" --</p> <p>08:10PM 15 MR. PRINCIOTTO: Sir, if there's a</p> <p>08:10PM 16 concluding paragraph, please go to it.</p> <p>08:10PM 17 MR. REYNOLDS: Yes, sir.</p> <p>08:10PM 18 "I'm sure if I lived on the hill on the</p> <p>08:10PM 19 other side of town, I would not be writing this</p> <p>08:10PM 20 letter. However, everything this town seems to want</p> <p>08:10PM 21 to do negatively affects my front and backyard.</p> <p>08:10PM 22 "Please accept this letter as my</p> <p>08:10PM 23 official complaint and contempt for what the town and</p> <p>08:10PM 24 the board is planning to do in Woodcliff Lake.</p> <p>08:10PM 25 "Working in commercial real estate</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">32</p> <p>08:11PM 1 do not want 188 to put this apartment of three</p> <p>08:11PM 2 buildings right in my backyard, and I agree with</p> <p>08:11PM 3 Karen 100 percent.</p> <p>08:11PM 4 MR. PRINCIOTTO: Okay. Thank you.</p> <p>08:11PM 5 Okay. That concludes the list of</p> <p>08:11PM 6 residents within 200 feet. Now we're going to move</p> <p>08:11PM 7 to residents that do not reside within 200 feet of</p> <p>08:12PM 8 188 Broadway.</p> <p>08:12PM 9 Craig Padover.</p> <p>08:12PM 10 MR. PADOVER: I also want to thank</p> <p>08:12PM 11 everyone. I know you're all volunteers, I don't</p> <p>08:12PM 12 think you're paid, if you are, I'm sure it's just a</p> <p>08:12PM 13 token.</p> <p>08:12PM 14 So we raised a family at 27 Campbell,</p> <p>08:12PM 15 which is on the east side of town. We've lived there</p> <p>08:12PM 16 for 25 years. I know the property well, and I hope</p> <p>08:12PM 17 that all the zoning board members have had a chance</p> <p>08:12PM 18 to visit the actual location.</p> <p>08:12PM 19 So, essentially I'm boiling down all</p> <p>08:12PM 20 the reasons -- there are many reasons not to approve</p> <p>08:12PM 21 this zoning variance, but I'm going to boil it down</p> <p>08:12PM 22 to five.</p> <p>08:12PM 23 The first reason is the location. I</p> <p>08:12PM 24 cannot imagine a worse location in the entire town.</p> <p>08:13PM 25 This location, and hopefully you've</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

		33
08:13PM	1	been there, it's in the middle of two streets that
08:13PM	2	have among the highest slope in the entire borough,
08:13PM	3	Highview and Prospect.
08:13PM	4	The light at Highview, as anyone who's
08:13PM	5	from the area knows, does not now match up in the
08:13PM	6	intersection of Broadway.
08:13PM	7	So, remember, this property is in the
08:13PM	8	middle. You've got a group home just to the north.
08:13PM	9	You've got other office buildings.
08:13PM	10	Okay. Now, as somebody mentioned --
08:13PM	11	CHAIRWOMAN HEMBREE: You still have
08:13PM	12	four minutes.
08:13PM	13	MR. PADOVER: All right.
08:13PM	14	As anybody mentioned, you cannot make a
08:13PM	15	left turn when you're leaving 188 Broadway.
08:13PM	16	Okay. Now think about this, guys.
08:13PM	17	In order to get to the Garden State
08:13PM	18	Parkway, Route 17 and all traffic, you have to go
08:13PM	19	south on Broadway. You have to go south on Broadway,
08:13PM	20	otherwise you're going north to Park Ridge to go
08:14PM	21	south. Think about that.
08:14PM	22	The way the property exists, where it
08:14PM	23	stands now, makes no sense to convert it to a
08:14PM	24	residential property, let alone something this dense.
08:14PM	25	So location, that's No. 1.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		34
08:14PM	1	Two, traffic congestion.
08:14PM	2	Okay. I've already mentioned about
08:14PM	3	Broadway being one lane and that you can't make a
08:14PM	4	left turn. The study that said that the egress or
08:14PM	5	the traffic study that compared office egress to
08:14PM	6	residential egress was pathetic. You're going to
08:14PM	7	tell me that an office worker -- when I go into my
08:14PM	8	office, I'm lucky to leave my office once, maybe
08:14PM	9	twice.
08:14PM	10	Tell me, when you live in a location,
08:14PM	11	you get up in the morning, you go to the supermarket,
08:14PM	12	you go to work, you come home, you've got kids --
08:14PM	13	CHAIRWOMAN HEMBREE: I think you have a
08:14PM	14	minute left, so I'd get to 3, 4 and 5.
08:15PM	15	MR. PADOVER: Thank you.
08:15PM	16	Third; vision. Okay. Somebody said
08:15PM	17	there's been no ten-year plan for the Broadway
08:15PM	18	corridor, which everybody is so focused on, in over
08:15PM	19	ten years.
08:15PM	20	Fourth reason, east side residents. To
08:15PM	21	a person, you are getting there almost -- I can't
08:15PM	22	imagine anyone on the east side thinking that this is
08:15PM	23	a good idea, so how any of you could approve it is
08:15PM	24	beyond me.
08:15PM	25	And, fifth, I won't even go there, but
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		35
08:15PM	1	the smell test. This property has so many ethical
08:15PM	2	questions that we won't go into here, but many of us
08:15PM	3	are aware of that reason as well.
08:15PM	4	That's only the top five reasons. So I
08:15PM	5	hope and pray, you're all volunteers, you all have
08:15PM	6	Woodcliff Lake's best interests at heart, that you
08:15PM	7	listen to everyone and you make the right decision.
08:15PM	8	Thank you.
08:15PM	9	CHAIRWOMAN HEMBREE: Thank you.
08:16PM	10	[APPLAUSE]
08:16PM	11	MR. HAYES: Can you give them a
08:16PM	12	two-minute or one minute mark, so the speakers can be
08:16PM	13	aware, rather than saying out loud, we can just hold
08:16PM	14	up a piece of paper so they know.
08:16PM	15	CHAIRWOMAN HEMBREE: Watch Robin, she's
08:16PM	16	the timekeeper.
08:16PM	17	MR. PRINCIOTTO: Gwenn Levine.
08:16PM	18	MS. LEVINE: Hi there.
08:16PM	19	CHAIRWOMAN HEMBREE: Ms. Levine, you
08:16PM	20	can sit down too, if you want.
08:16PM	21	MS. LEVINE: Gwenn Levine, 65 Campbell
08:16PM	22	Avenue.
08:16PM	23	I also want to thank you all for
08:16PM	24	hearing all of our comments. We really appreciate
08:16PM	25	it.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		36
08:16PM	1	I've lived in Woodcliff Lake for 38
08:16PM	2	years.
08:16PM	3	According to Woodcliff Lake's Zoning
08:16PM	4	Ordinance 18-03, there are five kinds of what is
08:16PM	5	known as (d) variances, most of which relate directly
08:16PM	6	to the proposed development at 188 Broadway.
08:16PM	7	Variance No. 1 can be granted for the
08:16PM	8	use as a principal structure in the zoning district,
08:16PM	9	which does not permit such use as a principal
08:16PM	10	structure.
08:17PM	11	That is exactly what the developers of
08:17PM	12	188 Broadway are asking for, since they want to build
08:17PM	13	a 60-unit apartment complex in an office zone.
08:17PM	14	This is fairly brief.
08:17PM	15	Variance No. 2 is required for
08:17PM	16	expansion of a nonconforming use, and variance No. 4
08:17PM	17	is required for an increase in the permitted floor
08:17PM	18	area ratio.
08:17PM	19	The applicant proposes to build a
08:17PM	20	second building behind the existing building. That's
08:17PM	21	an expansion for sure.
08:17PM	22	And variance No. 5 is required for an
08:17PM	23	increase in permitted density.
08:17PM	24	A 60-unit apartment complex definitely
08:17PM	25	goes beyond the current housing density in the area.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

<p style="text-align: right;">37</p> <p>08:17PM 1 Note that (d) variances may only be</p> <p>08:17PM 2 granted for special reasons in particular cases. The</p> <p>08:17PM 3 applicant should demonstrate that the site is not</p> <p>08:17PM 4 suited for any zoned use, meaning an office building,</p> <p>08:17PM 5 and that it is peculiarly suited for the proposed</p> <p>08:17PM 6 use, meaning multiunit housing.</p> <p>08:17PM 7 Having attended zoning board meetings</p> <p>08:17PM 8 for the past few months, I don't think the applicant</p> <p>08:17PM 9 ever made a strong case as to why 188 Broadway is not</p> <p>08:18PM 10 suited for office use. Given the fact that there is</p> <p>08:18PM 11 a large office complex right next door at 172</p> <p>08:18PM 12 Broadway, it seems clear to me that this office zone</p> <p>08:18PM 13 is still an office zone.</p> <p>08:18PM 14 Finally, according to the rules about</p> <p>08:18PM 15 (d) variances, the applicant should demonstrate that</p> <p>08:18PM 16 188 Broadway is peculiarly suited to be a 60-unit</p> <p>08:18PM 17 apartment complex.</p> <p>08:18PM 18 It would be impossible to prove this</p> <p>08:18PM 19 for two reasons.</p> <p>08:18PM 20 First, the S-O office zone where 188</p> <p>08:18PM 21 Broadway is located is almost completely surrounded</p> <p>08:18PM 22 by an R-15 single family home zone. So there's no</p> <p>08:18PM 23 way that a 60-unit apartment complex is peculiarly</p> <p>08:18PM 24 suited for this location.</p> <p>08:18PM 25 Second and final, the Woodcliff Lake</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">39</p> <p>08:19PM 1 Thank you. I appreciate it.</p> <p>08:19PM 2 [APPLAUSE]</p> <p>08:19PM 3 MR. PRINCIOTTO: Craig Marson.</p> <p>08:19PM 4 MR. MARSON: Hi.</p> <p>08:19PM 5 COURT REPORTER: Please spell your</p> <p>08:19PM 6 name.</p> <p>08:20PM 7 MR. MARSON: M-A-R-S-O-N, Cricket Lane,</p> <p>08:20PM 8 Woodcliff Lake.</p> <p>08:20PM 9 Thank you for the opportunity to speak.</p> <p>08:20PM 10 I will be very brief.</p> <p>08:20PM 11 In my opinion, applicant's compliance</p> <p>08:20PM 12 with the technical aspects of policy and procedure</p> <p>08:20PM 13 forces the zoning board and citizens of Woodcliff</p> <p>08:20PM 14 Lake to endure a series of protracted and contentious</p> <p>08:20PM 15 hearings.</p> <p>08:20PM 16 The difficulty applicant experienced</p> <p>08:20PM 17 while presenting in attempting to prove their case is</p> <p>08:20PM 18 precisely why the zoning board should decisively</p> <p>08:20PM 19 reject the application.</p> <p>08:20PM 20 Thank you.</p> <p>08:20PM 21 [APPLAUSE]</p> <p>08:20PM 22 MR. PRINCIOTTO: John Glaser.</p> <p>08:20PM 23 COURT REPORTER: Please spell your</p> <p>08:20PM 24 name.</p> <p>08:21PM 25 MR. GLASER: G-L-A-S-E-R.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">38</p> <p>08:18PM 1 master plan includes goals relevant to this request</p> <p>08:18PM 2 for a variance as follows:</p> <p>08:18PM 3 Goal No. 1 is to reaffirm and enhance</p> <p>08:18PM 4 the existing residential character of Woodcliff Lake.</p> <p>08:18PM 5 Goal No. 2 is to limit multifamily</p> <p>08:19PM 6 development.</p> <p>08:19PM 7 And goal No. 10 is to prevent urban</p> <p>08:19PM 8 sprawl. Clearly the addition of 60 apartment units</p> <p>08:19PM 9 is completely contrary to these goals.</p> <p>08:19PM 10 Because the proposed development at 188</p> <p>08:19PM 11 Broadway does not meet the zoning requirements, the</p> <p>08:19PM 12 request for a variance by the applicant cannot</p> <p>08:19PM 13 possibly be granted.</p> <p>08:19PM 14 Last paragraph.</p> <p>08:19PM 15 I'd like to add one more thought, which</p> <p>08:19PM 16 is difficult to say during this public comment</p> <p>08:19PM 17 period.</p> <p>08:19PM 18 The fact that the proposed project does</p> <p>08:19PM 19 not meet the zoning requirements makes me wonder why</p> <p>08:19PM 20 developers would spend a great deal of money to</p> <p>08:19PM 21 purchase property without being certain that their</p> <p>08:19PM 22 project would be approved. I really hope there were</p> <p>08:19PM 23 no assurances given to them in advance by anyone in</p> <p>08:19PM 24 Woodcliff Lake. If so, that would be extremely</p> <p>08:19PM 25 disappointing and discouraging.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">40</p> <p>08:21PM 1 Good evening, everyone.</p> <p>08:21PM 2 MR. PRINCIOTTO: Is your address 52</p> <p>08:21PM 3 Woodmont Drive?</p> <p>08:21PM 4 MR. GLASER: Correct.</p> <p>08:21PM 5 Let me start out by saying that I have</p> <p>08:21PM 6 quite a bit of experience in town. I was on the</p> <p>08:21PM 7 planning board for about seven years. I was on the</p> <p>08:21PM 8 council for about 12 years. So I can appreciate and</p> <p>08:21PM 9 understand what you folks are going through up there.</p> <p>08:21PM 10 But there are certain important things</p> <p>08:21PM 11 that maybe I can mention, which I haven't heard</p> <p>08:21PM 12 stressed before.</p> <p>08:21PM 13 Probably No. 1 is all of the</p> <p>08:21PM 14 development that's going on in the surrounding areas,</p> <p>08:21PM 15 from Montvale, Saddle River, we got Park Ridge. The</p> <p>08:22PM 16 most injurious, I think, probably is Park Ridge. If</p> <p>08:22PM 17 you've been reading the newspapers, they're talking</p> <p>08:22PM 18 the potential for another 900-unit development there,</p> <p>08:22PM 19 which is a residential/commercial building. This is</p> <p>08:22PM 20 on top of the building that's currently going up in</p> <p>08:22PM 21 Park Ridge on the main street; Mercedes Benz, which</p> <p>08:22PM 22 is going to be going up in Montvale, I believe that's</p> <p>08:22PM 23 around 200, 300 units. These are</p> <p>08:22PM 24 residential/commercial typically.</p> <p>08:22PM 25 Mixed in with all that is affordable</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">41</p> <p>08:22PM 1 units, which we all love, right?</p> <p>08:22PM 2 To the south of us, I'm not too sure</p> <p>08:22PM 3 with everything that's going on, they already have a</p> <p>08:22PM 4 dense situation with their construction.</p> <p>08:22PM 5 It's just changed the entire character</p> <p>08:22PM 6 of the area, the region, the region that we live in.</p> <p>08:22PM 7 I moved here 45 years ago, 45 years</p> <p>08:22PM 8 ago. And in those days -- I live up in Chestnut</p> <p>08:23PM 9 Ridge Road, that's the elite side of town, as someone</p> <p>08:23PM 10 mentioned it, but it turned out that it was much more</p> <p>08:23PM 11 family oriented, it had great character.</p> <p>08:23PM 12 That's all changed. That's all changed</p> <p>08:23PM 13 because of all the commercial development.</p> <p>08:23PM 14 That's a big factor. We have just</p> <p>08:23PM 15 begun to see the change in the past 5 to 10 years,</p> <p>08:23PM 16 how the entire area is changing. It's not the same</p> <p>08:23PM 17 place that I moved in, nor probably what you moved</p> <p>08:23PM 18 into, and certainly not what you want.</p> <p>08:23PM 19 Okay. So you have to consider that.</p> <p>08:23PM 20 And with all of the development, what's</p> <p>08:23PM 21 going to happen is traffic. I can tell you, and you</p> <p>08:23PM 22 noticed it yourself, the way the traffic has been</p> <p>08:23PM 23 increasing.</p> <p>08:23PM 24 I go down the main road in Park Ridge</p> <p>08:23PM 25 -- it's Park Avenue, I think -- it's impossible. All</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">43</p> <p>08:25PM 1 a former mayor, you still only have four minutes,</p> <p>08:25PM 2 Joe.</p> <p>08:25PM 3 [LAUGHTER]</p> <p>08:25PM 4 MR. LaPAGLIA: Thank you. I'll be</p> <p>08:25PM 5 brief.</p> <p>08:25PM 6 I've attended most of these hearings,</p> <p>08:25PM 7 and I must say, this is the most troubling</p> <p>08:25PM 8 application that I've seen come before any of our</p> <p>08:25PM 9 boards or the mayor and council.</p> <p>08:25PM 10 I am totally opposed to this</p> <p>08:25PM 11 application and fear, as many of the residents do,</p> <p>08:25PM 12 that approval of this would be opening the door for a</p> <p>08:26PM 13 major change in the Borough of Woodcliff Lake.</p> <p>08:26PM 14 I'm opposed to it.</p> <p>08:26PM 15 Thank you.</p> <p>08:26PM 16 CHAIRWOMAN HEMBREE: Thank you, Joe.</p> <p>08:26PM 17 [APPLAUSE]</p> <p>08:26PM 18 MR. PRINCOTTO: Laura Jeffas.</p> <p>08:26PM 19 MS. JEFFAS: Laura Jeffas, 39 Kenwood,</p> <p>08:26PM 20 Woodcliff Lake.</p> <p>08:26PM 21 You took the wind out of my sails when</p> <p>08:26PM 22 you said I couldn't read my prepared statement, so</p> <p>08:26PM 23 I'm just going to skip around a little bit here and</p> <p>08:26PM 24 make some key points or things that I think are key</p> <p>08:26PM 25 points.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">42</p> <p>08:23PM 1 the traffic that when you go down that street, it</p> <p>08:23PM 2 never used to be that way. That's what</p> <p>08:24PM 3 overdevelopment does. And so what we have to be</p> <p>08:24PM 4 careful of --</p> <p>08:24PM 5 MR. PRINCOTTO: You have about one</p> <p>08:24PM 6 minute left. You want to say anything about this</p> <p>08:24PM 7 application? You have one minute left.</p> <p>08:24PM 8 MR. MARSON: I feel this is pertinent</p> <p>08:24PM 9 consideration in evaluating the application.</p> <p>08:24PM 10 So in this situation, you need to be</p> <p>08:24PM 11 more pointed. We've got a situation where I don't</p> <p>08:24PM 12 think we can accommodate a growing area of</p> <p>08:24PM 13 development which will have a very, very significant</p> <p>08:24PM 14 safety issue, as was mentioned by a previous</p> <p>08:24PM 15 resident. A lot of traffic, and it's just going to</p> <p>08:24PM 16 change the character. I wouldn't say it's going to</p> <p>08:24PM 17 destroy the character of the area, but it's going to</p> <p>08:24PM 18 be a very, very heavy negative impact on the area.</p> <p>08:24PM 19 And, by the way, as you probably know,</p> <p>08:24PM 20 not one person that I spoke to has approved or wishes</p> <p>08:25PM 21 to see this application approved in town.</p> <p>08:25PM 22 Thank you.</p> <p>08:25PM 23 [APPLAUSE]</p> <p>08:25PM 24 MR. PRINCOTTO: Joseph LaPaglia.</p> <p>08:25PM 25 CHAIRWOMAN HEMBREE: Even though you're</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">44</p> <p>08:26PM 1 First of all, I want to start with the</p> <p>08:26PM 2 taxes that are being paid or will be paid on the</p> <p>08:26PM 3 building. They're not going to cover the expenses</p> <p>08:26PM 4 that are going to be incurred in the town for</p> <p>08:26PM 5 schools, for garbage pickup, for recycling, etc.</p> <p>08:26PM 6 When I say "garbage pickup," you know,</p> <p>08:26PM 7 the applicant wants to change this to a residential</p> <p>08:27PM 8 property, and we do pick up for residential. So, you</p> <p>08:27PM 9 know, are we going to incur additional charges for</p> <p>08:27PM 10 new equipment, and new DPW workers, etc., to</p> <p>08:27PM 11 accommodate this new building?</p> <p>08:27PM 12 The other thing I want to note is that</p> <p>08:27PM 13 we have met our current low income requirement, so</p> <p>08:27PM 14 that really shouldn't be an issue here.</p> <p>08:27PM 15 Let me see what else.</p> <p>08:27PM 16 We do need to look at the big picture</p> <p>08:27PM 17 here with the traffic. Our traffic is not getting</p> <p>08:27PM 18 any better. It takes double the time to get from one</p> <p>08:27PM 19 end of Bergen County to the other. You know, God</p> <p>08:27PM 20 forbid you need to get into Paramus or any of those</p> <p>08:27PM 21 areas between rush hour, it's virtually impossible to</p> <p>08:27PM 22 move around.</p> <p>08:27PM 23 There are additional expenses. You</p> <p>08:27PM 24 know, according to the retired police chief, he said</p> <p>08:27PM 25 we'll have to hire another police officer, so that's</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">45</p> <p>08:28PM 1 another salary and pension.</p> <p>08:28PM 2 And the Pascack Valley Line is already</p> <p>08:28PM 3 overcrowded.</p> <p>08:28PM 4 And I want to read something that was</p> <p>08:28PM 5 in The Record and I'll quote.</p> <p>08:28PM 6 It says: "Five months after the</p> <p>08:28PM 7 crowded Pascack Valley Line, a train injured more</p> <p>08:28PM 8 than 100 people when it crashed through a platform in</p> <p>08:28PM 9 Hoboken terminal, many of whom were standing in</p> <p>08:28PM 10 packed rail cars. Commuters say crowding problems</p> <p>08:28PM 11 haven't improved on the line. Overcrowding has</p> <p>08:28PM 12 continued in the months following the crash,</p> <p>08:28PM 13 including Train 1614, Spring Valley to Hoboken,"</p> <p>08:28PM 14 which is the train that we're talking about here.</p> <p>08:28PM 15 Another thing that I just wanted to</p> <p>08:28PM 16 note is that New Jersey Transit states on their</p> <p>08:28PM 17 website that there's limited space in the Spring</p> <p>08:28PM 18 Valley yard to deal with service malfunctions,</p> <p>08:28PM 19 causing trains to be pulled out of service, causing</p> <p>08:28PM 20 additional overcrowding.</p> <p>08:29PM 21 So I also want to mention that</p> <p>08:29PM 22 although, you know, the developer is looking at this</p> <p>08:29PM 23 as a proposed commuter building, if you take a look</p> <p>08:29PM 24 at 62 Broadway, and I've been there many times at</p> <p>08:29PM 25 11:00 at night and at 10:00 in the morning, 21 cars</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">47</p> <p>08:30PM 1 In the beginning of this process, the</p> <p>08:30PM 2 applicant was not including affordable houses, even</p> <p>08:30PM 3 though the town's ordinance requires set asides for</p> <p>08:30PM 4 affordable units for these types of development.</p> <p>08:30PM 5 As the process went on, the applicant's</p> <p>08:30PM 6 attorney changed his tune and started to mention how</p> <p>08:30PM 7 there would be affordable units, the applicant is</p> <p>08:30PM 8 helping the town meet the state mandate.</p> <p>08:30PM 9 The facts are that Woodcliff Lake has a</p> <p>08:31PM 10 fair share housing agreement with the state,</p> <p>08:31PM 11 protecting the town from builder's remedy lawsuits,</p> <p>08:31PM 12 because Woodcliff Lake has complied with the state's</p> <p>08:31PM 13 mandate.</p> <p>08:31PM 14 The applicant's engineer, during his</p> <p>08:31PM 15 first presentation, discussed knocking several trees</p> <p>08:31PM 16 down and replacing them with only one tree.</p> <p>08:31PM 17 Additionally, he suggested planting burning bush</p> <p>08:31PM 18 shrubs to absorb the downspout water.</p> <p>08:31PM 19 For the record, burning bush shrubs do</p> <p>08:31PM 20 not like saturated grounds, and the town's tree</p> <p>08:31PM 21 ordinance is 1:1, you cut one tree, you plant one</p> <p>08:31PM 22 tree.</p> <p>08:31PM 23 The engineer was oblivious to all of</p> <p>08:31PM 24 these laws.</p> <p>08:31PM 25 The applicant's architect, who is a</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">46</p> <p>08:29PM 1 parked in the parking lot become five. So that's,</p> <p>08:29PM 2 you know, a 75 percent reduction in the parking over</p> <p>08:29PM 3 at that building.</p> <p>08:29PM 4 So if we take 120 spots, and say 75</p> <p>08:29PM 5 percent of those people leave, that's not 24 people,</p> <p>08:29PM 6 as we're being told, that's 90 cars that are leaving</p> <p>08:29PM 7 and further congesting that area.</p> <p>08:29PM 8 So, anyway, I think that I pretty much</p> <p>08:29PM 9 covered everything.</p> <p>08:29PM 10 I think that this property will be a</p> <p>08:29PM 11 burden and will be an eyesore, and it will be</p> <p>08:29PM 12 detrimental to the charm of our community.</p> <p>08:29PM 13 Thank you.</p> <p>08:29PM 14 [APPLAUSE]</p> <p>08:30PM 15 MR. PRINCIOTTO: Ulises Cabrera.</p> <p>08:30PM 16 MR. CABRERA: Hi. Ulises Cabrera, 14</p> <p>08:30PM 17 Dorchester Road, Woodcliff Lake.</p> <p>08:30PM 18 Before I start, I just want to thank</p> <p>08:30PM 19 the members of the board for their dedicated service</p> <p>08:30PM 20 to the borough.</p> <p>08:30PM 21 The case presented by this applicant</p> <p>08:30PM 22 provides no benefit to our small town. From the very</p> <p>08:30PM 23 first hearing, their attorneys state that the wooded</p> <p>08:30PM 24 lot behind the proposed second building will remain</p> <p>08:30PM 25 wooded for now. He stated "for now" on the record.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">48</p> <p>08:31PM 1 resident of Woodcliff Lake, told the mayor and</p> <p>08:31PM 2 council back on December 5, 2016, when he spoke</p> <p>08:31PM 3 against the Broadway corridor being proposed at that</p> <p>08:31PM 4 time that 18 units per acre is excessive. Yet today</p> <p>08:31PM 5 he designed 18 units per acre for 188 Broadway.</p> <p>08:32PM 6 Greed changes people. Greed changes</p> <p>08:32PM 7 people.</p> <p>08:32PM 8 The applicant's real estate expert,</p> <p>08:32PM 9 with no proven study to reference, made an argument</p> <p>08:32PM 10 that young millennials and empty-nesters will move to</p> <p>08:32PM 11 this location, and he compared the Broadway area to</p> <p>08:32PM 12 Ridgewood's downtown area.</p> <p>08:32PM 13 First of all, how can you accurately</p> <p>08:32PM 14 predict the demographics of potential renters, and</p> <p>08:32PM 15 Broadway looks nothing like Ridgewood's abundance of</p> <p>08:32PM 16 restaurants and bars in their downtown area.</p> <p>08:32PM 17 MR. PRINCIOTTO: You got about a minute</p> <p>08:32PM 18 and a half.</p> <p>08:32PM 19 MR. CABRERA: The applicant's traffic</p> <p>08:32PM 20 expert purposely omitted street traffic from his</p> <p>08:32PM 21 study to bring credence to his argument, and when the</p> <p>08:32PM 22 zoning board Chairwoman asked why certain streets</p> <p>08:32PM 23 were omitted, the applicant's attorney said the</p> <p>08:32PM 24 report is final and they will not include additional</p> <p>08:32PM 25 streets.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

49

08:32PM **1** When I asked the applicant's traffic
 08:32PM **2** expert if his study was based on assumption, he said
 08:32PM **3** yes, it was.
 08:32PM **4** When I asked if the ITE study based a
 08:33PM **5** lot of their figures on assumption, he said yes, they
 08:33PM **6** do.
 08:33PM **7** When I asked the applicant's traffic
 08:33PM **8** expert if his study can be wrong, he agreed his
 08:33PM **9** assumption on his report could be wrong. He said
 08:33PM **10** that on the record.
 08:33PM **11** Last year I met with the new police
 08:33PM **12** chief at Woodcliff Lake, and I asked him if Broadway
 08:33PM **13** gets developed with more apartments, what impact will
 08:33PM **14** that have to --
 08:33PM **15** MR. DELIA: I got to object to anything
 08:33PM **16** that was said outside the record of this case as it
 08:33PM **17** pertains to conversations with police officers or
 08:33PM **18** other things that have happened that are not related
 08:33PM **19** to this application. You know, I've given a lot of
 08:33PM **20** latitude to sit here and listen, but facts that have
 08:33PM **21** nothing to do with this presentation should not be
 08:33PM **22** heard whatsoever, not even as comment.
 08:33PM **23** MR. NEWMAN: Please don't tell us what
 08:33PM **24** the police officer told you, you can say what you
 08:33PM **25** told him.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

50

08:33PM **1** MR. CABRERA: I asked him if this would
 08:33PM **2** impact his police department, and there seems to be
 08:33PM **3** an impact to the police department.
 08:34PM **4** MR. PRINCIOTTO: Mr. Cabrera, you can
 08:34PM **5** make comments. The time for testimony has passed and
 08:34PM **6** now is just to make comments.
 08:34PM **7** MR. CABRERA: And I thought that's what
 08:34PM **8** I was doing, just making honest comments.
 08:34PM **9** MR. PRINCIOTTO: But you can't
 08:34PM **10** introduce testimony, especially hearsay-type
 08:34PM **11** testimony, what anyone else told you.
 08:34PM **12** MR. NEWMAN: They have to be your
 08:34PM **13** comments, not what somebody else told you.
 08:34PM **14** MR. HAYES: The idea is Mr. Delia
 08:34PM **15** cannot question the police chief.
 08:34PM **16** MR. CABRERA: Okay.
 08:34PM **17** MS. EFFRON-MALLEY: You got 30 seconds.
 08:34PM **18** MR. CABRERA: All right.
 08:34PM **19** This application is filled with
 08:34PM **20** political insider connections and gives us an idea
 08:34PM **21** how a greedy predatory developer operates in Bergen
 08:34PM **22** County. They rake in millions, get favorable tax
 08:34PM **23** assessments through their political connections,
 08:34PM **24** destroy our town forever, leave taxpayers with huge
 08:34PM **25** tax bills in the long run and congested roads and
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

51

08:34PM **1** schools.
 08:34PM **2** I ask the zoning board members to vote
 08:34PM **3** against this application, because the applicant has
 08:34PM **4** proven this application does not provide any benefit
 08:34PM **5** whatsoever to our beloved town. Please vote no.
 08:35PM **6** Thank you.
 08:35PM **7** [APPLAUSE]
 08:35PM **8** MR. PRINCIOTTO: Josephine Higgins.
 08:35PM **9** Is she here?
 08:35PM **10** Not present.
 08:35PM **11** Marley Malee (phonetic), 126 Broadway.
 08:35PM **12** Not present.
 08:35PM **13** Ann Marie Borrelli.
 08:35PM **14** MS. BORRELLI: Ann Marie Borrelli,
 08:35PM **15** Cressfield Court, Woodcliff Lake.
 08:35PM **16** Thank you to all the members of the
 08:35PM **17** zoning board for your patience and understanding
 08:35PM **18** during our questions these past few months. Please
 08:35PM **19** understand that the overdevelopment of Broadway is a
 08:35PM **20** critical issue, especially for the residents that
 08:36PM **21** must navigate through the often high congestion of
 08:36PM **22** the Causeway/Broadway, Highview/Prospect
 08:36PM **23** intersections.
 08:36PM **24** Over the past few months, we sat
 08:36PM **25** somewhat patiently -- well, sometimes -- and while
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

52

08:36PM **1** the applicant's experts presented their plans,
 08:36PM **2** statistics and opinions, sometimes expertly and
 08:36PM **3** sometimes subjectively, they did their job for the
 08:36PM **4** investors of 188 Broadway.
 08:36PM **5** COURT REPORTER: Please, you have to
 08:36PM **6** slow down. I can only take 300 words per minute.
 08:36PM **7** [LAUGHTER]
 08:36PM **8** MS. BORRELLI: They aimed at convincing
 08:36PM **9** you of the benefit of their development. But ask
 08:36PM **10** yourself, where does the benefit lie?
 08:36PM **11** Before you vote, ask yourself, do the
 08:36PM **12** investors care about our town, care about preserving
 08:36PM **13** the character of our town, care about the quality of
 08:36PM **14** life for all the residents?
 08:36PM **15** They didn't care about the quality of
 08:36PM **16** life for the Leonia residents living on the boarder
 08:37PM **17** of Fort Lee when they torn down a historical home to
 08:37PM **18** make way for a 60-unit --
 08:37PM **19** MR. DELIA: I'm going to object. This
 08:37PM **20** has nothing to do with this town or this application.
 08:37PM **21** This is just pulling stuff out of the air from other
 08:37PM **22** places that has no business being here.
 08:37PM **23** MS. BORRELLI: Okay. So before you
 08:37PM **24** vote --
 08:37PM **25** MR. PRINCIOTTO: You should really talk
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

<p style="text-align: right;">53</p> <p>08:37PM 1 about this application.</p> <p>08:37PM 2 MS. BORRELLI: Okay, I'm going on.</p> <p>08:37PM 3 MR. PRINCIOTTO: Not what happened in</p> <p>08:37PM 4 another town.</p> <p>08:37PM 5 MS. BORRELLI: Okay. Do I get credit</p> <p>08:37PM 6 for that comment?</p> <p>08:37PM 7 MR. PRINCIOTTO: No.</p> <p>08:37PM 8 CHAIRWOMAN HEMBREE: No.</p> <p>08:37PM 9 MS. BORRELLI: Before you vote, please</p> <p>08:37PM 10 consider the parents of school-aged children, who</p> <p>08:37PM 11 must put up with the stress of increased traffic,</p> <p>08:37PM 12 more train stops, and traffic maneuvers.</p> <p>08:37PM 13 The parents of Dorchester and middle</p> <p>08:37PM 14 school students must travel out of Woodcliff Lake to</p> <p>08:37PM 15 avoid the Broadway/Causeway intersection in order to</p> <p>08:37PM 16 get their children to school on time.</p> <p>08:37PM 17 There have been too many times to count</p> <p>08:37PM 18 where I couldn't even get out of my block because</p> <p>08:37PM 19 Prospect was backed up to the top of the hill.</p> <p>08:37PM 20 Thank you, Chairwoman Hembree, for</p> <p>08:37PM 21 understanding that the applicant's request is not an</p> <p>08:37PM 22 isolated case.</p> <p>08:37PM 23 If this project is allowed, Broadway</p> <p>08:37PM 24 will see an increase of 130 plus apartments, and that</p> <p>08:38PM 25 number could rise.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">55</p> <p>08:39PM 1 And I can't help but wonder how all the</p> <p>08:39PM 2 residents will feel when everyone's taxes go up to</p> <p>08:39PM 3 support the student population increase.</p> <p>08:39PM 4 My son loves Woodcliff Lake. He has no</p> <p>08:39PM 5 desire to live anywhere else. He might even kick us</p> <p>08:39PM 6 out some day. I can't help but wonder if Woodcliff</p> <p>08:39PM 7 Lake will remain the town that he currently loves.</p> <p>08:39PM 8 Will his children -- I hope he gives me</p> <p>08:39PM 9 grandchildren -- benefit from the same quality of</p> <p>08:39PM 10 education that he has been fortunate enough to</p> <p>08:39PM 11 experience? Will his children enjoy the same quality</p> <p>08:39PM 12 of life of the bucolic town that I fell in love with</p> <p>08:39PM 13 and the reasons why I decided to move here 20 years</p> <p>08:39PM 14 ago?</p> <p>08:39PM 15 When I purchased my home 20 years ago,</p> <p>08:39PM 16 there were several homes to choose from, but I chose</p> <p>08:39PM 17 up the hill from the lake. To me that was the</p> <p>08:39PM 18 selling point. For six months of the year, I can</p> <p>08:39PM 19 enjoy the sparkle of the sun shining on the lake.</p> <p>08:39PM 20 This view brings me joy and peace.</p> <p>08:39PM 21 Even though the existing building</p> <p>08:39PM 22 blocks a percentage of the lake, I can still enjoy</p> <p>08:39PM 23 it.</p> <p>08:39PM 24 The experts claim that --</p> <p>08:39PM 25 MR. PRINCIOTTO: You have about ten</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">54</p> <p>08:38PM 1 Even the mayor recently stated with</p> <p>08:38PM 2 regard to the affordable housing decision on</p> <p>08:38PM 3 Highview, "Woodcliff Lake cannot afford to have more</p> <p>08:38PM 4 development in our area. We are a suburban area, we</p> <p>08:38PM 5 are not an urban area."</p> <p>08:38PM 6 Thank you, Chairwoman Hembree, for</p> <p>08:38PM 7 understanding that everyone in the Pascack Valley</p> <p>08:38PM 8 will be impacted with the development in Montvale,</p> <p>08:38PM 9 Park Ridge, River Vale, and the affordable housing on</p> <p>08:38PM 10 Broadway.</p> <p>08:38PM 11 Not only will there be an increase in</p> <p>08:38PM 12 density of traffic, but what about the future quality</p> <p>08:38PM 13 of our high school?</p> <p>08:38PM 14 What will happen -- when I tested this,</p> <p>08:38PM 15 I didn't realize I would have to keep stopping --</p> <p>08:38PM 16 but, what will happen when the high school can't</p> <p>08:38PM 17 accommodate the population explosion?</p> <p>08:38PM 18 My son has one more year remaining at</p> <p>08:38PM 19 Hills, so I will not be impacted by the school system</p> <p>08:38PM 20 explosion, but I can't help but think about all the</p> <p>08:38PM 21 future students that will not see the same quality of</p> <p>08:38PM 22 education due to the overcrowding.</p> <p>08:38PM 23 Will Park Ridge ask to join in with</p> <p>08:38PM 24 Pascack Valley school system, when they can't</p> <p>08:39PM 25 accommodate their population increase?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">56</p> <p>08:39PM 1 seconds.</p> <p>08:39PM 2 MS. BORRELLI: The experts claim --</p> <p>08:40PM 3 well, some of the people went over four minutes and I</p> <p>08:40PM 4 would appreciate if I can, because I was stopped a</p> <p>08:40PM 5 few times. I don't have much more to go, if I can</p> <p>08:40PM 6 just finish, is that okay? Because some other people</p> <p>08:40PM 7 did go over.</p> <p>08:40PM 8 CHAIRWOMAN HEMBREE: Well, I knew</p> <p>08:40PM 9 somebody was going to bring that up. It was one</p> <p>08:40PM 10 person that we let go.</p> <p>08:40PM 11 MS. BORRELLI: I know some people went</p> <p>08:40PM 12 way less than five minutes.</p> <p>08:40PM 13 CHAIRWOMAN HEMBREE: You're taking time</p> <p>08:40PM 14 just to argue with me. Why don't you finish your</p> <p>08:40PM 15 comments.</p> <p>08:40PM 16 MS. BORRELLI: All right.</p> <p>08:40PM 17 So the expert claimed that no one's</p> <p>08:40PM 18 views would be impacted, but I'm here to tell you</p> <p>08:40PM 19 that they are wrong.</p> <p>08:40PM 20 With the proposed second building</p> <p>08:40PM 21 taller than the first, whatever percentage I have</p> <p>08:40PM 22 will be gone. I will no longer find the joy and</p> <p>08:40PM 23 peace seeing the sun shine on the lake.</p> <p>08:40PM 24 CHAIRWOMAN HEMBREE: She can't take all</p> <p>08:40PM 25 your words down, ma'am. You are talking too fast</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">57</p> <p>08:40PM 1 because you want to get all your words in, but she</p> <p>08:40PM 2 can't keep up.</p> <p>08:40PM 3 MS. BORRELLI: I will no longer find</p> <p>08:40PM 4 the peace and joy seeing sunshine on the lake. No</p> <p>08:40PM 5 longer will I have the same selling point, if we</p> <p>08:41PM 6 decide to relocate.</p> <p>08:41PM 7 The proposed second building will not</p> <p>08:41PM 8 be inconspicuously hidden behind a mountain, as</p> <p>08:41PM 9 testified by the architect.</p> <p>08:41PM 10 The current view from the residents up</p> <p>08:41PM 11 the hill is not just the top of the existing building</p> <p>08:41PM 12 but down to the painted parking spot lines in the</p> <p>08:41PM 13 parking lot.</p> <p>08:41PM 14 CHAIRWOMAN HEMBREE: Why don't you</p> <p>08:41PM 15 finish the sentence and then you're done.</p> <p>08:41PM 16 MS. BORRELLI: You know, hold on a</p> <p>08:41PM 17 second.</p> <p>08:41PM 18 CHAIRWOMAN HEMBREE: Come on. I'm</p> <p>08:41PM 19 trying to be fair and kind.</p> <p>08:41PM 20 MS. BORRELLI: No, I understand that,</p> <p>08:41PM 21 but when we were originally told, we were told five</p> <p>08:41PM 22 minutes, so I based mine on five minutes.</p> <p>08:41PM 23 MS. EFFRON-MALLEY: And I stopped the</p> <p>08:41PM 24 timer for anyone's comments, so you got extra too.</p> <p>08:41PM 25 MR. PRINCIOTTO: Is Alex Couto here?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">59</p> <p>08:42PM 1 have apartments in their backyards.</p> <p>08:42PM 2 At a planning board meeting last year</p> <p>08:42PM 3 regarding the proposed Teva affordable housing, it</p> <p>08:42PM 4 was brought up that the residents of Claremont Drive</p> <p>08:42PM 5 did not want their western horizon view obstructed by</p> <p>08:42PM 6 an increase in building height.</p> <p>08:42PM 7 Claremont Drive is not 200 feet from</p> <p>08:42PM 8 the Teva building, as you are aware, it's on the</p> <p>08:42PM 9 other side of the Parkway.</p> <p>08:42PM 10 At a Montvale zoning board meeting</p> <p>08:43PM 11 regarding the Hard Rock (phonetic) application --</p> <p>08:43PM 12 MR. DELIA: I'll object to that.</p> <p>08:43PM 13 MR. NEWMAN: He's going to object to</p> <p>08:43PM 14 Montvale, although I will say there is a difference</p> <p>08:43PM 15 between the town of Montvale and Fort Lee, in that</p> <p>08:43PM 16 they do share the high school.</p> <p>08:43PM 17 MR. DELIA: This has nothing to do with</p> <p>08:43PM 18 this application. We're talking about what was said</p> <p>08:43PM 19 at another's town meeting? I don't get it. It's not</p> <p>08:43PM 20 before them.</p> <p>08:43PM 21 MS. BORRELLI: No, it's just to say --</p> <p>08:43PM 22 MR. NEWMAN: Don't say what someone</p> <p>08:43PM 23 else said.</p> <p>08:43PM 24 MS. BORRELLI: I am just trying to say</p> <p>08:43PM 25 that that is 400 feet away, and I just want to ask</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">58</p> <p>08:41PM 1 MS. BORRELLI: He's not here. He can't</p> <p>08:41PM 2 make it tonight.</p> <p>08:41PM 3 AUDIENCE VOICE: Let her finish.</p> <p>08:41PM 4 MS. BORRELLI: Can I take his time? He</p> <p>08:41PM 5 couldn't be here, so can I take his time?</p> <p>08:41PM 6 MR. PRINCIOTTO: Okay. He's not going</p> <p>08:41PM 7 to be here.</p> <p>08:41PM 8 MS. BORRELLI: Can I take his time?</p> <p>08:41PM 9 MR. PRINCIOTTO: That's the last</p> <p>08:41PM 10 person, so we'll give you another minute.</p> <p>08:41PM 11 MS. BORRELLI: I appreciate it. Thank</p> <p>08:41PM 12 you.</p> <p>08:41PM 13 MR. NEWMAN: If he shows up, you took</p> <p>08:41PM 14 his time and I'm going to tell him.</p> <p>08:41PM 15 Please continue.</p> <p>08:41PM 16 [LAUGHTER]</p> <p>08:41PM 17 MS. BORRELLI: The same parking lot</p> <p>08:42PM 18 where the proposed second building would stand. If</p> <p>08:42PM 19 this apartment building is allowed for six months of</p> <p>08:42PM 20 the year, the residents in close proximity will have</p> <p>08:42PM 21 a clear view of apartments. You will not only see</p> <p>08:42PM 22 the tops of the buildings and all of the 60 HVAC</p> <p>08:42PM 23 units, but we'll also have a clear view into</p> <p>08:42PM 24 apartment windows.</p> <p>08:42PM 25 The residents in close proximity will</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">60</p> <p>08:43PM 1 you, before you vote, ask yourself who's representing</p> <p>08:43PM 2 the residents that live within 200 feet of this</p> <p>08:43PM 3 proposal at 188 Broadway? Ask yourself, shouldn't</p> <p>08:43PM 4 all Woodcliff Lake residents receive the same</p> <p>08:43PM 5 consideration?</p> <p>08:43PM 6 Our views will not be across the Garden</p> <p>08:43PM 7 State Parkway. Our views will not be across the</p> <p>08:43PM 8 parking lot 400 feet away. Our views will be that of</p> <p>08:43PM 9 apartments and HVAC units at most 200 feet. We will</p> <p>08:44PM 10 not only lose our clear views of the lake, we will</p> <p>08:44PM 11 have to listen to the garbage pickup for 60</p> <p>08:44PM 12 apartments, we will hear the hum of 60 HVAC units,</p> <p>08:44PM 13 cars coming home late, tenants hanging out in the</p> <p>08:44PM 14 parking lot late at night. Perhaps, someone will</p> <p>08:44PM 15 explore the woods behind our home. We will live in</p> <p>08:44PM 16 fear of a fire blowing out of control and we will</p> <p>08:44PM 17 experience increased urban density and we will lose</p> <p>08:44PM 18 the character of Woodcliff Lake.</p> <p>08:44PM 19 As Mr. Burgis stated in his response to</p> <p>08:44PM 20 a question regarding the need for this development,</p> <p>08:44PM 21 his answer was that it would bring more development.</p> <p>08:44PM 22 Is that what we want? Is that what we</p> <p>08:44PM 23 need?</p> <p>08:44PM 24 Before you vote -- and this is in</p> <p>08:44PM 25 conclusion -- before you vote, ask yourselves what is</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">61</p> <p>08:44PM 1 in the best interests of the future of this town?</p> <p>08:44PM 2 What legacy do you want to leave? Are you serving</p> <p>08:44PM 3 your fellow residents or the interests of the</p> <p>08:44PM 4 developer, investors or anyone else who has monetary</p> <p>08:44PM 5 gain from this project?</p> <p>08:44PM 6 Before you vote, please consider that</p> <p>08:44PM 7 you can be a beacon of hope for other towns to stop</p> <p>08:44PM 8 these developers and investors from raking our town.</p> <p>08:44PM 9 Remember, they do not care about our town, only their</p> <p>08:44PM 10 profits.</p> <p>08:44PM 11 Before you vote, please consider our</p> <p>08:45PM 12 comments and concerns. Some of us will speak calmly,</p> <p>08:45PM 13 some of us will speak with emotion, and some of us</p> <p>08:45PM 14 will speak fast, but we all have one thing in common,</p> <p>08:45PM 15 and that is to preserve the town we love.</p> <p>08:45PM 16 I pray that you do the right thing. I</p> <p>08:45PM 17 pray that you consider the residents and vote no to</p> <p>08:45PM 18 this application.</p> <p>08:45PM 19 Thank you very much.</p> <p>08:45PM 20 [APPLAUSE]</p> <p>08:45PM 21 MR. PRINCIOTTO: Michael Fritz, did he</p> <p>08:45PM 22 come? We called his name at the beginning of the</p> <p>08:45PM 23 meeting.</p> <p>08:45PM 24 All right. So we called his name</p> <p>08:45PM 25 twice. He's not present.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">63</p> <p>08:46PM 1 view, are full of misrepresentations and omissions,</p> <p>08:46PM 2 and their work is devoid of good engineering</p> <p>08:46PM 3 practice. On this basis alone --</p> <p>08:46PM 4 CHAIRWOMAN HEMBREE: She had trouble</p> <p>08:46PM 5 with you the last time. You're talking too fast.</p> <p>08:46PM 6 MR. STAR: Very simple.</p> <p>08:46PM 7 The applicant's consultants, in my</p> <p>08:46PM 8 view, are guilty of misrepresentations and omissions</p> <p>08:46PM 9 and their work is devoid of good engineering</p> <p>08:46PM 10 practice.</p> <p>08:46PM 11 MR. NEWMAN: Ms. Hembree, in light of</p> <p>08:47PM 12 the fact that this person spoke last time, I would</p> <p>08:47PM 13 like to limit his comments to two minutes.</p> <p>08:47PM 14 CHAIRWOMAN HEMBREE: That's all right</p> <p>08:47PM 15 with me.</p> <p>08:47PM 16 MR. STAR: Okay with me.</p> <p>08:47PM 17 MR. PRINCIOTTO: It would be better if</p> <p>08:47PM 18 you didn't read and just tell us what's on your mind.</p> <p>08:47PM 19 MR. NEWMAN: You got two minutes.</p> <p>08:47PM 20 MR. STAR: On this basis alone, plus</p> <p>08:47PM 21 what has been said to the residents, this project</p> <p>08:47PM 22 should be denied.</p> <p>08:47PM 23 Thank you.</p> <p>08:47PM 24 CHAIRWOMAN HEMBREE: You're welcome.</p> <p>08:47PM 25 [APPLAUSE]</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">62</p> <p>08:45PM 1 That concludes the list of all those</p> <p>08:45PM 2 that wish to make a comment.</p> <p>08:45PM 3 MR. STAR: I had asked at the beginning</p> <p>08:45PM 4 of the meeting if I could make a statement.</p> <p>08:45PM 5 CHAIRWOMAN HEMBREE: Okay, Mr. Star,</p> <p>08:45PM 6 I'm going to say something.</p> <p>08:45PM 7 Everybody, up until the last -- well,</p> <p>08:45PM 8 everybody tried very hard to be very specific and</p> <p>08:45PM 9 short, and that's what we hear. We don't listen to</p> <p>08:46PM 10 somebody who's trying to talk so fast. We don't hear</p> <p>08:46PM 11 it.</p> <p>08:46PM 12 So tell us specifically what your</p> <p>08:46PM 13 concerns are very quickly and we'll listen to that,</p> <p>08:46PM 14 but no more five page statement.</p> <p>08:46PM 15 MR. STAR: It's very quick.</p> <p>08:46PM 16 My view is that the applicant's</p> <p>08:46PM 17 consultant --</p> <p>08:46PM 18 MR. PRINCIOTTO: Can you please come</p> <p>08:46PM 19 forward and speak into the microphone.</p> <p>08:46PM 20 MR. STAR: I'll be very quick about</p> <p>08:46PM 21 this.</p> <p>08:46PM 22 CHAIRWOMAN HEMBREE: We want to hear</p> <p>08:46PM 23 you, but we don't want to zone out, and we do.</p> <p>08:46PM 24 MR. STAR: Very simply this.</p> <p>08:46PM 25 The applicant's consultants, in my</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">64</p> <p>08:47PM 1 MR. PRINCIOTTO: Okay. That concludes</p> <p>08:47PM 2 the public comment. I don't have any other names on</p> <p>08:47PM 3 the list.</p> <p>08:47PM 4 MR. SPIRIG: I make a motion to close</p> <p>08:47PM 5 to the public.</p> <p>08:47PM 6 MR. NEWMAN: I'll second that.</p> <p>08:47PM 7 CHAIRWOMAN HEMBREE: All in favor?</p> <p>08:47PM 8 (Chorus of ayes.)</p> <p>08:47PM 9 CHAIRWOMAN HEMBREE: Opposed?</p> <p>08:47PM 10 (No response.)</p> <p>08:47PM 11 CHAIRWOMAN HEMBREE: No one.</p> <p>08:47PM 12 So ordered.</p> <p>08:47PM 13 MR. PRINCIOTTO: Okay. Mr. Delia, how</p> <p>08:47PM 14 much time do you need?</p> <p>08:47PM 15 MR. DELIA: A little more than four</p> <p>08:47PM 16 minutes, but not much more. I have a nine page</p> <p>08:47PM 17 prepared statement, which I will read verbatim to the</p> <p>08:47PM 18 record. There might be a couple of flourishes here</p> <p>08:47PM 19 and there. It took a lot longer to write it than it</p> <p>08:48PM 20 will be to deliver it, I'll say that.</p> <p>08:48PM 21 This is my time to thank all of you for</p> <p>08:48PM 22 your time and attention. This has been, I'll call it</p> <p>08:48PM 23 a robust hearing. There have been a lot of questions</p> <p>08:48PM 24 asked and a lot of answers given.</p> <p>08:48PM 25 I'll take my glasses off so I can</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">65</p> <p>08:48PM 1 actually read.</p> <p>08:48PM 2 You've devoted a lot of time to</p> <p>08:48PM 3 attending the many hearings and appreciate that you</p> <p>08:48PM 4 will consider this application objectively based upon</p> <p>08:48PM 5 the law and the facts presented to you.</p> <p>08:48PM 6 We have conducted a total of seven</p> <p>08:48PM 7 hearings, during which we have produced substantial</p> <p>08:48PM 8 evidence in support of our application for use</p> <p>08:48PM 9 variance, variance, site plan, and waiver approvals.</p> <p>08:48PM 10 In making your decision, we would</p> <p>08:48PM 11 expect that you'll be guided by the following well</p> <p>08:48PM 12 settled principles of law.</p> <p>08:48PM 13 In the Kaufmann case, not this Kaufman,</p> <p>08:48PM 14 but Richard and Laura Kaufmann vs. Planning Board, a</p> <p>08:48PM 15 1988 New Jersey Supreme Court case, "the key to sound</p> <p>08:48PM 16 municipal decision-making is a clear statement of</p> <p>08:49PM 17 reasons for the grant or denial of a variance."</p> <p>08:49PM 18 In the Commercial Realty & Residential</p> <p>08:49PM 19 Corp. case against First Atlantic Properties, our</p> <p>08:49PM 20 Supreme Court said that "Local boards and their</p> <p>08:49PM 21 counsel should take pains to memorialize their</p> <p>08:49PM 22 decisions in resolutions that explain fully the basis</p> <p>08:49PM 23 on which the board has acted, with ample reference to</p> <p>08:49PM 24 the record and the pertinent statutory standards."</p> <p>08:49PM 25 In the New York SMSA vs. Board of</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">67</p> <p>08:50PM 1 engineer, Mr. Intindola, endorses our traffic</p> <p>08:50PM 2 engineer's methodology and is satisfied with the</p> <p>08:50PM 3 interior design of our parking, ingress and egress.</p> <p>08:50PM 4 Mr. Preiss commented on this as well favorably.</p> <p>08:50PM 5 The record is, without any doubt or</p> <p>08:50PM 6 contest, that traffic is simply not an issue in this</p> <p>08:50PM 7 case. It's clearcut.</p> <p>08:51PM 8 Fire safety. In all the years that our</p> <p>08:51PM 9 firm and the principals of the applicant have been</p> <p>08:51PM 10 involved in land use matters, whether as</p> <p>08:51PM 11 professionals or principals, not once in more than</p> <p>08:51PM 12 100 years of collective experience has a municipal</p> <p>08:51PM 13 fire chief or deputy chief been compelled to testify</p> <p>08:51PM 14 to justify their opinions or have a member of the</p> <p>08:51PM 15 public attempt to impugn their integrity by</p> <p>08:51PM 16 suggesting that they have a business relationship</p> <p>08:51PM 17 with the applicant.</p> <p>08:51PM 18 As a reminder, your Fire Chief Schuster</p> <p>08:51PM 19 and Deputy Chief Fusco both testified that they have</p> <p>08:51PM 20 over 50 combined years of experience and collectively</p> <p>08:51PM 21 have been to several thousand fire calls; have</p> <p>08:51PM 22 previously responded to calls at the site without any</p> <p>08:51PM 23 problem; and that the applicant "worked everything</p> <p>08:51PM 24 out to their [Fire Department's] satisfaction,"</p> <p>08:51PM 25 regarding the proposed site plan. And in response to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">66</p> <p>08:49PM 1 Adjustment case, the Appellate Division stated that a</p> <p>08:49PM 2 mere recital of conclusory statements couched in</p> <p>08:49PM 3 statutory language will not suffice.</p> <p>08:49PM 4 In other words, your decision may not</p> <p>08:49PM 5 merely be conclusions, but must refer to the</p> <p>08:49PM 6 testimony presented and the applicable law.</p> <p>08:49PM 7 Let us look for a few minutes at the</p> <p>08:49PM 8 issues raised in these hearings and the testimony</p> <p>08:49PM 9 presented.</p> <p>08:49PM 10 Traffic. As you know, the county has</p> <p>08:50PM 11 exclusive jurisdiction over Broadway and has approved</p> <p>08:50PM 12 this project. As this project has a significant</p> <p>08:50PM 13 reduction in trip generation, it cannot have anything</p> <p>08:50PM 14 but a positive effect on off-site conditions.</p> <p>08:50PM 15 Additionally --</p> <p>08:50PM 16 (Audience noise.)</p> <p>08:50PM 17 MR. PRINCIOTTO: Quiet!</p> <p>08:50PM 18 Hold on one second.</p> <p>08:50PM 19 I don't want to hear any comments or</p> <p>08:50PM 20 outbursts during Mr. Delia's statement. He only made</p> <p>08:50PM 21 comment when he had a valid objection to make. It's</p> <p>08:50PM 22 not appropriate to make any statement or comment</p> <p>08:50PM 23 during his presentation, so thank you.</p> <p>08:50PM 24 MR. DELIA: Thank you.</p> <p>08:50PM 25 Additionally, your own traffic</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">68</p> <p>08:51PM 1 a question from board member Newman, they were 100</p> <p>08:51PM 2 percent confident in their ability to put out a fire.</p> <p>08:52PM 3 Chief Schuster testified that everything they felt</p> <p>08:52PM 4 they needed was agreed to by the applicant.</p> <p>08:52PM 5 This is summed up in the following</p> <p>08:52PM 6 exchange on Page 29 of the May 21st hearing.</p> <p>08:52PM 7 "MR. NEWMAN: So you, as the experts,</p> <p>08:52PM 8 are satisfied?</p> <p>08:52PM 9 "MR. FUSCO: Yes.</p> <p>08:52PM 10 "MR. SHUSTER: Right."</p> <p>08:52PM 11 Affordable housing. While the</p> <p>08:52PM 12 applicant believes that a strong argument can be made</p> <p>08:52PM 13 on the time of application law -- there was no</p> <p>08:52PM 14 inclusionary ordinance in effect when this</p> <p>08:52PM 15 application was filed -- the applicant has agreed</p> <p>08:52PM 16 with the 15 percent settlement between the borough</p> <p>08:52PM 17 and Fair Share Housing Center.</p> <p>08:52PM 18 This is something addressed early on in</p> <p>08:52PM 19 the proceedings and is something the applicant stays</p> <p>08:52PM 20 committed to provide to help Woodcliff Lake meet its</p> <p>08:52PM 21 unmet need, which exceeds 400 affordable units.</p> <p>08:52PM 22 Site plan. The testimony is</p> <p>08:52PM 23 uncontroverted that there are no site plan issues.</p> <p>08:52PM 24 The applicant met all site issues, drainage</p> <p>08:52PM 25 requirements, lighting, landscaping, refuse/trash,</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">69</p> <p>08:53PM 1 parking is fully compliant with RSIS requirements,</p> <p>08:53PM 2 truck (deliveries/trash/fire) access, all acceptable;</p> <p>08:53PM 3 light poles, roof mechanicals, all addressed during</p> <p>08:53PM 4 the hearings to the satisfaction of your</p> <p>08:53PM 5 professionals.</p> <p>08:53PM 6 At the June 25th hearing, your planner,</p> <p>08:53PM 7 Richard Preiss testified, "So from a purely site plan</p> <p>08:53PM 8 point of view, if you assume the apartments were a</p> <p>08:53PM 9 permitted use in this particular district and you</p> <p>08:53PM 10 were converting the office and adding units, to me</p> <p>08:53PM 11 the site plan does make sense."</p> <p>08:53PM 12 Overdevelopment. The project reduces</p> <p>08:53PM 13 traffic from the site and reduces the existing</p> <p>08:53PM 14 impervious coverage. These are classic evidence that</p> <p>08:53PM 15 this proposal represents the opposite of</p> <p>08:53PM 16 overdevelopment. Everything fits well on site and</p> <p>08:53PM 17 the plan is safe and efficient. Keep in mind that</p> <p>08:53PM 18 the proposed density is consistent with the density</p> <p>08:54PM 19 recommended for the Broadway corridor through</p> <p>08:54PM 20 Highview, including this property, by the planning</p> <p>08:54PM 21 board and DMR for at least several years before the</p> <p>08:54PM 22 applicant purchased the property.</p> <p>08:54PM 23 Furthermore, at the board's request, we</p> <p>08:54PM 24 provided a zoning comparison chart. The purpose of</p> <p>08:54PM 25 the chart, as requested by the board, was to study</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">71</p> <p>08:55PM 1 As a legal matter, we think this would</p> <p>08:55PM 2 be of no consequence as the issue is whether the</p> <p>08:55PM 3 property is specially situated for the proposed use.</p> <p>08:55PM 4 Again, I would refer to Mr. Preiss, who testified:</p> <p>08:55PM 5 "However, I do understand that this is a suitable and</p> <p>08:55PM 6 attractive location for the proposed use."</p> <p>08:55PM 7 Use variance. As per Mr. Preiss noted,</p> <p>08:56PM 8 the two prongs of Medici are whether the property is</p> <p>08:56PM 9 specially suited for the use and what Mr. Preiss</p> <p>08:56PM 10 termed the "Medici Reconciliation Test."</p> <p>08:56PM 11 I'd like to address the Medici</p> <p>08:56PM 12 Reconciliation Test first.</p> <p>08:56PM 13 In Medici, the Supreme Court said:</p> <p>08:56PM 14 "Such proofs and findings must satisfactorily</p> <p>08:56PM 15 reconcile the grant of a use variance with the</p> <p>08:56PM 16 ordinance's continued omission of the proposed use</p> <p>08:56PM 17 from those permitted in the zone and thereby provide</p> <p>08:56PM 18 a more substantive basis for the typically conclusory</p> <p>08:56PM 19 determination that the use variance "will not</p> <p>08:56PM 20 substantially impair the intent and purpose of the</p> <p>08:56PM 21 zone plan and zoning ordinance."</p> <p>08:56PM 22 The answer is simply that Woodcliff</p> <p>08:56PM 23 Lake has failed to adopt a master plan reexamination</p> <p>08:56PM 24 within the required ten years following its prior</p> <p>08:56PM 25 reexamination and pursuant to the Municipal Land Use</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">70</p> <p>08:54PM 1 the bulk parameters of other multifamily zones. The</p> <p>08:54PM 2 evidence is compelling that we are not</p> <p>08:54PM 3 overdeveloping. We fall squarely within the averages</p> <p>08:54PM 4 of: Density, setbacks, and coverage.</p> <p>08:54PM 5 Mr. Preiss had this to say about that:</p> <p>08:54PM 6 "In the context of what Woodcliff Lake has allowed in</p> <p>08:54PM 7 other districts, to me it is not overly dense or too</p> <p>08:54PM 8 close to the front, side or rear yards or too high."</p> <p>08:54PM 9 Transit-oriented development. Again,</p> <p>08:54PM 10 we look to Mr. Preiss' testimony. "Is there a demand</p> <p>08:54PM 11 for units like this in the marketplace and would this</p> <p>08:54PM 12 be a good location, given its proximity to the train</p> <p>08:54PM 13 station? I think the answer is yes."</p> <p>08:55PM 14 While Mr. Preiss questions whether</p> <p>08:55PM 15 there's any evidence of a substantial difficulty in</p> <p>08:55PM 16 attracting office tenants, I would note that there</p> <p>08:55PM 17 was testimony regarding the market by Mr. Charles</p> <p>08:55PM 18 Oppler, and observations by the Chair that there was</p> <p>08:55PM 19 no office market.</p> <p>08:55PM 20 Mr. Preiss, in this regard, agreed with</p> <p>08:55PM 21 Mr. Oppler that this proposal "would serve the needs</p> <p>08:55PM 22 of people, divorcees, people who are downsizing,</p> <p>08:55PM 23 millennials who are coming to town," and also</p> <p>08:55PM 24 testified that office use is predominantly along</p> <p>08:55PM 25 Chestnut Ridge Road.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">72</p> <p>08:56PM 1 Law at Section 40:55D-89.1 states that the failure</p> <p>08:57PM 2 results in the rebuttable presumption that the</p> <p>08:57PM 3 borough's zoning ordinance is no longer valid. As</p> <p>08:57PM 4 the Supreme Court said in Medici, the purpose of</p> <p>08:57PM 5 mandating reexamination is to inform the governing</p> <p>08:57PM 6 body of significant changes in the community since</p> <p>08:57PM 7 the last such reexamination.</p> <p>08:57PM 8 At Page 46 of his testimony, Mr. Preiss</p> <p>08:57PM 9 states and we agree, "One way of reconciling the</p> <p>08:57PM 10 grant of the variance in cases like this is where</p> <p>08:57PM 11 there has been a passage of time since the last</p> <p>08:57PM 12 master plan was done and the board can point to</p> <p>08:57PM 13 changed circumstances."</p> <p>08:57PM 14 You, as a board, cannot and must not</p> <p>08:57PM 15 rely on the inaction of the governing body to amend</p> <p>08:57PM 16 the zoning order to permit multifamily residential</p> <p>08:57PM 17 use in the Broadway corridor as a basis for</p> <p>08:57PM 18 concluding that we have not met the reconciliation</p> <p>08:57PM 19 test.</p> <p>08:57PM 20 On Page 63 of the transcript, Mr.</p> <p>08:57PM 21 Preiss agreed that there were "a lot of changed</p> <p>08:58PM 22 circumstances."</p> <p>08:58PM 23 So even if we look at the</p> <p>08:58PM 24 reconciliation and the passage of all this time</p> <p>08:58PM 25 without an effective master plan readopted in time,</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">73</p> <p>08:58PM 1 without the presumption of validity on an ordinance, 08:58PM 2 we still have changed circumstances, a lot of them, 08:58PM 3 and Mr. Preiss agrees. 08:58PM 4 He agrees as an aged population and he 08:58PM 5 agrees as a trend towards developing transit-oriented 08:58PM 6 developments, among others. 08:58PM 7 This begs the question as to what has 08:58PM 8 changed in the nearly two decades since Woodcliff 08:58PM 9 Lake's 2002 master plan and ultimately the '08 08:58PM 10 reexamination. 08:58PM 11 A lot has changed. We've seen it with 08:58PM 12 the advances in technology and this term 08:58PM 13 "millennial," which describes a whole younger 08:58PM 14 generation with trends towards renting vs. purchasing 08:58PM 15 a property. 08:58PM 16 Mr. Preiss' argument fails because the 08:58PM 17 governing body was never informed on the changes in 08:58PM 18 Woodcliff Lake, as required under the Municipal Land 08:58PM 19 Use Law. This is by master plan reexamination, and 08:59PM 20 the Woodcliff Lake Zoning Ordinance is presumed to no 08:59PM 21 longer be valid. 08:59PM 22 We caution that the mere conversation 08:59PM 23 about the preparation of a current reexamination is 08:59PM 24 not of any evidential value before this board and 08:59PM 25 fails to satisfy the requirements of the Municipal <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">75</p> <p>09:00PM 1 Road corridor. 09:00PM 2 Mr. Preiss also testified that, other 09:00PM 3 than the Medici Reconciliation Test, he believed that 09:00PM 4 the negative criteria has been met and he has no 09:00PM 5 problem with the height and bulk variance. That's at 09:00PM 6 Page 38 of his testimony. 09:00PM 7 Mr. Preiss testified that the absence 09:00PM 8 of mixed-use detracted from the special reasons under 09:00PM 9 Medici. We would note, (i), this is an existing 09:00PM 10 office building with no ability to include retail 09:00PM 11 along the Broadway corridor because of its height 09:00PM 12 from the road; and (ii), Mr. Preiss offers no facts 09:00PM 13 upon which he makes this opinion. We'd say it's a 09:01PM 14 net opinion. 09:01PM 15 Advancement of land use purposes: As 09:01PM 16 just stated, Mr. Preiss agrees that we advance at 09:01PM 17 least two purposes of the state law, through our 09:01PM 18 Transit-Oriented Design and by providing the 15 09:01PM 19 percent affordable units. 09:01PM 20 In addition to advancing these two 09:01PM 21 goals, we also: 1. Preserve residential areas 09:01PM 22 surrounding us; 2. Appropriately use the land in a 09:01PM 23 manner that complements the community as a whole (via 09:01PM 24 our proximity to the train station); 3. We do 09:01PM 25 provide adequate light, air, and open space; 4. We <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">74</p> <p>08:59PM 1 Land Use Law. You either have to have a 08:59PM 2 reexamination or you're out. 08:59PM 3 Regarding the use itself, Mr. Preiss 08:59PM 4 testified as follows: 08:59PM 5 "Is this a benefit to the borough, 08:59PM 6 where nine additional units of affordable housing 08:59PM 7 would assist with its unmet need obligation. Yes, 08:59PM 8 there would certainly be a benefit to that." 08:59PM 9 "Mr. Burgis also talked about 08:59PM 10 furthering the principle of smart growth. He 08:59PM 11 indicated that having a high density residential 08:59PM 12 development located close to the train station and 08:59PM 13 shopping, referred to as a 'transit-oriented 08:59PM 14 development' would follow the principles of smart 08:59PM 15 growth, which is encouraged by the state, that is, 08:59PM 16 compact, walkable, environmentally sustainable, 09:00PM 17 varied housing. Yes, this project does fall within 09:00PM 18 the purview of smart growth." 09:00PM 19 Mr. Preiss agreed with Mr. Burgis that 09:00PM 20 the project furthers the purposes of the state plan. 09:00PM 21 Mr. Preiss observed that the 09:00PM 22 transit-oriented design is a public policy with the 09:00PM 23 State of New Jersey. 09:00PM 24 Mr. Preiss testified that office use in 09:00PM 25 Woodcliff Lake is predominantly along Chestnut Ridge <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">76</p> <p>09:01PM 1 do preserve natural features; 5. We do encourage 09:01PM 2 improvements to the Broadway business district and 09:01PM 3 linkage to the train station; and 6. We do preserve 09:01PM 4 steep slopes. 09:01PM 5 You need one of these purposes to 09:01PM 6 satisfy this element of the positive criteria. We 09:01PM 7 have 6, 7, you only need to choose one; Mr. Preiss 09:02PM 8 agrees with two. 09:02PM 9 I would also note that parenthetically 09:02PM 10 we believe a case can be made for the use variance 09:02PM 11 based upon a hardship and special reasons, that is 09:02PM 12 the office use is no longer suitable or viable. This 09:02PM 13 would be based on the testimony of Mr. Oppler, the 09:02PM 14 comments of the Chair, and Mr. Preiss. 09:02PM 15 In addition, Mr. Preiss acknowledged 09:02PM 16 that the design of the office building was from the 09:02PM 17 '70s and '80s and no longer competitive. The most 09:02PM 18 that Mr. Preiss was able to say on this issue was 09:02PM 19 that he did not hear testimony that it was 09:02PM 20 "absolutely impossible to convert it for an office 09:02PM 21 use." Respectfully, absolute impossibility is not 09:02PM 22 the Medici hardship test. 09:02PM 23 Lastly, we ask you to turn your 09:02PM 24 attention to the multifamily affordable housing 09:02PM 25 project comprised of portions of Block 2501 and Block <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

<p style="text-align: right;">77</p> <p>09:02PM 1 2602, which I will call the "affordable housing 09:02PM 2 property" for ease of reference, separated from 188 09:03PM 3 Broadway by one block and Highview Avenue. Although 09:03PM 4 188 Broadway is closer to the train station than the 09:03PM 5 affordable housing property, Mr. Preiss 09:03PM 6 differentiates the properties on two bases. 09:03PM 7 The first is that the affordable 09:03PM 8 housing was zoned for the governing body for 09:03PM 9 multifamily use. This is a circular argument, and, 09:03PM 10 in any event, has been refuted above. 09:03PM 11 The second differentiation is that the 09:03PM 12 affordable housing property is 100 percent affordable 09:03PM 13 housing and part of the Fair Share Plan. 09:03PM 14 While Mr. Preiss states that a 100 09:03PM 15 percent affordable housing project would be 09:03PM 16 inherently beneficial, nowhere in this entire 09:03PM 17 testimony does he differentiate the affordable 09:03PM 18 housing property from 188 Broadway based on location 09:03PM 19 or use of the respective properties. The 09:03PM 20 differentiation is based solely on the income level 09:03PM 21 of the occupants. 09:03PM 22 In Mr. Preiss' area in need of 09:03PM 23 redevelopment study dated June 20, 2018, which he 09:04PM 24 commented on, he wrote "The site's location adjacent 09:04PM 25 to the train station and its potential inclusion in LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">79</p> <p>09:05PM 1 Broadway corridor. 09:05PM 2 I thank you for your time, and I would 09:05PM 3 respectfully request a vote in the affirmative. 09:05PM 4 MR. PRINCIOTTO: Okay. I have some 09:05PM 5 comments and instructions to the board. 09:05PM 6 MR. NEWMAN: I have a couple of 09:05PM 7 questions. 09:05PM 8 CHAIRWOMAN HEMBREE: Okay. 09:05PM 9 MR. NEWMAN: Mr. Delia? 09:05PM 10 MR. DELIA: Yes. 09:05PM 11 MR. NEWMAN: Are you seeking the 09:05PM 12 variances under the hardship standard or not? 09:05PM 13 MR. DELIA: We are reserving that. We 09:05PM 14 are keeping all of our elements open. That's not a 09:05PM 15 primary argument but it's a secondary argument. 09:05PM 16 MR. NEWMAN: So tell me and point to 09:05PM 17 the record who testified that the existing use as an 09:06PM 18 office building is no longer feasible? Because I 09:06PM 19 don't recall any of that testimony. 09:06PM 20 MR. DELIA: Well, we have, actually, 09:06PM 21 even Chairwoman Hembree mentioned it and I'm going to 09:06PM 22 -- 09:06PM 23 MR. HAYES: I recall opinions, but I 09:06PM 24 don't recall actual evidence. 09:06PM 25 MR. NEWMAN: Let me tell you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">78</p> <p>09:04PM 1 an overall plan for transit-oriented development 09:04PM 2 although the Broadway corridor established the 09:04PM 3 designation of this area as consistent with smart 09:04PM 4 growth principles; i.e., creating a walkable 09:04PM 5 neighborhood with connections to transit choices and 09:04PM 6 building within established community areas." 09:04PM 7 That's exactly what we have, we have 09:04PM 8 the identical thing. 09:04PM 9 That statement addresses the use and 09:04PM 10 the location as is as true today for 188 Broadway as 09:04PM 11 it is for the affordable housing property last year. 09:04PM 12 Negative criteria. Mr. Price does not 09:04PM 13 contradict Mr. Burgis' testimony that the application 09:04PM 14 met the negative criteria. Any assertion that the 09:04PM 15 proposed project substantially impairs the intent and 09:04PM 16 purpose of the zone plan and scheme is refuted by the 09:04PM 17 fact that the Woodcliff Lake Zoning Ordinance is 09:04PM 18 presumed no longer to be valid. 09:04PM 19 We believe that when you consider the 09:05PM 20 undisputed facts, not the conjecture -- everyone is 09:05PM 21 entitled to opinion, they're not entitled to their 09:05PM 22 own set of facts -- if you stick to the facts of this 09:05PM 23 case, you will come to the conclusion that this 09:05PM 24 project meets the Medici criteria for a use variance 09:05PM 25 and furthers the appropriate development of the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">80</p> <p>09:06PM 1 specifically. 09:06PM 2 MR. DELIA: All right. 09:06PM 3 MR. NEWMAN: I remember at the 09:06PM 4 beginning of this application that there was no 09:06PM 5 testimony that the building was actually vacant, and 09:06PM 6 I don't recall any testimony from anybody that we've 09:06PM 7 tried to rent this building, we've tried to put 09:06PM 8 people in the building and it hasn't worked. 09:06PM 9 MR. DELIA: We don't have any of that 09:06PM 10 in front of you. 09:06PM 11 MR. PRINCIOTTO: And, also, I know you 09:06PM 12 commented on Mr. Preiss' testimony, but I believe his 09:06PM 13 testimony was that you did not establish any hardship 09:06PM 14 by way of the testimony and his testimony was that he 09:06PM 15 did not believe there was a hardship established. 09:06PM 16 MR. DELIA: And I haven't said that. I 09:06PM 17 haven't put those words in his mouth. 09:06PM 18 MR. PRINCIOTTO: Okay. Well, I thought 09:06PM 19 you made some comment. 09:06PM 20 MR. DELIA: No, I made my own argument. 09:06PM 21 I didn't put those words in his mouth. 09:06PM 22 MR. PRINCIOTTO: Okay. 09:07PM 23 So I have a few comments. 09:07PM 24 The master plan reexamination was done 09:07PM 25 December 2008. When this application was filed in LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">81</p> <p>09:07PM 1 the spring of 2018, that master plan reexamination</p> <p>09:07PM 2 was not ten years old. It wasn't mentioned during</p> <p>09:07PM 3 any of the testimony, and it came up during the cross</p> <p>09:07PM 4 examination of Mr. Preiss.</p> <p>09:07PM 5 While Mr. Delia's comments can be</p> <p>09:07PM 6 considered by the board, it's not testimony. His</p> <p>09:07PM 7 recollection of the facts and testimony may be</p> <p>09:07PM 8 different from what you recall hearing. You should</p> <p>09:07PM 9 go by what you recall being said, especially if it</p> <p>09:07PM 10 differs from what Mr. Delia said, particularly with</p> <p>09:07PM 11 regard to the testimony of Richard Preiss.</p> <p>09:08PM 12 Although I'm not going to comment about</p> <p>09:08PM 13 a lot of the testimony, Mr. Preiss did comment on</p> <p>09:08PM 14 Page 85 of his testimony that he did not consider</p> <p>09:08PM 15 this use and the affordable housing component to be</p> <p>09:08PM 16 an inherently beneficial use.</p> <p>09:08PM 17 To quote him: "So your project is not</p> <p>09:08PM 18 an inherently beneficial use."</p> <p>09:08PM 19 So, again, I'm not going to go over all</p> <p>09:08PM 20 of the testimony, but some of those are outstanding</p> <p>09:08PM 21 points.</p> <p>09:08PM 22 There's no mention of our master plan</p> <p>09:08PM 23 goals, which includes preserving the residential</p> <p>09:08PM 24 character of the community and preventing urban</p> <p>09:08PM 25 sprawl.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">83</p> <p>09:10PM 1 paragraphs in the Municipal Land Use Law, so we</p> <p>09:10PM 2 lawyers say (c) variances and (d) variances, because</p> <p>09:10PM 3 they're under different paragraphs.</p> <p>09:10PM 4 Mr. Preiss spoke extensively about the</p> <p>09:10PM 5 requirement, the Medici reconciliation; in other</p> <p>09:10PM 6 words, one of the requirements of applicant is to</p> <p>09:10PM 7 show and explain that this use is prohibited in the</p> <p>09:11PM 8 zone and the mayor and council has omitted this use</p> <p>09:11PM 9 from this zone. And he went over, and I'm not going</p> <p>09:11PM 10 to go over all his testimony, but all of the</p> <p>09:11PM 11 instances where the mayor and council reviewed</p> <p>09:11PM 12 Broadway. And he went back to 2002, the master plan,</p> <p>09:11PM 13 he went over the 2008 reexamination, the Broadway</p> <p>09:11PM 14 corridor studies, the affordable housing settlement</p> <p>09:11PM 15 where an overlay was considered and was not included</p> <p>09:11PM 16 in the Broadway area, as well as review and</p> <p>09:11PM 17 discussions about whether to rezone on Broadway. So</p> <p>09:11PM 18 I'm generalizing, you can recall his specific</p> <p>09:11PM 19 testimony with regard to that.</p> <p>09:11PM 20 And he referred to that as the Medici</p> <p>09:11PM 21 reconciliation. And that's what this board would</p> <p>09:12PM 22 have to reconcile, that the mayor and council did not</p> <p>09:12PM 23 include it in the zoning ordinance and had looked at</p> <p>09:12PM 24 it.</p> <p>09:12PM 25 And in that light, Mr. Preiss tells you</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">82</p> <p>09:08PM 1 You heard Mr. Preiss' testimony last.</p> <p>09:08PM 2 He talked -- and I'm not going to say what Mr. Delia</p> <p>09:09PM 3 said was all inaccurate, he did not have issues with</p> <p>09:09PM 4 regard to the bulk requirements, but he did testify</p> <p>09:09PM 5 extensively with regard to the mayor and council and</p> <p>09:09PM 6 their review of the Broadway corridor and what the</p> <p>09:09PM 7 law is under the Medici standard with regard to a</p> <p>09:09PM 8 situation like this when there's a use variance.</p> <p>09:09PM 9 I'm going to discuss with you what the</p> <p>09:09PM 10 requirements are and what the burden is of an</p> <p>09:09PM 11 applicant when they're seeking a use variance,</p> <p>09:09PM 12 because planning is better done by ordinance rather</p> <p>09:09PM 13 than by variance, and that's why, unless an applicant</p> <p>09:09PM 14 can meet all of the burdens that are set forth in the</p> <p>09:09PM 15 statutes and according to case law, then the board</p> <p>09:10PM 16 can act favorably.</p> <p>09:10PM 17 If the board feels as though the</p> <p>09:10PM 18 applicant has met all of the proofs required for the</p> <p>09:10PM 19 granting of the variance, the board can grant them.</p> <p>09:10PM 20 Now, there are in this application,</p> <p>09:10PM 21 what we call (c) variances, which are the bulk</p> <p>09:10PM 22 variances that include the height and the setback</p> <p>09:10PM 23 requirement, the front yards, etc.</p> <p>09:10PM 24 And then we have what we call the (d)</p> <p>09:10PM 25 variances, and those are just referenced in the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">84</p> <p>09:12PM 1 you have to look and see, you know, what the mayor</p> <p>09:12PM 2 and council had done and whether there are changed</p> <p>09:12PM 3 circumstances that could warrant that. And that's at</p> <p>09:12PM 4 the discretion of the board to determine whether you</p> <p>09:12PM 5 can reconcile that the mayor and council has not</p> <p>09:12PM 6 provided for this use in that zone.</p> <p>09:12PM 7 Now, that being said --</p> <p>09:12PM 8 MR. NEWMAN: I do have one more</p> <p>09:12PM 9 question.</p> <p>09:12PM 10 MR. PRINCIOTTO: Go right ahead.</p> <p>09:12PM 11 MR. NEWMAN: Because I know Mr. Burgis</p> <p>09:12PM 12 testified a lot about these reports and allegedly</p> <p>09:12PM 13 what was contained in these reports, but I don't</p> <p>09:12PM 14 think these reports were ever entered into evidence.</p> <p>09:12PM 15 MR. PRINCIOTTO: Well, what do you</p> <p>09:12PM 16 mean?</p> <p>09:12PM 17 MR. NEWMAN: The reports themselves.</p> <p>09:13PM 18 MR. DELIA: They're all public record.</p> <p>09:13PM 19 They're all adopted and they're on your website.</p> <p>09:13PM 20 MR. NEWMAN: But we don't have them.</p> <p>09:13PM 21 MR. PRINCIOTTO: But he testified about</p> <p>09:13PM 22 them. You have his testimony.</p> <p>09:13PM 23 MR. DELIA: You don't have the</p> <p>09:13PM 24 ordinance in front of you either.</p> <p>09:13PM 25 MR. NEWMAN: Right, but isn't it</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">85</p> <p>09:13PM 1 hearsay?</p> <p>09:13PM 2 If we don't have the reports as part of</p> <p>09:13PM 3 this application, then Mr. Burgis is testifying about</p> <p>09:13PM 4 the content of the reports and quoting from the</p> <p>09:13PM 5 reports, and the reason why I bring it up is, and,</p> <p>09:13PM 6 Mr. Delia, you'll correct me if I'm wrong, I remember</p> <p>09:13PM 7 hearing something about what was being evaluated in</p> <p>09:13PM 8 the reexamination of the master plan was like we have</p> <p>09:13PM 9 down the street, where we have commercial on the</p> <p>09:13PM 10 bottom and then apartments on top, and I'm confused</p> <p>09:13PM 11 by that, because I haven't read it anywhere in any of</p> <p>09:13PM 12 the reports, and that's different than strictly</p> <p>09:14PM 13 residential housing, Mr. Delia.</p> <p>09:14PM 14 MR. DELIA: Yes, if I can just comment</p> <p>09:14PM 15 on this.</p> <p>09:14PM 16 Everything that was commented on was</p> <p>09:14PM 17 not only commented on by Mr. Burgis but by Mr.</p> <p>09:14PM 18 Preiss. They made reference to the master plan, the</p> <p>09:14PM 19 master plan reexamination, and the different studies.</p> <p>09:14PM 20 Not report necessarily but studies. These were</p> <p>09:14PM 21 documents that were before the mayor and council or</p> <p>09:14PM 22 in the case of the master plan reexamination and the</p> <p>09:14PM 23 master plan, before the planning board, they voted on</p> <p>09:14PM 24 them. They became public record, public policy of</p> <p>09:14PM 25 the borough. They're readily available online, and</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">87</p> <p>09:15PM 1 The applicant must show a peculiar and</p> <p>09:15PM 2 exceptional practical difficulty or exceptional undue</p> <p>09:15PM 3 hardship arising out of -- this is not the use of the</p> <p>09:16PM 4 property -- exceptional narrowness, shallowness, or</p> <p>09:16PM 5 shape of a specific piece of property or by reason of</p> <p>09:16PM 6 exceptional topographic conditions or physical</p> <p>09:16PM 7 features uniquely affecting the property, or by</p> <p>09:16PM 8 reason of extraordinary and exceptional situation</p> <p>09:16PM 9 affecting the specific piece of property or the</p> <p>09:16PM 10 structures lawfully existing thereon.</p> <p>09:16PM 11 The hardship must relate to a specific</p> <p>09:16PM 12 piece of property, not personal hardship or financial</p> <p>09:16PM 13 hardship.</p> <p>09:16PM 14 Most (c) variances such as this involve</p> <p>09:16PM 15 properties that have front or rear setbacks that</p> <p>09:16PM 16 can't be met or odd shaped lots or unusual topography</p> <p>09:16PM 17 they make for practical difficulty.</p> <p>09:16PM 18 In addition to that, for the (c)</p> <p>09:16PM 19 variances, I'm not talking about (d) yet, the</p> <p>09:16PM 20 applicant bears the burden of proving both the</p> <p>09:16PM 21 positive and the negative criteria.</p> <p>09:17PM 22 The positive criteria is the benefit or</p> <p>09:17PM 23 benefits to a municipality, and the benefits should</p> <p>09:17PM 24 outweigh any negatives.</p> <p>09:17PM 25 The negative criteria provides that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">86</p> <p>09:14PM 1 they have the same evidential impact or importance or</p> <p>09:14PM 2 relevance as the zoning ordinance itself. You can</p> <p>09:14PM 3 look that up online as well. They've made reference</p> <p>09:14PM 4 to them. We've commented on them for purposes of</p> <p>09:14PM 5 analyzing this application. They're public record,</p> <p>09:14PM 6 and it's not evidence that needs to be produced at</p> <p>09:14PM 7 this hearing. That's my position on them, it's</p> <p>09:14PM 8 public record.</p> <p>09:14PM 9 MR. NEWMAN: We can agree that it</p> <p>09:14PM 10 hasn't been produced here. I know your argument,</p> <p>09:15PM 11 it's public record, but it hasn't been produced here.</p> <p>09:15PM 12 MR. DELIA: That's correct. There's no</p> <p>09:15PM 13 quarrel over that.</p> <p>09:15PM 14 MR. NEWMAN: Sorry to interrupt.</p> <p>09:15PM 15 MR. PRINCIOTTO: That's all right.</p> <p>09:15PM 16 It was reviewed by both experts who</p> <p>09:15PM 17 reviewed the master plan and testified under oath</p> <p>09:15PM 18 about it. Perhaps we may have different opinions,</p> <p>09:15PM 19 which they are permitted to give because they are</p> <p>09:15PM 20 qualified as experts.</p> <p>09:15PM 21 Okay. So with that being said, I'd</p> <p>09:15PM 22 like to just briefly go over what the legal</p> <p>09:15PM 23 requirements are in an application such as this.</p> <p>09:15PM 24 With regard to (c) variances, the</p> <p>09:15PM 25 application has the following burden:</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">88</p> <p>09:17PM 1 relief cannot be granted unless it can be granted</p> <p>09:17PM 2 without substantial detriment to the public good and</p> <p>09:17PM 3 unless it will not substantially impair the intent</p> <p>09:17PM 4 and purpose of the zone plan and the zoning</p> <p>09:17PM 5 ordinance.</p> <p>09:17PM 6 Now, those are for the (c) variances.</p> <p>09:17PM 7 MR. DELIA: Mr. Princiotto, can I just</p> <p>09:17PM 8 weigh in for one second?</p> <p>09:17PM 9 MR. PRINCIOTTO: Yes.</p> <p>09:17PM 10 MR. DELIA: There is actually a third</p> <p>09:17PM 11 way to get a (c) variance approved, and that is as</p> <p>09:17PM 12 Mr. Burgis testified here, it can be subsumed into</p> <p>09:17PM 13 the grant of the use variance. So there's a third</p> <p>09:17PM 14 element or third way to proof out a (c) variance, and</p> <p>09:17PM 15 it's through being subsumed by the use. I just want</p> <p>09:17PM 16 to get that out at this point.</p> <p>09:17PM 17 MR. PRINCIOTTO: Okay.</p> <p>09:18PM 18 I'll go over the variances specifically</p> <p>09:18PM 19 that are being requested in this application, and,</p> <p>09:18PM 20 Mr. Delia, you can hear me on that too, make sure</p> <p>09:18PM 21 that I got that right.</p> <p>09:18PM 22 Now, a (d) variance is different. The</p> <p>09:18PM 23 proofs are different.</p> <p>09:18PM 24 For a (d) variance, the statute</p> <p>09:18PM 25 provides for additional proofs, including, and you've</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">89</p> <p>09:18PM 1 heard some testimony about this, special reasons.</p> <p>09:18PM 2 The reason for this additional</p> <p>09:18PM 3 requirement is that there is a strong legislative</p> <p>09:18PM 4 policy favoring land use planning by ordinance rather</p> <p>09:18PM 5 than by variance.</p> <p>09:18PM 6 And special reasons include uses that</p> <p>09:18PM 7 are inherently beneficial.</p> <p>09:18PM 8 One again, you heard Mr. Preiss'</p> <p>09:18PM 9 testimony with regard to his opinion on whether or</p> <p>09:18PM 10 not the affordable housing component or element was</p> <p>09:19PM 11 inherently beneficial in this application.</p> <p>09:19PM 12 Special reasons can include a proposed</p> <p>09:19PM 13 project that carries out a purpose of zoning, which</p> <p>09:19PM 14 is set forth in Municipal Land Use Law, and may</p> <p>09:19PM 15 include that a site is particularly suited for the</p> <p>09:19PM 16 use.</p> <p>09:19PM 17 Again, it's up to the board to make its</p> <p>09:19PM 18 own determination.</p> <p>09:19PM 19 In order to grant a variance under</p> <p>09:19PM 20 paragraph (d), including this use variance, an</p> <p>09:19PM 21 applicant must show with an enhanced quality of proof</p> <p>09:19PM 22 that the variance sought is not inconsistent with the</p> <p>09:19PM 23 incident and the purposes of the master plan and</p> <p>09:19PM 24 zoning ordinance.</p> <p>09:19PM 25 And, for a use variance, must</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">91</p> <p>09:21PM 1 The second variance is a height</p> <p>09:21PM 2 variance to permit three stories for building #2, and</p> <p>09:21PM 3 the limit is 2 1/2 stories, so they need that height</p> <p>09:21PM 4 variance.</p> <p>09:21PM 5 An interior parking lot landscaping</p> <p>09:21PM 6 variance. They are required to have 1,320 square</p> <p>09:22PM 7 feet, and they are proposing 185 square feet.</p> <p>09:22PM 8 MR. DELIA: That was reduced to zero</p> <p>09:22PM 9 after the FD-1 exhibit was submitted.</p> <p>09:22PM 10 MR. PRINCIOTTO: Reduced to zero?</p> <p>09:22PM 11 MR. DELIA: Correct.</p> <p>09:22PM 12 MR. PRINCIOTTO: I have some comments</p> <p>09:22PM 13 on the site plan too, but I'll get to that later.</p> <p>09:22PM 14 MR. NEWMAN: The height variance, is it</p> <p>09:22PM 15 more or less than ten percent?</p> <p>09:22PM 16 MR. PRINCIOTTO: It's a story, it's not</p> <p>09:22PM 17 a height variance.</p> <p>09:22PM 18 MR. NEWMAN: The height they're okay?</p> <p>09:22PM 19 MR. PRINCIOTTO: Yes. It's three</p> <p>09:22PM 20 stories.</p> <p>09:22PM 21 And another variance they're seeking is</p> <p>09:22PM 22 to confirm the preexisting nonconforming front yard</p> <p>09:22PM 23 with the (c) variance setback. For building #1, they</p> <p>09:22PM 24 are required to have 35 feet, they only have 34.1, so</p> <p>09:22PM 25 it's a .9-foot variance that they're seeking. And</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">90</p> <p>09:19PM 1 reconcile, this is the Medici reconciliation, must</p> <p>09:19PM 2 reconcile the proposed use with the zoning ordinance</p> <p>09:19PM 3 is omission of a use of that permitted in the</p> <p>09:19PM 4 district. In addition, for a (d) variance there must</p> <p>09:20PM 5 be five affirmative votes.</p> <p>09:20PM 6 Now I'm going to go over what the</p> <p>09:20PM 7 variances or briefly what the application is about.</p> <p>09:20PM 8 The application is for 60 multiple dwelling units in</p> <p>09:20PM 9 building #1, 36 residential units, originally as</p> <p>09:20PM 10 proposed 28 one-bedroom and 8 two-bedroom. And in</p> <p>09:20PM 11 building #2, 24 units, 18 one-bedroom and 6</p> <p>09:20PM 12 two-bedroom. However, as noted by Richard Preiss,</p> <p>09:20PM 13 with our set aside ordinance and pursuant to our</p> <p>09:20PM 14 settlement agreement, Fair Share Housing, they would</p> <p>09:20PM 15 have to provide nine affordable housing units and two</p> <p>09:20PM 16 of those nine must be three bedroom units. The</p> <p>09:21PM 17 applicant has stated, although not originally, that</p> <p>09:21PM 18 they will abide by the terms of the set aside</p> <p>09:21PM 19 ordinance and the affordable housing settlement.</p> <p>09:21PM 20 Okay. Now the variances. The use</p> <p>09:21PM 21 variance, which is a (d) variance, is for a new</p> <p>09:21PM 22 multifamily residential building, to convert an</p> <p>09:21PM 23 existing building in an S-O zone. That's a special</p> <p>09:21PM 24 office district zone. That's the zone that this</p> <p>09:21PM 25 property is located in.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">92</p> <p>09:22PM 1 also to confirm the setback from the street</p> <p>09:23PM 2 centerline -- these are preexisting conditions -- 70</p> <p>09:23PM 3 feet is required from the center street line, the</p> <p>09:23PM 4 existing is 65.6 feet, they need a variance for 4.4</p> <p>09:23PM 5 feet, that's for building #1.</p> <p>09:23PM 6 There are also waivers that are being</p> <p>09:23PM 7 requested, and these are standards in our site plan</p> <p>09:23PM 8 review ordinance. And they are seeking the waiver</p> <p>09:23PM 9 for our parking stall dimensions. They are providing</p> <p>09:23PM 10 9'x18', and our standard is 10'x20'.</p> <p>09:23PM 11 They're asking for a waiver of the main</p> <p>09:23PM 12 approach, the walkways to the building, the grade,</p> <p>09:24PM 13 they are proposing a five percent slope as opposed to</p> <p>09:24PM 14 the ordinance, which requires only a four percent</p> <p>09:24PM 15 grade.</p> <p>09:24PM 16 And then there is also, and, Evan,</p> <p>09:24PM 17 correct me if I'm wrong on any of this, there was a</p> <p>09:24PM 18 waiver requested with regard to swales along the</p> <p>09:24PM 19 southerly portion of the property with a grade of one</p> <p>09:24PM 20 percent; the permitted slope along swales is two</p> <p>09:24PM 21 percent.</p> <p>09:24PM 22 There may be some other open items in</p> <p>09:24PM 23 the Neglia review letter. If they are and the board</p> <p>09:24PM 24 is to grant the application, it will be subject to</p> <p>09:24PM 25 any other open comments.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

		93
09:24PM	1	I think there are some issues or at
09:24PM	2	least there would be conditions, one was the turning
09:24PM	3	radius for the fire truck apparatus. I believe Evan
09:24PM	4	Jacobs was still looking for some additional
09:25PM	5	information with regard to that, so any approval that
09:25PM	6	would be granted by the board would be conditional on
09:25PM	7	satisfying the requests of the borough engineer.
09:25PM	8	I believe also that you need an
09:25PM	9	additional parking space because of the affordable
09:25PM	10	housing units, that requires --
09:25PM	11	MR. DELIA: Again, we discussed that,
09:25PM	12	presuming we get approved, we'd either have to adjust
09:25PM	13	our bedroom count, get rid of a couple of two
09:25PM	14	bedrooms or seek a de minimis waiver or something
09:25PM	15	along those lines, so that would have to be
09:25PM	16	determined. We're amenable to any and all of those
09:25PM	17	suggestions, Mr. PrinciOTTO.
09:25PM	18	MR. PRINCIOTTO: So I'm saying it to
09:25PM	19	you so it's on the record.
09:25PM	20	MR. DELIA: Yes.
09:25PM	21	MR. PRINCIOTTO: If you obtain
09:25PM	22	approval, it will be a condition. You have to
09:25PM	23	satisfy that.
09:25PM	24	MR. DELIA: I want to be clear on the
09:25PM	25	record, we do agree.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		94
09:25PM	1	MR. PRINCIOTTO: All right. Fine. And
09:25PM	2	that somehow it has to be addressed.
09:25PM	3	MR. DELIA: Yes.
09:25PM	4	MR. PRINCIOTTO: Okay. As well as the
09:25PM	5	details of the units, if they're 2 three-bedrooms and
09:26PM	6	what's the mix of the other six.
09:26PM	7	MR. DELIA: Agreed.
09:26PM	8	MR. PRINCIOTTO: Parking has to be
09:26PM	9	addressed. Okay. All right.
09:26PM	10	And I know that the email from our
09:26PM	11	Shade Tree Commission, but it would be conditional
09:26PM	12	upon approval --
09:26PM	13	MR. DELIA: Yes.
09:26PM	14	MR. PRINCIOTTO: Of the Shade Tree
09:26PM	15	Commission as well.
09:26PM	16	MR. DELIA: And I believe Mr. Clark
09:26PM	17	even testified at a subsequent meeting that he did
09:26PM	18	connect with Mr. Bosch, and we do agree.
09:26PM	19	MR. PRINCIOTTO: He did, and the reply
09:26PM	20	we got from Mr. Bosch was something to the effect
09:26PM	21	that, you know, we understand each other, and I don't
09:26PM	22	know what that means, but we have to make that a
09:26PM	23	condition as well.
09:26PM	24	MR. DELIA: We agree to all reasonable
09:26PM	25	conditions, especially as it relates to what came up
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		95
09:26PM	1	during the context of the hearing, what we've
09:26PM	2	stipulated in the record already.
09:26PM	3	MR. PRINCIOTTO: Okay. And, of course,
09:26PM	4	conditional upon any stipulations that were made
09:26PM	5	during the course of the hearing. I'm not going to
09:27PM	6	repeat them, they're on the record.
09:27PM	7	MR. DELIA: There are a number of them.
09:27PM	8	MR. PRINCIOTTO: And it would be
09:27PM	9	subject to that.
09:27PM	10	So any additional comments, Mr. Delia?
09:27PM	11	MR. DELIA: No, I think you've covered
09:27PM	12	it. Thank you.
09:27PM	13	MR. PRINCIOTTO: So that's the nature
09:27PM	14	of the application. Those are the variances that are
09:27PM	15	being requested. And it's time for the board to
09:27PM	16	consider the application.
09:27PM	17	Take a short break?
09:27PM	18	CHAIRWOMAN HEMBREE: Yes. I have to
09:27PM	19	say that the young lady sitting in front of me has
09:27PM	20	done a magnificent job.
09:27PM	21	COURT REPORTER: Oh, thank you.
09:27PM	22	[APPLAUSE]
09:27PM	23	CHAIRWOMAN HEMBREE: So we will take a
09:27PM	24	five-minute break, is that okay, or a four-minute
09:28PM	25	break?
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		96
09:28PM	1	(A short recess is held.)
09:38PM	2	CHAIRWOMAN HEMBREE: Okay. We're back,
09:38PM	3	and I think it's time for us to begin talking to each
09:38PM	4	other, Mr. PrinciOTTO?
09:38PM	5	MR. PRINCIOTTO: Yes.
09:38PM	6	CHAIRWOMAN HEMBREE: I think we're
09:38PM	7	going to start talking to each other about what we're
09:38PM	8	thinking and what issues that we see.
09:38PM	9	My main thought is that this
09:38PM	10	application, and I want to make sure that everybody
09:38PM	11	agrees with me, this application is not a permitted
09:38PM	12	use in this zone, and for me that's a crucial
09:38PM	13	statement. I, as a member of the zoning board, do
09:38PM	14	not create and change ordinances. Our job is to hear
09:39PM	15	requests for variances from those ordinances. So
09:39PM	16	what are you all thinking?
09:39PM	17	MR. PRINCIOTTO: You want to go around
09:39PM	18	the dais?
09:39PM	19	CHAIRWOMAN HEMBREE: Well, I'd like to
09:39PM	20	take one from this side, one from that side, whoever
09:39PM	21	feels comfortable talking, please.
09:39PM	22	MR. HAYES: Sure. I'll follow-up for
09:39PM	23	you there. Something that's been talked about over
09:39PM	24	the past few meetings is the Medici reconciliation.
09:39PM	25	I personally cannot reconcile the fact that the
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

<p style="text-align: right;">97</p> <p>09:39PM 1 council and the planning board have taken this issue</p> <p>09:39PM 2 up, and not actually this issue specifically, because</p> <p>09:39PM 3 they haven't even discussed residential use the</p> <p>09:39PM 4 Broadway corridor, they've discussed mixed use on the</p> <p>09:39PM 5 Broadway corridor and specifically decided not to</p> <p>09:39PM 6 take action. So I can't reconcile that with us</p> <p>09:40PM 7 taking action to essentially further any type of a</p> <p>09:40PM 8 broader expanse of Broadway development that was</p> <p>09:40PM 9 specifically not addressed by the council and</p> <p>09:40PM 10 planning board.</p> <p>09:40PM 11 As far as changed circumstances are</p> <p>09:40PM 12 concerned, I don't know how much has changed in the</p> <p>09:40PM 13 last two years since the council and the planning</p> <p>09:40PM 14 board have taken this up and decided not to do</p> <p>09:40PM 15 anything with it. So I would agree with you,</p> <p>09:40PM 16 Chairwoman Hembree.</p> <p>09:40PM 17 CHAIRWOMAN HEMBREE: Thank you.</p> <p>09:40PM 18 MR. NEWMAN: Chairwoman Hembree, I</p> <p>09:40PM 19 would add that I really didn't hear any testimony</p> <p>09:40PM 20 throughout the course of this hearing that the</p> <p>09:40PM 21 existing use is a challenge. I haven't heard that</p> <p>09:40PM 22 they've tried to rent it and they can't. In fact, my</p> <p>09:40PM 23 recollection, and I could be wrong, is that at the</p> <p>09:41PM 24 beginning of this application, there was actually</p> <p>09:41PM 25 portions of it were rented. I don't think that's the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">99</p> <p>09:42PM 1 That's No. 1.</p> <p>09:42PM 2 No. 2, my recollection of what Richard</p> <p>09:42PM 3 Preiss said last week is a little different than what</p> <p>09:42PM 4 was summarized by Mr. Delia. And my recollection was</p> <p>09:42PM 5 that it sounded to me like he, as the planner for the</p> <p>09:43PM 6 planning board and for the council, has been working</p> <p>09:43PM 7 diligently to try to come to some conclusion on what</p> <p>09:43PM 8 to do with the Broadway corridor.</p> <p>09:43PM 9 And it was very clear to me that one of</p> <p>09:43PM 10 the things that he did not plan to do is to put in</p> <p>09:43PM 11 residential units like this. They talk about mixed</p> <p>09:43PM 12 use, they talk about restaurants, they talk about a</p> <p>09:43PM 13 variety of different things, but they never talk</p> <p>09:43PM 14 about residential units like this. So I think it's</p> <p>09:43PM 15 completely off the path of what the plans are for the</p> <p>09:43PM 16 borough. For us to make that decision is a huge</p> <p>09:43PM 17 decision to kind of lead the way as to what comes</p> <p>09:43PM 18 next over on Broadway, which, quite frankly, I don't</p> <p>09:43PM 19 agree that we should be doing that.</p> <p>09:43PM 20 MR. HAYES: Just to kind of reiterate,</p> <p>09:43PM 21 I agree with Mr. Spirig, this is a decision that's</p> <p>09:44PM 22 right for the council and the planning board and not</p> <p>09:44PM 23 the zoning board. This isn't the first time we've</p> <p>09:44PM 24 been confronted with an issue like this.</p> <p>09:44PM 25 CHAIRWOMAN HEMBREE: Right.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">98</p> <p>09:41PM 1 only basis that the applicant is seeking the</p> <p>09:41PM 2 variances under, but I think at least under that</p> <p>09:41PM 3 standard, I don't think there's been satisfactory</p> <p>09:41PM 4 proof that the purpose for which this property is</p> <p>09:41PM 5 zoned is obsolete. Just because on Chestnut Ridge</p> <p>09:41PM 6 Road they have office space, doesn't mean that this</p> <p>09:41PM 7 building, which has been occupied, at least in my</p> <p>09:41PM 8 opinion, until at least the start of the application,</p> <p>09:41PM 9 can't be occupied for its existing use. And I agree</p> <p>09:41PM 10 that it's zoned differently.</p> <p>09:41PM 11 CHAIRWOMAN HEMBREE: John?</p> <p>09:41PM 12 MR. SPIRIG: So I would say there's a</p> <p>09:41PM 13 lot of issues. I'm sure everybody is going to have</p> <p>09:42PM 14 issues that are more important to them than others,</p> <p>09:42PM 15 but there's two things in particular that hit me.</p> <p>09:42PM 16 No. 1, the construction of the second</p> <p>09:42PM 17 building is a complete nonstarter for me. How you</p> <p>09:42PM 18 can construct residential facilities for people to</p> <p>09:42PM 19 live in and have no open space, green space or</p> <p>09:42PM 20 anything provided for the people who are going to be</p> <p>09:42PM 21 living in Woodcliff Lake and have nothing like that,</p> <p>09:42PM 22 is beyond me. So to me, just the whole concept of</p> <p>09:42PM 23 putting in that second building for the purposes of</p> <p>09:42PM 24 just getting something built in every piece of open</p> <p>09:42PM 25 available space just doesn't jive with me at all.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">100</p> <p>09:44PM 1 MS. EFFRON-MALLEY: I think that what</p> <p>09:44PM 2 Mr. Hayes said is true. You know, there have been a</p> <p>09:44PM 3 lot of different studies that have gone on Broadway</p> <p>09:44PM 4 corridor. The looking at overlay zoning on Broadway,</p> <p>09:44PM 5 which didn't happen. It's currently inconsistent</p> <p>09:44PM 6 with ordinances. I don't see where things are</p> <p>09:44PM 7 changing. The mayor and council considered uses, did</p> <p>09:44PM 8 not approve multifamily. I don't think that change</p> <p>09:44PM 9 is necessarily bad, but I don't think this is the</p> <p>09:44PM 10 right change that we want to see.</p> <p>09:44PM 11 I think planning is better done by the</p> <p>09:45PM 12 mayor and council and by the planning board. We need</p> <p>09:45PM 13 to go in that direction, instead of making major</p> <p>09:45PM 14 changes to the town by ordinance.</p> <p>09:45PM 15 MR. PRINCOTTO: By variance.</p> <p>09:45PM 16 MS. EFFRON-MALLEY: By variance. I'm</p> <p>09:45PM 17 sorry.</p> <p>09:45PM 18 MR. NEWMAN: Madam Chairwoman, I was</p> <p>09:45PM 19 commenting on the issue that you had raised. When it</p> <p>09:45PM 20 comes to the application itself I have some other</p> <p>09:45PM 21 comments, but I just want to give other people a</p> <p>09:45PM 22 chance to speak first.</p> <p>09:45PM 23 CHAIRWOMAN HEMBREE: Okay. Anybody</p> <p>09:45PM 24 else like to speak and state some thoughts?</p> <p>09:45PM 25 MS. YETEMIAN: As an alternate, I agree</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">101</p> <p>09:45PM 1 with what has been said so far.</p> <p>09:45PM 2 CHAIRWOMAN HEMBREE: I think the other</p> <p>09:45PM 3 issue for me is that it's not just about the</p> <p>09:45PM 4 Broadway corridor, that's not a separate part of</p> <p>09:45PM 5 Woodcliff Lake, it's part of an entire community, and</p> <p>09:45PM 6 if you could discuss the issues of zoning on a much</p> <p>09:46PM 7 broader scale and include everybody in this town, not</p> <p>09:46PM 8 just one section of the town, because one side or one</p> <p>09:46PM 9 street has an impact on everybody else.</p> <p>09:46PM 10 MR. NEWMAN: So --</p> <p>09:46PM 11 CHAIRWOMAN HEMBREE: Go ahead, Gary.</p> <p>09:46PM 12 MR. NEWMAN: No one having volunteered,</p> <p>09:46PM 13 going once, going twice, sold.</p> <p>09:46PM 14 I have some issues with this particular</p> <p>09:46PM 15 project, and for the purpose of this, let's just</p> <p>09:46PM 16 assume for the sake of this discussion, I mean, it is</p> <p>09:46PM 17 surrounded by a residential district. There are</p> <p>09:46PM 18 people there. There are homes. The use proposed is</p> <p>09:46PM 19 residential use.</p> <p>09:46PM 20 The bigger issue that I have has to do</p> <p>09:46PM 21 with the density that's proposed and the number of</p> <p>09:46PM 22 units that's proposed, and I really have a very</p> <p>09:46PM 23 difficult time reconciling Mr. Burgis' testimony</p> <p>09:47PM 24 with, for lack of a better term, what I perceive to</p> <p>09:47PM 25 be the community that we live in.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">103</p> <p>09:48PM 1 downtown feel, versus simply building a whole bunch</p> <p>09:49PM 2 of apartment units outside the zone for which it's</p> <p>09:49PM 3 permitted, which doesn't seem to be fueling in the</p> <p>09:49PM 4 zone. And I can tell you that while there's really</p> <p>09:49PM 5 no guidance from an ordinance for this kind of zone</p> <p>09:49PM 6 within town, other towns have such ordinances. For</p> <p>09:49PM 7 example, I know Lincoln Park permits a minimum of</p> <p>09:49PM 8 five acres, 10 units per acre, if you want to build</p> <p>09:49PM 9 these kinds of units.</p> <p>09:49PM 10 There's no guidance. There's no</p> <p>09:49PM 11 minimum lot size. There's no units that the council</p> <p>09:49PM 12 has recommended. I mean, frankly, I don't think</p> <p>09:49PM 13 somebody who sells their 4,000-square foot house,</p> <p>09:49PM 14 while they certainly want to downsize, I don't think</p> <p>09:49PM 15 it means downsizing into an 800-square foot</p> <p>09:49PM 16 apartment. I just don't see the number of units with</p> <p>09:50PM 17 this particular use being compatible with the</p> <p>09:50PM 18 testimony of Mr. Burgis, who's trying to sell this,</p> <p>09:50PM 19 for lack of a better term, as you live in Woodcliff</p> <p>09:50PM 20 Lake, it's going to provide a benefit to the</p> <p>09:50PM 21 community, you're going to stay in Woodcliff Lake and</p> <p>09:50PM 22 you're going to downsize.</p> <p>09:50PM 23 I don't see that.</p> <p>09:50PM 24 CHAIRWOMAN HEMBREE: Anybody else?</p> <p>09:50PM 25 What is your recommendation? Do people</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">102</p> <p>09:47PM 1 So Mr. Burgis is referencing a lot of</p> <p>09:47PM 2 empty-nesters, and he's saying that people whose kids</p> <p>09:47PM 3 go off to school, they want to sell their home, they</p> <p>09:47PM 4 want to stay in the community, they're going to</p> <p>09:47PM 5 somehow move to this particular project.</p> <p>09:47PM 6 But we're talking about 60 units, and I</p> <p>09:47PM 7 actually did the math, if I can find it, and the</p> <p>09:47PM 8 total lot size is 154,383 square feet, which, if you</p> <p>09:47PM 9 break that down per unit, you're looking at 2,573</p> <p>09:47PM 10 square feet per unit and you're also looking at lot</p> <p>09:48PM 11 coverage of 42.4 percent.</p> <p>09:48PM 12 Now, I don't expect that if somebody is</p> <p>09:48PM 13 going to build a project that consists of apartment</p> <p>09:48PM 14 units, for lack of a better term, that you're going</p> <p>09:48PM 15 to have the same percentages, the same square footage</p> <p>09:48PM 16 as someone who lives in a home, even though it's</p> <p>09:48PM 17 behind it or relatively near I think is the R-15</p> <p>09:48PM 18 zone. But I just think that the density that's being</p> <p>09:48PM 19 proposed here, especially with the second building,</p> <p>09:48PM 20 is a far greater density than I think the council</p> <p>09:48PM 21 would really consider for this kind of a zone</p> <p>09:48PM 22 generally. I think there's a large distinction</p> <p>09:48PM 23 between what has been talked about in the town for a</p> <p>09:48PM 24 long period of time of putting apartments over</p> <p>09:48PM 25 commercial, over businesses, and making it more of a</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">104</p> <p>09:50PM 1 have to have a positive resolution or a negative</p> <p>09:50PM 2 resolution?</p> <p>09:50PM 3 MR. PRINCIOTTO: Whatever motion anyone</p> <p>09:50PM 4 wants to make. First determine whether or not anyone</p> <p>09:50PM 5 has any additional comments about the application.</p> <p>09:50PM 6 Gary made a lot of comments.</p> <p>09:50PM 7 MS. FENDIAN: I have a comment. And my</p> <p>09:50PM 8 comment is not very scientific, but my comment is</p> <p>09:51PM 9 more, we're here to support and talk for all of the</p> <p>09:51PM 10 community of Woodcliff Lake, for all the residents,</p> <p>09:51PM 11 and to support them, to see if what's proposed is in</p> <p>09:51PM 12 our advantage.</p> <p>09:51PM 13 From all the testimony that I heard, I</p> <p>09:51PM 14 didn't hear anything that was almost even neutral</p> <p>09:51PM 15 about this project. And I'm thinking to grant a</p> <p>09:51PM 16 variance to make something different from the master</p> <p>09:51PM 17 plan, which is this is our plan, this is the basis of</p> <p>09:51PM 18 what we doing, like a community and a town, and this</p> <p>09:51PM 19 plan is not for nothing, it's there, we should bring</p> <p>09:51PM 20 something that's so beneficial for this community,</p> <p>09:52PM 21 substantially beneficial, and I think this was one of</p> <p>09:52PM 22 the considerations of the Medici reconciliation plan,</p> <p>09:52PM 23 that substantial improvement saw we can make a</p> <p>09:52PM 24 difference and it came straight from the master plan.</p> <p>09:52PM 25 And I think that being here to support</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">105</p> <p>09:52PM 1 our residents and being residents of this town, we</p> <p>09:52PM 2 should listen to what they feel. And that's, for me,</p> <p>09:52PM 3 one of the main points. It's very important.</p> <p>09:52PM 4 Nothing proved to me that they're not right for what</p> <p>09:52PM 5 they want.</p> <p>09:52PM 6 CHAIRWOMAN HEMBREE: Okay.</p> <p>09:52PM 7 MR. PRINCIOTTO: So your feeling is</p> <p>09:52PM 8 it's not a benefit to the community with this</p> <p>09:52PM 9 application?</p> <p>09:52PM 10 MS. FENDIAN: It's not a negative</p> <p>09:52PM 11 thing, but at the same time it's not something that</p> <p>09:52PM 12 you really improve the quality of our community.</p> <p>09:52PM 13 That's what I think. I might be wrong, this is a</p> <p>09:53PM 14 personal opinion.</p> <p>09:53PM 15 CHAIRWOMAN HEMBREE: Anybody else have</p> <p>09:53PM 16 anything to say?</p> <p>09:53PM 17 MR. NEWMAN: I'm just going to say one</p> <p>09:53PM 18 more thing and then I've said everything I have to</p> <p>09:53PM 19 say.</p> <p>09:53PM 20 Also, I mean, Woodcliff Lake is not in</p> <p>09:53PM 21 a vacuum. We have a triboro ambulance corps, we</p> <p>09:53PM 22 share a school system, and I know that there are a</p> <p>09:53PM 23 large number of units that have gone up in some of</p> <p>09:53PM 24 these neighboring towns. And it's relevant to me to</p> <p>09:53PM 25 the extent that, you know, to the extent that the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">107</p> <p>09:55PM 1 Gary's point on the amount of the units and the</p> <p>09:55PM 2 density. I think one problem that was spoken about</p> <p>09:55PM 3 at length here which we haven't yet discussed right</p> <p>09:55PM 4 now, is its immediate proximity to the intersection</p> <p>09:55PM 5 which, anyone who lives in town, understands that</p> <p>09:55PM 6 that intersection can be time-consuming and troubling</p> <p>09:55PM 7 as it is.</p> <p>09:55PM 8 Now, I understand we had expert</p> <p>09:55PM 9 testimony on the peak hours of traffic, but I think</p> <p>09:55PM 10 we're just looking at it from a superficial viewpoint</p> <p>09:56PM 11 when we do that, because a residential only</p> <p>09:56PM 12 development is going to encompass a 24-hour a day</p> <p>09:56PM 13 seven-day a week traffic flow and not just a normal</p> <p>09:56PM 14 working hours traffic flow. And I think that</p> <p>09:56PM 15 compounds the issue that Gary is pointing out with</p> <p>09:56PM 16 the number of units.</p> <p>09:56PM 17 CHAIRWOMAN HEMBREE: Would somebody</p> <p>09:56PM 18 like to propose a motion?</p> <p>09:56PM 19 MR. SPIRIG: Well, I was just going to</p> <p>09:56PM 20 say, I don't want to speak for anybody that hasn't</p> <p>09:56PM 21 spoken yet, but for the people that have spoken so</p> <p>09:56PM 22 far, I don't have one positive thing that comes out</p> <p>09:56PM 23 of this development project. Clearly the negatives</p> <p>09:56PM 24 outweigh any positives that there may be. There has</p> <p>09:56PM 25 to be something said for the people who live in the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">106</p> <p>09:53PM 1 applicant argues that we don't have this and we need</p> <p>09:53PM 2 it, I do take into consideration the fact that there</p> <p>09:53PM 3 are so many other units going up within our school</p> <p>09:53PM 4 district, within our kind of tri, Park Ridge,</p> <p>09:53PM 5 Montvale and Woodcliff Lake all have a very close</p> <p>09:53PM 6 relationship. I think the courts are even combined.</p> <p>09:54PM 7 And so I don't feel that this is a use that's lacking</p> <p>09:54PM 8 within the community and therefore we need it.</p> <p>09:54PM 9 I don't know if we need it, and, again,</p> <p>09:54PM 10 I just want to reiterate that I don't think that the</p> <p>09:54PM 11 use itself would be so terrible, but I think that</p> <p>09:54PM 12 it's the number of units and square footage for the</p> <p>09:54PM 13 units, that's really for me the crux of it. It's too</p> <p>09:54PM 14 many units, not enough property, not enough space.</p> <p>09:54PM 15 It just makes it, frankly, incompatible with the</p> <p>09:54PM 16 borough.</p> <p>09:54PM 17 MS. EFFRON-MALLEY: Just to piggyback</p> <p>09:54PM 18 on what Gary was saying, there are no amenities,</p> <p>09:54PM 19 there's nothing there. I mean, I look every so often</p> <p>09:54PM 20 to downsize. There is no reason for me to downsize</p> <p>09:55PM 21 there. You know, I go from four bedrooms to 1 or 2</p> <p>09:55PM 22 and not have my backyard and not have the things that</p> <p>09:55PM 23 I have in my own home. Why would I as a resident see</p> <p>09:55PM 24 that as a benefit? So it's lacking.</p> <p>09:55PM 25 MR. HAYES: And I think, just to add to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">108</p> <p>09:57PM 1 area, the people who are directly affected by this</p> <p>09:57PM 2 and their concerns for that.</p> <p>09:57PM 3 So because of that, I'll be happy to</p> <p>09:57PM 4 make the motion that we deny the application. Based</p> <p>09:57PM 5 on --</p> <p>09:57PM 6 MR. NEWMAN: I would just like to give</p> <p>09:57PM 7 anybody else --</p> <p>09:57PM 8 MR. SPIRIG: Yes.</p> <p>09:57PM 9 MR. NEWMAN: -- a chance, before I</p> <p>09:57PM 10 accept it.</p> <p>09:57PM 11 MR. PRINCIOTTO: Not to put you on the</p> <p>09:57PM 12 spot, you don't have to say anything if you don't</p> <p>09:57PM 13 want to, but it's up to you.</p> <p>09:57PM 14 MR. DHAWAN: I could say a lot, but</p> <p>09:57PM 15 I've heard my colleagues, and, you know, one of the</p> <p>09:57PM 16 things that hit me immediately through this process</p> <p>09:57PM 17 is the fact that this project, we haven't heard any</p> <p>09:57PM 18 proof, like Gary started out by saying that the</p> <p>09:57PM 19 office project is not feasible. We didn't hear</p> <p>09:57PM 20 anything about that. I didn't see any compelling</p> <p>09:57PM 21 argument by this to go forward as a residential or</p> <p>09:58PM 22 not to make office.</p> <p>09:58PM 23 The other thing that really bothered me</p> <p>09:58PM 24 about this project is, and it came to be expressed</p> <p>09:58PM 25 many times tonight is this is the worst intersection</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">109</p> <p>09:58PM 1 in town. I dread going that way. I have friends on</p> <p>09:58PM 2 that side, and I go all the way around the other way</p> <p>09:58PM 3 to avoid this intersection. I don't know what would</p> <p>09:58PM 4 come of this project in reality, but I would think</p> <p>09:58PM 5 that the testimony for traffic was fair to really</p> <p>09:58PM 6 what's going to be coming. I think that it was a</p> <p>09:58PM 7 little bit sugar-coated, to say the least. I think</p> <p>09:58PM 8 that the percentages of traffic that were displayed</p> <p>09:58PM 9 for certain periods of time maybe true, but it's very</p> <p>09:58PM 10 true that in a residential complex like this you're</p> <p>09:59PM 11 going to have constant traffic. I experience it</p> <p>09:59PM 12 where I work and a project was put up similar, across</p> <p>09:59PM 13 from offices, and the residential aspect is much more</p> <p>09:59PM 14 than the office aspect.</p> <p>09:59PM 15 So, I mean, I can keep going on. I</p> <p>09:59PM 16 think everyone else has said a lot of what I'm also</p> <p>09:59PM 17 feeling, so I think, you know, again, this high</p> <p>09:59PM 18 density project is not indicative of what I don't</p> <p>09:59PM 19 think anyone in this town wants. That's another</p> <p>09:59PM 20 aspect that I'm hearing. And I don't see a positive</p> <p>09:59PM 21 from anyone that I've heard speak.</p> <p>09:59PM 22 CHAIRWOMAN HEMBREE: Okay.</p> <p>09:59PM 23 MR. DHAWAN: There's a couple of</p> <p>09:59PM 24 highlighted points that stick with me right now.</p> <p>09:59PM 25 CHAIRWOMAN HEMBREE: Thank you.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">111</p> <p>10:00PM 1 MS. SMITH: Ms. Malley?</p> <p>10:00PM 2 MS. EFFRON-MALLEY: Yes.</p> <p>10:01PM 3 MS. SMITH: Mr. Newman?</p> <p>10:01PM 4 MR. NEWMAN: Yes.</p> <p>10:01PM 5 MS. SMITH: Mr. Spirig?</p> <p>10:01PM 6 MR. SPIRIG: Yes.</p> <p>10:01PM 7 CHAIRWOMAN HEMBREE: The motion is</p> <p>10:01PM 8 denied. The application is denied.</p> <p>10:01PM 9 MR. PRINCIOTTO: The motion is</p> <p>10:01PM 10 approved, the application is denied.</p> <p>10:01PM 11 [APPLAUSE]</p> <p>10:01PM 12 MR. PRINCIOTTO: Okay. Do we have any</p> <p>10:01PM 13 other business on the agenda tonight?</p> <p>10:01PM 14 MR. DELIA: Good night.</p> <p>10:01PM 15 MR. PRINCIOTTO: Good night, Mr. Delia.</p> <p>(Time noted: 10:01 p.m.)</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">110</p> <p>09:59PM 1 MR. NEWMAN: I consider the traffic to</p> <p>09:59PM 2 be off-site condition. It's not the applicant's</p> <p>10:00PM 3 responsibility. So while it doesn't change my</p> <p>10:00PM 4 opinion in any way, in my analysis that doesn't come</p> <p>10:00PM 5 into account.</p> <p>10:00PM 6 CHAIRWOMAN HEMBREE: Okay. We have a</p> <p>10:00PM 7 motion on the floor to deny.</p> <p>10:00PM 8 May I have a second?</p> <p>10:00PM 9 MS. EFFRON-MALLEY: I'll second that.</p> <p>10:00PM 10 CHAIRWOMAN HEMBREE: Roll call, please.</p> <p>10:00PM 11 Now, this is a motion to deny, so a yes</p> <p>10:00PM 12 vote means you vote to deny, correct?</p> <p>10:00PM 13 MR. PRINCIOTTO: This is for the</p> <p>10:00PM 14 variances that I went over with the board and the</p> <p>10:00PM 15 related site plan approval. And so if you vote yes,</p> <p>10:00PM 16 that's to deny the application. So there was a</p> <p>10:00PM 17 motion and there was a second.</p> <p>10:00PM 18 MS. SMITH: Chairwoman Hembree?</p> <p>10:00PM 19 CHAIRWOMAN HEMBREE: Yes.</p> <p>10:00PM 20 MS. SMITH: Mr. Dhawan?</p> <p>10:00PM 21 MR. DHAWAN: Yes.</p> <p>10:00PM 22 MS. SMITH: Ms. Fendian?</p> <p>10:00PM 23 MS. FENDIAN: Yes.</p> <p>10:00PM 24 MS. SMITH: Mr. Hayes?</p> <p>10:00PM 25 MR. HAYES: Yes.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">112</p> <p>1 <u>C E R T I F I C A T I O N</u></p> <p>2</p> <p>3</p> <p>4 I, KIM O. FURBACHER, License No.</p> <p>5 XIO1042, a Certified Court Reporter, Registered Merit</p> <p>6 Reporter, Certified Realtime Court Reporter, and</p> <p>7 Notary Public of the State of New Jersey, hereby</p> <p>8 certify that the foregoing is a verbatim record of</p> <p>9 the testimony provided under oath before any court,</p> <p>10 referee, board, commission or other body created by</p> <p>11 statute of the State of New Jersey.</p> <p>12 I am not related to the parties</p> <p>13 involved in this action; I have no financial</p> <p>14 interest, nor am I related to an agent of or employed</p> <p>15 by anyone with a financial interest in the outcome of</p> <p>16 this action.</p> <p>17 This transcript complies with</p> <p>18 Regulation 13:43-5.9 of the New Jersey Administrative</p> <p>19 Code.</p> <p>20</p> <p>21</p> <p>22</p> <p>23 KIM O. FURBACHER, CRCR, CCR, RMR</p> <p>License #XIO1042, and Notary Public</p> <p>of New Jersey</p> <p>24</p> <p>My Commission Expires:</p> <p>25 7/11/2024</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

#	18 [5] - 3:3, 3:18, 48:4, 48:5, 90:11 18-03 [1] - 36:4 1827 [1] - 2:8 185 [1] - 91:7 188 [28] - 1:5, 1:6, 4:2, 4:21, 5:1, 9:25, 10:23, 15:17, 19:2, 19:4, 27:1, 27:23, 32:1, 32:8, 33:15, 36:6, 36:12, 37:9, 37:16, 37:20, 38:10, 48:5, 52:4, 60:3, 77:2, 77:4, 77:18, 78:10 1988 [1] - 65:15 1:1 [1] - 47:21	2701/Lot [1] - 1:6 28 [1] - 90:10 29 [1] - 68:6	7	76:15 acre [3] - 48:4, 48:5, 103:8 acres [1] - 103:8 act [1] - 82:16 acted [1] - 65:23 action [5] - 15:12, 97:6, 97:7, 112:13, 112:16 actions [1] - 31:5 actual [2] - 32:18, 79:24 add [4] - 21:10, 38:15, 97:19, 106:25 added [4] - 6:4, 10:16, 17:3, 17:5 adding [3] - 17:2, 19:13, 69:10 addition [7] - 13:6, 16:14, 38:8, 75:20, 76:15, 87:18, 90:4 additional [17] - 16:4, 17:2, 19:14, 19:17, 28:10, 29:7, 44:9, 44:23, 45:20, 48:24, 74:6, 88:25, 89:2, 93:4, 93:9, 95:10, 104:5 additionally [3] - 47:17, 66:15, 66:25 address [7] - 6:7, 12:23, 25:9, 25:11, 25:24, 40:2, 71:11 addressed [5] - 68:18, 69:3, 94:2, 94:9, 97:9 addresses [1] - 78:9 adequate [1] - 75:25 adjacent [2] - 17:4, 77:24 adjust [1] - 93:12 Adjustment [1] - 66:1 ADJUSTMENT [2] - 1:2, 1:9 Administrative [1] - 112:18 adopt [1] - 71:23 adopted [1] - 84:19 advance [2] - 38:23, 75:16 advancement [1] - 75:15 advances [1] - 73:12 advancing [1] - 75:20 advantage [1] - 104:12 advise [1] - 24:12 affected [1] - 108:1 affecting [2] - 87:7, 87:9	
\$			7 [2] - 3:13, 76:7 7/11/2024 [1] - 112:25 70 [1] - 92:2 75 [2] - 46:2, 46:4 7:37 [1] - 1:3		
\$10,000 [1] - 28:20			8		
'			8 [2] - 3:6, 90:10 800-square [1] - 103:15 85 [1] - 81:14		
'08 [1] - 73:9 '70s [1] - 76:17 '80s [1] - 76:17 'transit [1] - 74:13 'transit-oriented [1] - 74:13			9		
0	2	3	9 [1] - 27:4 9'x18 [1] - 92:10 9-foot [1] - 91:25 90 [1] - 46:6 900-unit [1] - 40:18 96 [1] - 12:23		
07653-1827 [1] - 2:8 07663 [2] - 1:24, 2:24	2 [11] - 1:18, 8:21, 36:15, 38:5, 75:22, 90:11, 91:2, 91:3, 94:5, 99:2, 106:21 2,573 [1] - 102:9 20 [5] - 3:10, 31:25, 55:13, 55:15, 77:23 200 [12] - 4:25, 5:2, 5:13, 5:25, 6:16, 9:25, 32:6, 32:7, 40:23, 59:7, 60:2, 60:9 2002 [2] - 73:9, 83:12 2008 [2] - 80:25, 83:13 201-641-1812 [2] - 1:24, 2:24 201-843-0515 [2] - 1:25, 2:25 2016 [1] - 48:2 2018 [2] - 77:23, 81:1 2019 [2] - 1:2, 27:18 209 [1] - 3:6 21 [2] - 3:4, 45:25 210 [4] - 3:7, 10:13, 10:15, 13:14 21st [1] - 68:6 23 [5] - 1:2, 3:9, 5:11, 15:4, 18:22 23rd [1] - 25:22 24 [4] - 3:10, 20:13, 46:5, 90:11 24-hour [1] - 107:12 24/7 [1] - 27:6 25 [2] - 3:3, 32:16 2501 [1] - 76:25 25th [1] - 69:6 26 [2] - 17:1, 17:7 2602 [1] - 77:1 27 [3] - 3:11, 27:18, 32:14	4	4 [3] - 34:14, 36:16, 75:25 4,000-square [1] - 103:13 4.4 [1] - 92:4 400 [3] - 59:25, 60:8, 68:21 40-55D-89.1 [1] - 72:1 42.4 [1] - 102:11 43 [2] - 3:15, 3:15 45 [2] - 41:7 46 [2] - 3:16, 72:8	A	
1		5	A-P-P-E-L-L-E [1] - 15:4 abatement [1] - 16:3 abide [1] - 90:18 ability [2] - 68:2, 75:10 able [3] - 25:19, 28:5, 76:18 absence [1] - 75:7 absolute [1] - 76:21 absolutely [2] - 9:10, 76:20 absorb [1] - 47:18 abundance [1] - 48:15 accept [2] - 30:22, 108:10 acceptable [2] - 7:17, 69:2 access [1] - 69:2 accident [1] - 13:12 accidents [1] - 18:5 accommodate [6] - 17:3, 17:22, 42:12, 44:11, 54:17, 54:25 accommodated [1] - 12:16 accomplish [1] - 19:12 accomplishing [1] - 21:10 according [4] - 36:3, 37:14, 44:24, 82:15 account [1] - 110:5 accurately [1] - 48:13 acknowledged [1] -		
1 [12] - 1:17, 8:20, 33:25, 36:7, 38:3, 40:13, 75:21, 90:9, 91:23, 98:16, 99:1, 106:21 1,320 [1] - 91:6 1/2 [1] - 91:3 10 [5] - 3:7, 26:13, 38:7, 41:15, 103:8 10'x20' [1] - 92:10 100 [7] - 31:22, 32:3, 45:8, 67:12, 68:1, 77:12, 77:14 10:00 [1] - 45:25 10:01 [1] - 111:16 11:00 [1] - 45:25 11:15 [1] - 8:11 12 [5] - 2:7, 24:25, 25:13, 25:18, 40:8 120 [1] - 46:4 126 [1] - 51:11 130 [1] - 53:24 13-43-5.9 [1] - 112:18 14 [3] - 3:8, 3:17, 46:16 15 [11] - 3:4, 3:8, 3:9, 6:8, 13:24, 14:5, 21:8, 21:16, 26:13, 68:16, 75:18 154,383 [1] - 102:8 16 [4] - 3:5, 6:14, 6:22, 25:25 1614 [1] - 45:13 17 [2] - 2:7, 33:18 172 [1] - 37:11		6			
		6 [4] - 3:5, 76:3, 76:7, 90:11 60 [7] - 31:21, 38:8, 58:22, 60:11, 60:12, 90:8, 102:6 60-unit [5] - 36:13, 36:24, 37:16, 37:23, 52:18 62 [2] - 3:6, 45:24 63 [1] - 72:20 65 [2] - 3:12, 35:21 65.6 [1] - 92:4			

affects [1] - 30:21 afford [1] - 54:3 affordable [27] - 16:14, 40:25, 47:2, 47:4, 47:7, 54:2, 54:9, 59:3, 68:11, 68:21, 74:6, 75:19, 76:24, 77:1, 77:5, 77:7, 77:12, 77:15, 77:17, 78:11, 81:15, 83:14, 89:10, 90:15, 90:19, 93:9 aged [2] - 53:10, 73:4 agenda [1] - 111:13 agent [1] - 112:14 ago [5] - 27:19, 41:7, 41:8, 55:14, 55:15 agree [16] - 7:18, 21:13, 22:9, 23:12, 31:22, 32:2, 72:9, 86:9, 93:25, 94:18, 94:24, 97:15, 98:9, 99:19, 99:21, 100:25 agreed [8] - 7:16, 49:8, 68:4, 68:15, 70:20, 72:21, 74:19, 94:7 agreement [2] - 47:10, 90:14 agrees [6] - 73:3, 73:4, 73:5, 75:16, 76:8, 96:11 ahead [3] - 18:16, 84:10, 101:11 aimed [1] - 52:8 air [2] - 52:21, 75:25 Alex [1] - 57:25 alienate [1] - 30:3 allegations [1] - 12:9 allegedly [1] - 84:12 allow [1] - 12:19 allowed [3] - 53:23, 58:19, 70:6 allowing [1] - 15:7 almost [4] - 19:8, 34:21, 37:21, 104:14 alone [3] - 33:24, 63:3, 63:20 aloud [2] - 23:11, 23:13 alternate [1] - 100:25 ALTERNATE [2] - 1:17, 1:18 alternates [1] - 4:17 Alvin [2] - 3:6, 8:6 AM [1] - 27:2 ambulance [1] - 105:21 amenable [1] - 93:16 amend [1] - 72:15	amenities [1] - 106:18 amount [1] - 107:1 ample [1] - 65:23 analysis [2] - 16:3, 110:4 analyzing [1] - 86:5 Ann [3] - 3:17, 51:13, 51:14 another's [1] - 59:19 answer [3] - 60:21, 70:13, 71:22 answers [1] - 64:24 anyway [3] - 11:21, 31:13, 46:8 apartment [13] - 13:2, 15:18, 32:1, 36:13, 36:24, 37:17, 37:23, 38:8, 58:19, 58:24, 102:13, 103:2, 103:16 apartments [12] - 27:11, 27:23, 29:6, 49:13, 53:24, 58:21, 59:1, 60:9, 60:12, 69:8, 85:10, 102:24 apparatus [1] - 93:3 appearance [1] - 21:3 Appellate [1] - 66:1 Appelle [7] - 3:3, 3:9, 5:11, 15:2, 15:4, 18:21, 18:22 APPELLE [13] - 5:8, 5:11, 5:15, 5:18, 15:3, 18:8, 18:10, 18:13, 18:22, 23:19, 24:1, 24:7, 24:15 APPLAUSE [15] - 13:22, 18:19, 20:6, 21:5, 35:10, 39:2, 39:21, 42:23, 43:17, 46:14, 51:7, 61:20, 63:25, 95:22, 111:11 applicable [1] - 66:6 applicant [31] - 8:21, 36:19, 37:3, 37:8, 37:15, 38:12, 39:16, 44:7, 46:21, 47:2, 47:7, 51:3, 67:9, 67:17, 67:23, 68:4, 68:12, 68:15, 68:19, 68:24, 69:22, 82:11, 82:13, 82:18, 83:6, 87:1, 87:20, 89:21, 90:17, 98:1, 106:1 Applicant [1] - 2:9 applicant's [16] - 15:23, 39:11, 47:5, 47:14, 47:25, 48:8, 48:19, 48:23, 49:1, 49:7, 52:1, 53:21, 62:16, 62:25, 63:7, 110:2 application [50] - 4:5, 4:21, 8:18, 19:2, 19:3, 39:19, 42:7, 42:9, 42:21, 43:8, 43:11, 49:19, 50:19, 51:3, 51:4, 52:20, 53:1, 59:11, 59:18, 61:18, 65:4, 65:8, 68:13, 68:15, 78:13, 80:4, 80:25, 82:20, 85:3, 86:5, 86:23, 86:25, 88:19, 89:11, 90:7, 90:8, 92:24, 95:14, 95:16, 96:10, 96:11, 97:24, 98:8, 100:20, 104:5, 105:9, 108:4, 110:16, 111:8, 111:10 applications [1] - 7:23 apply [1] - 21:12 appreciate [8] - 8:17, 9:6, 35:24, 39:1, 40:8, 56:4, 58:11, 65:3 appreciative [1] - 20:25 approach [1] - 92:12 appropriate [2] - 66:22, 78:25 appropriately [1] - 75:22 approval [6] - 19:3, 43:12, 93:5, 93:22, 94:12, 110:15 approvals [1] - 65:9 approve [3] - 32:20, 34:23, 100:8 approved [10] - 15:17, 16:16, 17:22, 38:22, 42:20, 42:21, 66:11, 88:11, 93:12, 111:10 aply [1] - 19:25 architect [2] - 47:25, 57:9 Ardizone [3] - 21:19, 25:17, 31:7 area [22] - 13:20, 20:21, 31:25, 33:5, 36:18, 36:25, 41:6, 41:16, 42:12, 42:17, 42:18, 46:7, 48:11, 48:12, 48:16, 54:4, 54:5, 77:22, 78:3, 83:16, 108:1 areas [4] - 40:14, 44:21, 75:21, 78:6 argue [1] - 56:14	argues [1] - 106:1 argument [10] - 48:9, 48:21, 68:12, 73:16, 77:9, 79:15, 80:20, 86:10, 108:21 arguments [2] - 14:9, 14:10 arising [1] - 87:3 arrives [1] - 10:7 aside [3] - 20:20, 90:13, 90:18 asides [1] - 47:3 Aspasia [3] - 3:5, 6:14, 6:22 aspect [3] - 109:13, 109:14, 109:20 aspects [1] - 39:12 assertion [1] - 78:14 assessments [1] - 50:23 assist [1] - 74:7 ASSOCIATES [1] - 2:13 assume [2] - 69:8, 101:16 assumption [3] - 49:2, 49:5, 49:9 assurances [1] - 38:23 AT [1] - 1:3 Atlantic [1] - 65:19 attached [1] - 27:17 attempt [1] - 67:15 attempting [1] - 39:17 attend [2] - 21:18, 28:5 attended [3] - 30:6, 37:7, 43:6 attending [1] - 65:3 attention [2] - 64:22, 76:24 attorney [2] - 47:6, 48:23 attorneys [1] - 46:23 attracting [1] - 70:16 attractive [1] - 71:6 attributes [1] - 20:23 Audience [1] - 66:16 audience [1] - 23:22 AUDIENCE [2] - 22:10, 58:3 audio [1] - 8:2 available [2] - 85:25, 98:25 Avenue [18] - 3:4, 3:5, 3:10, 3:11, 3:12, 6:1, 6:8, 6:15, 16:10, 20:13, 21:8, 21:16, 25:13, 25:18, 31:22, 35:22, 41:25, 77:3	averages [1] - 70:3 avoid [2] - 53:15, 109:3 aware [4] - 11:2, 35:3, 35:13, 59:8 ayes [1] - 64:8 B backed [2] - 29:12, 53:19 background [2] - 7:24, 28:16 backs [3] - 16:12, 16:13, 17:23 backups [1] - 16:17 backyard [6] - 29:3, 30:21, 31:23, 31:24, 32:2, 106:22 backyards [1] - 59:1 bad [1] - 100:9 bank [1] - 11:5 barrier [1] - 29:2 bars [1] - 48:16 based [9] - 49:2, 49:4, 57:22, 65:4, 76:11, 76:13, 77:18, 77:20, 108:4 bases [1] - 77:6 basis [7] - 63:3, 63:20, 65:22, 71:18, 72:17, 98:1, 104:17 beacon [1] - 61:7 bears [1] - 87:20 became [2] - 26:16, 85:24 become [1] - 46:1 becomes [1] - 19:14 bedroom [7] - 26:18, 90:10, 90:11, 90:12, 90:16, 93:13 bedrooms [3] - 93:14, 94:5, 106:21 begin [1] - 96:3 beginning [5] - 47:1, 61:22, 62:3, 80:4, 97:24 begs [1] - 73:7 begun [1] - 41:15 behalf [1] - 25:23 behavior [1] - 31:5 behind [5] - 36:20, 46:24, 57:8, 60:15, 102:17 BEING [1] - 1:9 beliefs [1] - 22:3 believes [1] - 68:12 beloved [1] - 51:5 beneficial [7] - 77:16, 81:16, 81:18, 89:7,
---	---	---	---

<p>89:11, 104:20, 104:21</p> <p>benefit [11] - 46:22, 51:4, 52:9, 52:10, 55:9, 74:5, 74:8, 87:22, 103:20, 105:8, 106:24</p> <p>benefits [2] - 87:23</p> <p>Benz [1] - 40:21</p> <p>Bergen [2] - 44:19, 50:21</p> <p>Bernich [2] - 3:8, 13:23</p> <p>BERNICH [3] - 14:1, 14:5</p> <p>best [2] - 35:6, 61:1</p> <p>better [10] - 5:17, 11:15, 12:6, 44:18, 63:17, 82:12, 100:11, 101:24, 102:14, 103:19</p> <p>between [5] - 29:2, 44:21, 59:15, 68:16, 102:23</p> <p>beyond [3] - 34:24, 36:25, 98:22</p> <p>big [3] - 14:21, 41:14, 44:16</p> <p>bigger [2] - 12:5, 101:20</p> <p>bills [1] - 50:25</p> <p>bit [4] - 5:17, 40:6, 43:23, 109:7</p> <p>block [2] - 53:18, 77:3</p> <p>Block [3] - 1:6, 76:25</p> <p>blocks [1] - 55:22</p> <p>blowing [1] - 60:16</p> <p>board [60] - 4:8, 4:9, 4:15, 4:20, 7:6, 7:22, 8:15, 8:19, 8:23, 8:25, 9:17, 9:21, 9:22, 18:24, 21:1, 21:17, 22:20, 24:13, 25:22, 30:8, 30:24, 32:17, 37:7, 39:13, 39:18, 40:7, 46:19, 48:22, 51:2, 51:17, 59:2, 59:10, 65:23, 68:1, 69:21, 69:25, 72:12, 72:14, 79:5, 81:6, 82:15, 82:17, 82:19, 83:21, 84:4, 85:23, 89:17, 92:23, 93:6, 95:15, 96:13, 97:1, 97:10, 97:14, 99:6, 99:22, 99:23, 100:12, 110:14, 112:10</p> <p>BOARD [2] - 1:2, 1:9</p> <p>Board [8] - 2:5, 2:14,</p>	<p>2:16, 25:15, 25:16, 25:22, 65:14, 65:25</p> <p>board's [1] - 69:23</p> <p>boarder [1] - 52:16</p> <p>boards [2] - 43:9, 65:20</p> <p>body [5] - 72:6, 72:15, 73:17, 77:8, 112:10</p> <p>boil [1] - 32:21</p> <p>boiling [1] - 32:19</p> <p>bored [1] - 73:24</p> <p>borough [9] - 30:11, 33:2, 46:20, 68:16, 74:5, 85:25, 93:7, 99:16, 106:16</p> <p>Borough [1] - 43:13</p> <p>BOROUGH [2] - 1:1, 1:9</p> <p>borough's [1] - 72:3</p> <p>Borrelli [3] - 3:17, 51:13, 51:14</p> <p>BORRELLI [19] - 51:14, 52:8, 52:23, 53:2, 53:5, 53:9, 56:2, 56:11, 56:16, 57:3, 57:16, 57:20, 58:1, 58:4, 58:8, 58:11, 58:17, 59:21, 59:24</p> <p>Bosch [2] - 94:18, 94:20</p> <p>bothered [1] - 108:23</p> <p>bottom [2] - 17:25, 85:10</p> <p>BOX [2] - 1:23, 2:23</p> <p>Box [1] - 2:8</p> <p>break [4] - 95:17, 95:24, 95:25, 102:9</p> <p>brief [3] - 36:14, 39:10, 43:5</p> <p>briefly [2] - 86:22, 90:7</p> <p>bring [5] - 48:21, 56:9, 60:21, 85:5, 104:19</p> <p>brings [2] - 31:1, 55:20</p> <p>broader [2] - 97:8, 101:7</p> <p>BROADWAY [1] - 1:5</p> <p>Broadway [74] - 1:6, 3:7, 4:2, 5:1, 5:2, 9:25, 10:13, 10:15, 10:23, 11:22, 12:2, 14:21, 15:17, 15:19, 16:15, 19:2, 19:4, 19:9, 27:1, 27:21, 27:24, 28:12, 29:8, 30:1, 32:8, 33:6, 33:15, 33:19, 34:3, 34:17, 36:6, 36:12,</p>	<p>37:9, 37:12, 37:16, 37:21, 38:11, 45:24, 48:3, 48:5, 48:11, 48:15, 49:12, 51:11, 51:19, 52:4, 53:23, 54:10, 60:3, 66:11, 69:19, 72:17, 75:11, 76:2, 77:3, 77:4, 77:18, 78:2, 78:10, 79:1, 82:6, 83:12, 83:13, 83:16, 83:17, 97:4, 97:5, 97:8, 99:8, 99:18, 100:3, 100:4, 101:4</p> <p>Broadway/ Causeway [1] - 53:15</p> <p>BROOK [2] - 1:24, 2:24</p> <p>brought [2] - 29:10, 59:4</p> <p>bucolic [1] - 55:12</p> <p>build [5] - 29:7, 36:12, 36:19, 102:13, 103:8</p> <p>builder's [1] - 47:11</p> <p>builders [1] - 17:23</p> <p>building [45] - 11:2, 14:13, 15:18, 17:4, 27:5, 27:13, 29:8, 36:20, 37:4, 40:19, 40:20, 44:3, 44:11, 45:23, 46:3, 46:24, 55:21, 56:20, 57:7, 57:11, 58:18, 58:19, 59:6, 59:8, 75:10, 76:16, 78:6, 79:18, 80:5, 80:7, 80:8, 90:9, 90:11, 90:22, 90:23, 91:2, 91:23, 92:5, 92:12, 98:7, 98:17, 98:23, 102:19, 103:1</p> <p>BUILDING [1] - 1:1</p> <p>buildings [9] - 13:10, 15:19, 19:17, 27:6, 27:8, 27:15, 32:2, 33:9, 58:22</p> <p>built [2] - 10:23, 98:24</p> <p>bulk [4] - 70:1, 75:5, 82:4, 82:21</p> <p>bunch [1] - 103:1</p> <p>burden [4] - 46:11, 82:10, 86:25, 87:20</p> <p>burdens [1] - 82:14</p> <p>Burgis [9] - 60:19, 74:9, 74:19, 84:11, 85:3, 85:17, 88:12, 102:1, 103:18</p> <p>Burgis' [2] - 78:13, 101:23</p>	<p>burning [2] - 47:17, 47:19</p> <p>bus [1] - 11:11</p> <p>bush [2] - 47:17, 47:19</p> <p>busier [1] - 13:8</p> <p>business [7] - 12:8, 12:15, 12:17, 52:22, 67:16, 76:2, 111:13</p> <p>businesses [3] - 11:3, 12:4, 102:25</p> <p>busy [1] - 13:17</p> <p>buy [1] - 19:21</p> <p>buying [1] - 17:20</p> <p>BY [1] - 2:7</p>	<p>centerline [1] - 92:2</p> <p>certain [6] - 4:7, 23:24, 38:21, 40:10, 48:22, 109:9</p> <p>certainly [4] - 9:8, 41:18, 74:8, 103:14</p> <p>certified [1] - 23:3</p> <p>Certified [2] - 112:5, 112:6</p> <p>CERTIFIED [2] - 1:23, 2:23</p> <p>certify [1] - 112:8</p> <p>Chair [3] - 7:6, 70:18, 76:14</p> <p>CHAIRMAN [1] - 1:11</p> <p>Chairwoman [9] - 22:24, 48:22, 53:20, 54:6, 79:21, 97:16, 97:18, 100:18, 110:18</p> <p>CHAIRWOMAN [51] - 1:10, 11:7, 18:20, 22:25, 23:12, 23:14, 31:11, 31:17, 33:11, 34:13, 35:9, 35:15, 35:19, 42:25, 43:16, 53:8, 56:8, 56:13, 56:24, 57:14, 57:18, 62:5, 62:22, 63:4, 63:14, 63:24, 64:7, 64:9, 64:11, 79:8, 95:18, 95:23, 96:2, 96:6, 96:19, 97:17, 98:11, 99:25, 100:23, 101:2, 101:11, 103:24, 105:6, 105:15, 107:17, 109:22, 109:25, 110:6, 110:10, 110:19, 111:7</p> <p>challenge [1] - 97:21</p> <p>challenges [1] - 12:14</p> <p>chance [4] - 9:9, 32:17, 100:22, 108:9</p> <p>change [9] - 21:2, 41:15, 42:16, 43:13, 44:7, 96:14, 100:8, 100:10, 110:3</p> <p>changed [13] - 17:21, 41:5, 41:12, 47:6, 72:13, 72:21, 73:2, 73:8, 73:11, 84:2, 97:11, 97:12</p> <p>changes [6] - 19:2, 48:6, 72:6, 73:17, 100:14</p> <p>changing [2] - 41:16, 100:7</p> <p>chaotic [1] - 19:8</p>
---	--	--	---	---

character [8] - 38:4, 41:5, 41:11, 42:16, 42:17, 52:13, 60:18, 81:24 charges [1] - 44:9 Charles [1] - 70:17 charm [2] - 26:1, 46:12 chart [2] - 69:24, 69:25 check [2] - 24:9, 24:13 Cheryl [1] - 8:5 Chestnut [5] - 12:3, 41:8, 70:25, 74:25, 98:5 Chief [2] - 67:18, 67:19 chief [6] - 44:24, 49:12, 50:15, 67:13, 68:3 children [6] - 19:11, 26:3, 53:10, 53:16, 55:8, 55:11 choices [2] - 29:12, 78:5 choose [3] - 19:21, 55:16, 76:7 Chorus [1] - 64:8 chose [2] - 25:25, 55:16 CHRISTINA [1] - 1:10 circular [1] - 77:9 circumstances [5] - 72:13, 72:22, 73:2, 84:3, 97:11 citizens [2] - 18:4, 39:13 claim [2] - 55:24, 56:2 claimed [1] - 56:17 Claremont [2] - 59:4, 59:7 Clark [1] - 94:16 classic [1] - 69:14 clear [7] - 37:12, 58:21, 58:23, 60:10, 65:16, 93:24, 99:9 clearcut [1] - 67:7 clearly [2] - 38:8, 107:23 close [7] - 11:16, 58:20, 58:25, 64:4, 70:8, 74:12, 106:5 closed [1] - 13:4 closer [1] - 77:4 COAH [1] - 15:14 coated [1] - 109:7 Code [1] - 112:19 coffee [1] - 13:7 Coles [1] - 16:15 colleagues [1] -	108:15 collective [1] - 67:12 collectively [1] - 67:20 colorful [1] - 20:23 combined [2] - 67:20, 106:6 comfortable [2] - 11:15, 96:21 coming [6] - 10:21, 13:9, 14:1, 60:13, 70:23, 109:6 COMMENCING [1] - 1:3 comment [20] - 5:6, 7:8, 7:17, 18:12, 22:9, 24:23, 38:16, 49:22, 53:6, 62:2, 64:2, 66:21, 66:22, 80:19, 81:12, 81:13, 85:14, 104:7, 104:8 commented [6] - 67:4, 77:24, 80:12, 85:16, 85:17, 86:4 commenting [1] - 100:19 comments [38] - 4:23, 7:6, 7:10, 8:6, 8:11, 9:2, 9:3, 10:11, 10:20, 11:18, 21:16, 22:4, 22:5, 22:20, 22:21, 22:23, 23:20, 23:21, 35:24, 50:5, 50:6, 50:8, 50:13, 56:15, 57:24, 61:12, 63:13, 66:19, 76:14, 79:5, 80:23, 81:5, 91:12, 92:25, 95:10, 100:21, 104:5, 104:6 commercial [5] - 27:4, 30:25, 41:13, 85:9, 102:25 Commercial [1] - 65:18 commission [1] - 112:10 Commission [4] - 30:7, 94:11, 94:15, 112:24 commitment [1] - 18:4 committed [1] - 68:20 common [2] - 16:21, 61:14 community [18] - 15:21, 18:14, 28:8, 46:12, 72:6, 75:23, 78:6, 81:24, 101:5, 101:25, 102:4, 103:21, 104:10, 104:18, 104:20, 105:8, 105:12, 106:8	community's [1] - 31:3 commuter [1] - 45:23 commuters [2] - 17:2, 45:10 compact [1] - 74:16 compared [2] - 34:5, 48:11 comparison [1] - 69:24 compatible [1] - 103:17 compelled [1] - 67:13 compelling [2] - 70:2, 108:20 competitive [1] - 76:17 complaint [1] - 30:23 complements [1] - 75:23 complete [2] - 11:10, 98:17 completely [3] - 37:21, 38:9, 99:15 complex [6] - 36:13, 36:24, 37:11, 37:17, 37:23, 109:10 compliance [1] - 39:11 compliant [1] - 69:1 complied [1] - 47:12 complies [1] - 112:17 component [2] - 81:15, 89:10 compounds [1] - 107:15 comprised [1] - 76:25 concept [1] - 98:22 concern [1] - 31:3 concerned [5] - 11:21, 14:12, 14:15, 27:11, 97:12 concerning [2] - 19:1, 27:22 concerns [5] - 10:19, 15:9, 61:12, 62:13, 108:2 concise [3] - 7:11, 7:21, 8:3 conclude [1] - 7:3 concluded [1] - 8:20 concludes [3] - 32:5, 62:1, 64:1 concluding [2] - 30:16, 72:18 conclusion [6] - 9:11, 17:16, 19:20, 60:25, 78:23, 99:7 conclusions [1] - 66:5 conclusory [2] - 66:2,	71:18 condition [3] - 93:22, 94:23, 110:2 conditional [3] - 93:6, 94:11, 95:4 conditions [5] - 66:14, 87:6, 92:2, 93:2, 94:25 conducted [1] - 65:6 confident [3] - 18:15, 30:12, 68:2 confirm [2] - 91:22, 92:1 confronted [2] - 30:8, 99:24 confused [1] - 85:10 congested [1] - 50:25 congesting [1] - 46:7 congestion [3] - 19:6, 34:1, 51:21 conjecture [1] - 78:20 connect [1] - 94:18 connecting [1] - 11:11 connections [3] - 50:20, 50:23, 78:5 consequence [1] - 71:2 consider [12] - 14:20, 41:19, 53:10, 61:6, 61:11, 61:17, 65:4, 78:19, 81:14, 95:16, 102:21, 110:1 consideration [4] - 16:18, 42:9, 60:5, 106:2 considerations [1] - 104:22 considered [4] - 22:19, 81:6, 83:15, 100:7 consistent [2] - 69:18, 78:3 consists [1] - 102:13 constant [1] - 109:11 construct [1] - 98:18 constructed [1] - 27:11 construction [3] - 29:1, 41:4, 98:16 consultant [1] - 62:17 consultants [2] - 62:25, 63:7 consuming [1] - 107:6 contained [2] - 11:10, 84:13 contempt [1] - 30:23 content [2] - 12:2, 85:4 contentious [1] - 39:14	contest [1] - 67:6 context [2] - 70:6, 95:1 continuation [1] - 4:2 continue [1] - 58:15 continued [2] - 45:12, 71:16 contradict [1] - 78:13 contrary [2] - 14:11, 38:9 control [1] - 60:16 conversation [1] - 73:22 conversations [1] - 49:17 convert [3] - 33:23, 76:20, 90:22 converting [1] - 69:10 convey [1] - 22:22 convincing [1] - 52:8 copy [2] - 24:3, 31:18 corner [1] - 29:13 Corp [1] - 65:19 corps [1] - 105:21 correct [6] - 40:4, 85:6, 86:12, 91:11, 92:17, 110:12 corridor [18] - 11:22, 14:22, 16:8, 34:18, 48:3, 69:19, 72:17, 75:1, 75:11, 78:2, 79:1, 82:6, 83:14, 97:4, 97:5, 99:8, 100:4, 101:4 couched [1] - 66:2 council [19] - 40:8, 43:9, 48:2, 82:5, 83:8, 83:11, 83:22, 84:2, 84:5, 85:21, 97:1, 97:9, 97:13, 99:6, 99:22, 100:7, 100:12, 102:20, 103:11 Counsel [2] - 2:5, 2:9 counsel [2] - 8:21, 65:21 count [2] - 53:17, 93:13 counting [1] - 15:20 county [1] - 66:10 County [2] - 44:19, 50:22 couple [6] - 8:18, 12:10, 64:18, 79:6, 93:13, 109:23 courage [1] - 18:3 course [4] - 15:20, 95:3, 95:5, 97:20 court [1] - 112:9 COURT [11] - 1:23,
---	--	---	--	---

<p>2:23, 10:24, 11:17, 14:3, 20:10, 26:7, 39:5, 39:23, 52:5, 95:21</p> <p>Court [16] - 3:3, 3:8, 3:9, 3:18, 5:12, 13:24, 14:6, 15:4, 18:23, 51:15, 65:15, 65:20, 71:13, 72:4, 112:5, 112:6</p> <p>courtesy [1] - 15:8</p> <p>courts [1] - 106:6</p> <p>Couto [1] - 57:25</p> <p>cover [1] - 44:3</p> <p>coverage [3] - 69:14, 70:4, 102:11</p> <p>covered [2] - 46:9, 95:11</p> <p>Craig [4] - 3:11, 3:13, 32:9, 39:3</p> <p>crash [1] - 45:12</p> <p>crashed [1] - 45:8</p> <p>CRCR [1] - 112:22</p> <p>create [3] - 19:8, 20:19, 96:14</p> <p>created [3] - 19:7, 19:17, 112:10</p> <p>creating [1] - 78:4</p> <p>credence [1] - 48:21</p> <p>credit [1] - 53:5</p> <p>Cressfield [10] - 3:3, 3:8, 3:9, 3:18, 5:12, 13:24, 14:6, 15:4, 18:23, 51:15</p> <p>Cricket [2] - 3:13, 39:7</p> <p>criteria [8] - 75:4, 76:6, 78:12, 78:14, 78:24, 87:21, 87:22, 87:25</p> <p>critical [1] - 51:20</p> <p>cross [4] - 13:9, 13:17, 17:8, 81:3</p> <p>crosses [2] - 16:10</p> <p>crossing [1] - 13:10</p> <p>Crossing [1] - 16:15</p> <p>crowded [1] - 45:7</p> <p>crowding [1] - 45:10</p> <p>crucial [1] - 96:12</p> <p>crux [1] - 106:13</p> <p>current [4] - 36:25, 44:13, 57:10, 73:23</p> <p>cut [3] - 30:9, 30:10, 47:21</p> <p>cutting [1] - 13:15</p>	<p>dated [1] - 77:23</p> <p>days [4] - 12:11, 19:12, 26:22, 41:8</p> <p>de [1] - 93:14</p> <p>deal [2] - 38:20, 45:18</p> <p>dear [1] - 25:16</p> <p>debate [1] - 22:12</p> <p>decades [1] - 73:8</p> <p>December [2] - 48:2, 80:25</p> <p>decide [1] - 57:6</p> <p>decided [4] - 27:19, 55:13, 97:5, 97:14</p> <p>decision [12] - 12:17, 18:14, 20:2, 29:7, 35:7, 54:2, 65:10, 65:16, 66:4, 99:16, 99:17, 99:21</p> <p>decision-making [1] - 65:16</p> <p>decisions [4] - 28:22, 29:24, 31:6, 65:22</p> <p>decisively [1] - 39:18</p> <p>dedicated [1] - 46:19</p> <p>deer [1] - 31:24</p> <p>definitely [2] - 20:23, 36:24</p> <p>Delia [15] - 9:15, 11:14, 22:6, 23:9, 50:14, 64:13, 79:9, 81:10, 82:2, 85:6, 85:13, 88:20, 95:10, 99:4, 111:15</p> <p>DELIA [40] - 2:7, 9:18, 22:8, 23:10, 23:13, 24:10, 24:18, 25:3, 49:15, 52:19, 59:12, 59:17, 64:15, 66:24, 79:10, 79:13, 79:20, 80:2, 80:9, 80:16, 80:20, 84:18, 84:23, 85:14, 86:12, 88:7, 88:10, 91:8, 91:11, 93:11, 93:20, 93:24, 94:3, 94:7, 94:13, 94:16, 94:24, 95:7, 95:11, 111:14</p> <p>Delia's [2] - 66:20, 81:5</p> <p>deliberate [1] - 9:21</p> <p>deliver [2] - 21:16, 64:20</p> <p>delivered [1] - 8:23</p> <p>deliveries/trash/fire [1] - 69:2</p> <p>delivering [1] - 22:11</p> <p>demand [1] - 70:10</p> <p>democracy [1] - 15:11</p> <p>demographics [1] - 48:14</p>	<p>demonstrate [2] - 37:3, 37:15</p> <p>denial [1] - 65:17</p> <p>denied [4] - 63:22, 111:8, 111:10</p> <p>dense [4] - 13:19, 33:24, 41:4, 70:7</p> <p>density [13] - 36:23, 36:25, 54:12, 60:17, 69:18, 70:4, 74:11, 101:21, 102:18, 102:20, 107:2, 109:18</p> <p>deny [5] - 108:4, 110:7, 110:11, 110:12, 110:16</p> <p>department [3] - 14:16, 50:2, 50:3</p> <p>Department's [1] - 67:24</p> <p>deputy [1] - 67:13</p> <p>Deputy [1] - 67:19</p> <p>describes [1] - 73:13</p> <p>design [3] - 67:3, 74:22, 76:16</p> <p>Design [1] - 75:18</p> <p>designation [1] - 78:3</p> <p>designed [1] - 48:5</p> <p>desire [1] - 55:5</p> <p>desiring [1] - 14:23</p> <p>despite [1] - 12:9</p> <p>destinations [1] - 11:12</p> <p>destroy [2] - 42:17, 50:24</p> <p>details [1] - 94:5</p> <p>determination [2] - 71:19, 89:18</p> <p>determine [4] - 4:4, 27:22, 84:4, 104:4</p> <p>determined [1] - 93:16</p> <p>detracted [1] - 75:8</p> <p>detriment [1] - 88:2</p> <p>detrimental [1] - 46:12</p> <p>devastating [1] - 20:16</p> <p>developed [1] - 49:13</p> <p>developer [4] - 17:19, 45:22, 50:21, 61:4</p> <p>developers [6] - 15:16, 16:2, 16:7, 36:11, 38:20, 61:8</p> <p>developing [2] - 20:21, 73:5</p> <p>development [22] - 13:19, 36:6, 38:6, 38:10, 40:14, 40:18, 41:13, 41:20, 42:13, 47:4, 52:9, 54:4, 54:8, 60:20, 60:21,</p>	<p>70:9, 74:12, 78:1, 78:25, 97:8, 107:12, 107:23</p> <p>development' [1] - 74:14</p> <p>developments [1] - 73:6</p> <p>devoid [2] - 63:2, 63:9</p> <p>devoted [1] - 65:2</p> <p>Dhawan [2] - 4:10, 110:20</p> <p>DHAWAN [5] - 1:12, 4:12, 108:14, 109:23, 110:21</p> <p>difference [2] - 59:14, 104:24</p> <p>different [15] - 7:23, 7:24, 7:25, 81:8, 83:3, 85:12, 85:19, 86:18, 88:22, 88:23, 99:3, 99:13, 100:3, 104:16</p> <p>differentiate [1] - 77:17</p> <p>differentiates [1] - 77:6</p> <p>differentiation [2] - 77:11, 77:20</p> <p>differently [1] - 98:10</p> <p>differs [1] - 81:10</p> <p>difficult [3] - 27:22, 38:16, 101:23</p> <p>difficulty [4] - 39:16, 70:15, 87:2, 87:17</p> <p>diligently [1] - 99:7</p> <p>dimensions [1] - 92:9</p> <p>direction [1] - 100:13</p> <p>directly [2] - 36:5, 108:1</p> <p>disappointing [1] - 38:25</p> <p>discouraging [1] - 38:25</p> <p>discretion [1] - 84:4</p> <p>discuss [2] - 82:9, 101:6</p> <p>discussed [5] - 47:15, 93:11, 97:3, 97:4, 107:3</p> <p>discussion [1] - 101:16</p> <p>discussions [1] - 83:17</p> <p>disgusted [1] - 31:4</p> <p>displayed [1] - 109:8</p> <p>Dispoto [1] - 8:5</p> <p>distinction [1] - 102:22</p> <p>district [7] - 36:8, 69:9, 76:2, 90:4,</p>	<p>90:24, 101:17, 106:4</p> <p>districts [1] - 70:7</p> <p>Division [1] - 66:1</p> <p>divorcees [1] - 70:22</p> <p>DMR [1] - 69:21</p> <p>documentation [1] - 4:14</p> <p>documents [1] - 85:21</p> <p>done [8] - 19:5, 57:15, 72:12, 80:24, 82:12, 84:2, 95:20, 100:11</p> <p>door [4] - 11:3, 26:15, 37:11, 43:12</p> <p>Dorchester [3] - 3:17, 46:17, 53:13</p> <p>double [1] - 44:18</p> <p>doubt [1] - 67:5</p> <p>down [17] - 9:23, 11:1, 23:14, 30:9, 30:10, 32:19, 32:21, 35:20, 41:24, 42:1, 47:16, 52:6, 52:17, 56:25, 57:12, 85:9, 102:9</p> <p>downsize [6] - 29:21, 29:23, 103:14, 103:22, 106:20</p> <p>downsizing [2] - 70:22, 103:15</p> <p>downspout [1] - 47:18</p> <p>downtown [3] - 48:12, 48:16, 103:1</p> <p>DPW [1] - 44:10</p> <p>drainage [1] - 68:24</p> <p>dramatically [1] - 16:23</p> <p>dread [1] - 109:1</p> <p>Drive [5] - 3:14, 3:16, 40:3, 59:4, 59:7</p> <p>drive [1] - 19:10</p> <p>drivers [1] - 28:1</p> <p>driveway [2] - 13:8, 13:11</p> <p>due [4] - 21:17, 25:19, 28:4, 54:22</p> <p>Dumpsters [1] - 27:12</p> <p>during [15] - 8:16, 13:1, 24:20, 27:13, 38:16, 47:14, 51:18, 65:7, 66:20, 66:23, 69:3, 81:2, 81:3, 95:1, 95:5</p> <p>dwelling [1] - 90:8</p>
D				
<p>daily [1] - 11:4</p> <p>dais [1] - 96:18</p> <p>dangers [1] - 13:16</p>				
E				
<p>early [1] - 68:18</p> <p>ease [1] - 77:2</p> <p>east [4] - 29:25, 32:15, 34:20, 34:22</p> <p>east/west [1] - 16:8</p>				

<p>eating [1] - 24:5</p> <p>economics [1] - 18:15</p> <p>education [2] - 54:22, 55:10</p> <p>Edward [1] - 10:1</p> <p>effect [4] - 17:14, 66:14, 68:14, 94:20</p> <p>effective [1] - 72:25</p> <p>efficient [1] - 69:17</p> <p>EFFRON [10] - 1:15, 18:7, 18:9, 50:17, 57:23, 100:1, 100:16, 106:17, 110:9, 111:2</p> <p>EFFRON-MALLEY [10] - 1:15, 18:7, 18:9, 50:17, 57:23, 100:1, 100:16, 106:17, 110:9, 111:2</p> <p>egress [4] - 34:4, 34:5, 34:6, 67:3</p> <p>either [3] - 74:1, 84:24, 93:12</p> <p>element [3] - 76:6, 88:14, 89:10</p> <p>elements [1] - 79:14</p> <p>eligible [4] - 4:4, 4:8, 4:18, 4:20</p> <p>elite [2] - 28:14, 41:9</p> <p>eloquently [1] - 16:5</p> <p>elsewhere [1] - 11:12</p> <p>email [2] - 21:20, 94:10</p> <p>emailed [1] - 23:4</p> <p>emails [2] - 24:9, 24:13</p> <p>emergency [2] - 14:17, 17:10</p> <p>EMILIA [1] - 1:13</p> <p>emotion [1] - 61:13</p> <p>employed [1] - 112:14</p> <p>empty [3] - 27:14, 48:10, 102:2</p> <p>empty-nesters [2] - 48:10, 102:2</p> <p>encompass [1] - 107:12</p> <p>encourage [1] - 76:1</p> <p>encouraged [1] - 74:15</p> <p>end [4] - 9:1, 27:20, 29:5, 44:19</p> <p>endorses [1] - 67:1</p> <p>endure [3] - 26:10, 28:3, 39:14</p> <p>Engineer [1] - 2:14</p> <p>engineer [4] - 47:14, 47:23, 67:1, 93:7</p> <p>engineer's [1] - 67:2</p> <p>engineering [2] - 63:2,</p>	<p>63:9</p> <p>ENGINEERING [1] - 2:13</p> <p>enhance [1] - 38:3</p> <p>enhanced [1] - 89:21</p> <p>enjoy [6] - 19:25, 20:24, 31:24, 55:11, 55:19, 55:22</p> <p>enter [1] - 13:11</p> <p>entered [1] - 84:14</p> <p>entire [8] - 27:9, 30:4, 32:24, 33:2, 41:5, 41:16, 77:16, 101:5</p> <p>entirety [1] - 7:19</p> <p>entitled [2] - 78:21</p> <p>entry [1] - 24:18</p> <p>envelope [1] - 21:20</p> <p>environment [1] - 21:3</p> <p>environmental [1] - 12:14</p> <p>environmentally [1] - 74:16</p> <p>equipment [1] - 44:10</p> <p>equity [1] - 28:19</p> <p>errands [2] - 11:4, 28:15</p> <p>especially [5] - 50:10, 51:20, 81:9, 94:25, 102:19</p> <p>ESQUIRE [2] - 2:4, 2:7</p> <p>essentially [4] - 28:18, 29:1, 32:19, 97:7</p> <p>establish [1] - 80:13</p> <p>established [3] - 78:2, 78:6, 80:15</p> <p>estate [2] - 30:25, 48:8</p> <p>etc [4] - 11:9, 44:5, 44:10, 82:23</p> <p>ethical [1] - 35:1</p> <p>ethics [1] - 31:1</p> <p>evaluated [1] - 85:7</p> <p>evaluating [1] - 42:9</p> <p>Evan [2] - 92:16, 93:3</p> <p>EVAN [1] - 2:13</p> <p>evening [6] - 9:17, 10:14, 13:3, 15:3, 22:23, 40:1</p> <p>event [1] - 77:10</p> <p>eventually [1] - 29:24</p> <p>evidence [9] - 22:19, 24:20, 65:8, 69:14, 70:2, 70:15, 79:24, 84:14, 86:6</p> <p>evidential [3] - 22:9, 73:24, 86:1</p> <p>exactly [2] - 36:11, 78:7</p> <p>examination [1] - 81:4</p> <p>example [3] - 15:10, 26:13, 103:7</p>	<p>exceeds [1] - 68:21</p> <p>excellent [2] - 14:9, 14:10</p> <p>exceptional [5] - 87:2, 87:4, 87:6, 87:8</p> <p>excessive [1] - 48:4</p> <p>exchange [1] - 68:6</p> <p>exclamation [1] - 21:10</p> <p>exclusive [1] - 66:11</p> <p>excuse [1] - 21:22</p> <p>exhibit [3] - 27:17, 28:24, 91:9</p> <p>exist [1] - 16:6</p> <p>existing [12] - 36:20, 38:4, 55:21, 57:11, 69:13, 75:9, 79:17, 87:10, 90:23, 92:4, 97:21, 98:9</p> <p>exists [1] - 33:22</p> <p>expanse [1] - 97:8</p> <p>expansion [2] - 36:16, 36:21</p> <p>expect [5] - 12:4, 16:22, 28:25, 65:11, 102:12</p> <p>expeditiously [1] - 7:5</p> <p>expenses [2] - 44:3, 44:23</p> <p>expensive [1] - 12:13</p> <p>experience [7] - 7:25, 40:6, 55:11, 60:17, 67:12, 67:20, 109:11</p> <p>experienced [3] - 7:21, 26:24, 39:16</p> <p>expert [7] - 7:13, 48:8, 48:20, 49:2, 49:8, 56:17, 107:8</p> <p>expertly [1] - 52:2</p> <p>experts [7] - 15:23, 52:1, 55:24, 56:2, 68:7, 86:16, 86:20</p> <p>Expires [1] - 112:24</p> <p>explain [2] - 65:22, 83:7</p> <p>explore [1] - 60:15</p> <p>explosion [2] - 54:17, 54:20</p> <p>express [1] - 22:21</p> <p>expressed [1] - 108:24</p> <p>extensively [2] - 82:5, 83:4</p> <p>extent [2] - 105:25</p> <p>extra [1] - 57:24</p> <p>extraordinary [1] - 87:8</p> <p>extremely [1] - 38:24</p> <p>eyesore [1] - 46:11</p>	<p>F</p> <p>facilities [1] - 98:18</p> <p>fact [11] - 16:7, 16:19, 20:21, 37:10, 38:18, 63:12, 78:17, 96:25, 97:22, 106:2, 108:17</p> <p>factor [1] - 41:14</p> <p>factors [1] - 15:24</p> <p>facts [8] - 47:9, 49:20, 65:5, 75:12, 78:20, 78:22, 81:7</p> <p>failed [2] - 16:2, 71:23</p> <p>fails [2] - 73:16, 73:25</p> <p>failure [1] - 72:1</p> <p>Fair [3] - 68:17, 77:13, 90:14</p> <p>fair [3] - 47:10, 57:19, 109:5</p> <p>fairly [1] - 36:14</p> <p>fall [3] - 27:6, 70:3, 74:17</p> <p>families [1] - 30:5</p> <p>family [8] - 21:17, 27:3, 27:25, 28:4, 28:25, 32:14, 37:22, 41:11</p> <p>far [4] - 97:11, 101:1, 102:20, 107:22</p> <p>fast [5] - 10:25, 56:25, 61:14, 62:10, 63:5</p> <p>faults [1] - 8:14</p> <p>favor [1] - 64:7</p> <p>favorable [1] - 50:22</p> <p>favorably [2] - 67:4, 82:16</p> <p>favoring [1] - 89:4</p> <p>FAX [2] - 1:25, 2:25</p> <p>FD-1 [1] - 91:9</p> <p>fear [2] - 43:11, 60:16</p> <p>feasible [2] - 79:18, 108:19</p> <p>feat [1] - 19:12</p> <p>features [2] - 76:1, 87:7</p> <p>February [1] - 27:18</p> <p>feed [1] - 31:24</p> <p>feet [21] - 5:1, 5:2, 5:14, 5:25, 6:17, 9:25, 32:6, 32:7, 59:7, 59:25, 60:2, 60:8, 60:9, 91:7, 91:24, 92:3, 92:4, 92:5, 102:8, 102:10</p> <p>fell [1] - 55:12</p> <p>fellow [1] - 61:3</p> <p>felt [1] - 68:3</p> <p>FENDIAN [4] - 1:13, 104:7, 105:10, 110:23</p>	<p>Fendian [1] - 110:22</p> <p>few [14] - 9:18, 11:8, 12:11, 14:8, 18:15, 27:19, 29:11, 37:8, 51:18, 51:24, 56:5, 66:7, 80:23, 96:24</p> <p>fifth [1] - 34:25</p> <p>figures [1] - 49:5</p> <p>file [1] - 31:18</p> <p>filed [2] - 68:15, 80:25</p> <p>filled [1] - 50:19</p> <p>final [2] - 37:25, 48:24</p> <p>finally [1] - 37:14</p> <p>financial [3] - 87:12, 112:13, 112:15</p> <p>findings [1] - 71:14</p> <p>fine [1] - 94:1</p> <p>finish [6] - 18:11, 22:18, 56:6, 56:14, 57:15, 58:3</p> <p>finishing [1] - 22:14</p> <p>Fire [2] - 67:18, 67:24</p> <p>fire [8] - 14:16, 17:9, 60:16, 67:8, 67:13, 67:21, 68:2, 93:3</p> <p>firm [1] - 67:9</p> <p>first [18] - 9:9, 9:25, 10:21, 15:5, 21:9, 26:14, 32:23, 37:20, 44:1, 46:23, 47:15, 48:13, 56:21, 71:12, 77:7, 99:23, 100:22, 104:4</p> <p>First [1] - 65:19</p> <p>firsthand [1] - 25:21</p> <p>fit [1] - 14:13</p> <p>fits [2] - 14:22, 69:16</p> <p>five [14] - 19:12, 32:22, 35:4, 36:4, 45:6, 46:1, 56:12, 57:21, 57:22, 62:14, 90:5, 92:13, 95:24, 103:8</p> <p>five-minute [1] - 95:24</p> <p>floodgates [1] - 15:18</p> <p>floor [2] - 36:17, 110:7</p> <p>flourishes [1] - 64:18</p> <p>flow [2] - 107:13, 107:14</p> <p>focused [1] - 34:18</p> <p>folks [1] - 40:9</p> <p>follow [2] - 74:14, 96:22</p> <p>follow-up [1] - 96:22</p> <p>following [5] - 45:12, 65:11, 68:5, 71:24, 86:25</p> <p>follows [2] - 38:2, 74:4</p> <p>foot [2] - 103:13, 103:15</p>
---	---	--	---	--

<p>footage [2] - 102:15, 106:12</p> <p>forbid [1] - 44:20</p> <p>force [1] - 18:1</p> <p>forced [1] - 28:20</p> <p>forces [1] - 39:13</p> <p>foregoing [1] - 112:8</p> <p>forever [1] - 50:24</p> <p>former [1] - 43:1</p> <p>Fort [2] - 52:17, 59:15</p> <p>forth [2] - 82:14, 89:14</p> <p>fortunate [1] - 55:10</p> <p>forward [2] - 62:19, 108:21</p> <p>four [11] - 7:7, 7:8, 11:18, 12:22, 33:12, 43:1, 56:3, 64:15, 92:14, 95:24, 106:21</p> <p>four-minute [1] - 95:24</p> <p>fourth [1] - 34:20</p> <p>frankly [3] - 99:18, 103:12, 106:15</p> <p>Friday [1] - 26:22</p> <p>friend [1] - 25:20</p> <p>friends [1] - 109:1</p> <p>Fritz [3] - 10:1, 10:7, 61:21</p> <p>front [9] - 29:6, 30:21, 70:8, 80:10, 82:23, 84:24, 87:15, 91:22, 95:19</p> <p>fueling [1] - 103:3</p> <p>full [2] - 4:19, 63:1</p> <p>fully [2] - 65:22, 69:1</p> <p>FURBACHER [2] - 112:4, 112:22</p> <p>furthering [1] - 74:10</p> <p>furthermore [1] - 69:23</p> <p>further [2] - 74:20, 78:25</p> <p>Fusco [1] - 67:19</p> <p>FUSCO [1] - 68:9</p> <p>future [3] - 54:12, 54:21, 61:1</p>	<p>G</p> <p>G-L-A-S-E-R [1] - 39:25</p> <p>gain [1] - 61:5</p> <p>garbage [4] - 27:1, 44:5, 44:6, 60:11</p> <p>Garden [2] - 33:17, 60:6</p> <p>GARY [1] - 1:16</p> <p>Gary [5] - 101:11, 104:6, 106:18, 107:15, 108:18</p>	<p>Gary's [1] - 107:1</p> <p>gas [2] - 12:12, 12:13</p> <p>Geladelta [1] - 19:24</p> <p>GELLERT [4] - 10:14, 11:1, 11:8, 11:19</p> <p>Gellert [3] - 3:7, 10:13, 10:15</p> <p>generalizing [1] - 83:18</p> <p>generally [3] - 13:4, 23:21, 102:22</p> <p>generating [1] - 13:5</p> <p>generation [2] - 66:13, 73:14</p> <p>Gilbert [4] - 3:4, 5:24, 21:6, 21:8</p> <p>given [5] - 37:10, 38:23, 49:19, 64:24, 70:12</p> <p>glad [1] - 11:3</p> <p>Glaser [3] - 3:14, 6:24, 39:22</p> <p>GLASER [3] - 7:1, 39:25, 40:4</p> <p>glasses [1] - 64:25</p> <p>Glen [1] - 3:6</p> <p>goal [3] - 38:3, 38:5, 38:7</p> <p>goals [4] - 38:1, 38:9, 75:21, 81:23</p> <p>God [1] - 44:19</p> <p>governing [4] - 72:5, 72:15, 73:17, 77:8</p> <p>government [1] - 11:25</p> <p>grade [3] - 92:12, 92:15, 92:19</p> <p>grandchildren [1] - 55:9</p> <p>grant [8] - 65:17, 71:15, 72:10, 82:19, 88:13, 89:19, 92:24, 104:15</p> <p>granted [6] - 36:7, 37:2, 38:13, 88:1, 93:6</p> <p>granting [2] - 19:7, 82:19</p> <p>grateful [1] - 18:3</p> <p>great [3] - 19:4, 38:20, 41:11</p> <p>greater [1] - 102:20</p> <p>Greed [2] - 48:6</p> <p>greedy [1] - 50:21</p> <p>green [1] - 98:19</p> <p>grid [1] - 19:8</p> <p>grounds [1] - 47:20</p> <p>group [1] - 33:8</p> <p>growing [1] - 42:12</p> <p>growth [4] - 74:10, 74:15, 74:18, 78:4</p>	<p>H</p> <p>half [1] - 48:18</p> <p>hand [3] - 14:10, 22:17, 22:23</p> <p>hands [1] - 15:15</p> <p>handwriting [1] - 5:16</p> <p>hanging [1] - 60:13</p> <p>happy [2] - 17:16, 108:3</p> <p>hard [3] - 19:1, 28:17, 62:8</p> <p>Hard [1] - 59:11</p> <p>hardship [9] - 76:11, 76:22, 79:12, 80:13, 80:15, 87:3, 87:11, 87:12, 87:13</p> <p>HASMIG [1] - 1:17</p> <p>Hayes [2] - 100:2, 110:24</p> <p>HAYES [9] - 1:14, 6:10, 35:11, 50:14, 79:23, 96:22, 99:20, 106:25, 110:25</p> <p>health [1] - 17:14</p> <p>hear [13] - 9:2, 17:17, 60:12, 62:9, 62:10, 62:22, 66:19, 76:19, 88:20, 96:14, 97:19, 104:14, 108:19</p> <p>heard [15] - 7:12, 7:22, 7:25, 8:5, 10:18, 40:11, 49:22, 82:1, 89:1, 89:8, 97:21, 104:13, 108:15, 108:17, 109:21</p> <p>hearing [15] - 4:3, 4:23, 23:16, 35:24, 46:23, 64:23, 68:6, 69:6, 81:8, 85:7, 86:7, 95:1, 95:5, 97:20, 109:20</p> <p>hearings [6] - 39:15, 43:6, 65:3, 65:7, 66:8, 69:4</p> <p>hearsay [2] - 50:10, 85:1</p> <p>hearsay-type [1] - 50:10</p> <p>heart [1] - 35:6</p> <p>heavy [1] - 42:18</p>	<p>height [9] - 59:6, 75:5, 75:11, 82:22, 91:1, 91:3, 91:14, 91:17, 91:18</p> <p>held [1] - 96:1</p> <p>help [5] - 21:15, 54:20, 55:1, 55:6, 68:20</p> <p>helping [2] - 22:22, 47:8</p> <p>HEMBREE [51] - 1:10, 11:7, 18:20, 22:25, 23:12, 23:14, 31:11, 31:17, 33:11, 34:13, 35:9, 35:15, 35:19, 42:25, 43:16, 53:8, 56:8, 56:13, 56:24, 57:14, 57:18, 62:5, 62:22, 63:4, 63:14, 63:24, 64:7, 64:9, 64:11, 79:8, 95:18, 95:23, 96:2, 96:6, 96:19, 97:17, 98:11, 99:25, 100:23, 101:2, 101:11, 103:24, 105:6, 105:15, 107:17, 109:22, 109:25, 110:6, 110:10, 110:19, 111:7</p> <p>Hembree [10] - 9:5, 16:5, 22:24, 53:20, 54:6, 63:11, 79:21, 97:16, 97:18, 110:18</p> <p>hereby [1] - 112:7</p> <p>hi [3] - 35:18, 39:4, 46:16</p> <p>hidden [1] - 57:8</p> <p>Higgins [1] - 51:8</p> <p>high [7] - 51:21, 54:13, 54:16, 59:16, 70:8, 74:11, 109:17</p> <p>highest [1] - 33:2</p> <p>highlighted [1] - 109:24</p> <p>Highview [17] - 3:5, 3:10, 6:15, 6:22, 15:19, 19:8, 20:13, 21:16, 25:1, 25:13, 25:18, 31:21, 33:3, 33:4, 54:3, 69:20, 77:3</p> <p>Highview/Prospect [1] - 51:22</p> <p>hill [5] - 11:11, 30:18, 53:19, 55:17, 57:11</p> <p>Hills [1] - 54:19</p> <p>hire [1] - 44:25</p> <p>historical [1] - 52:17</p> <p>hit [2] - 98:15, 108:16</p> <p>Hoboken [2] - 45:9, 45:13</p>	<p>hold [4] - 21:22, 35:13, 57:16, 66:18</p> <p>hole [1] - 18:2</p> <p>home [12] - 19:21, 26:15, 33:8, 34:12, 37:22, 52:17, 55:15, 60:13, 60:15, 102:3, 102:16, 106:23</p> <p>homes [3] - 12:25, 55:16, 101:18</p> <p>honest [1] - 50:8</p> <p>hope [6] - 15:22, 32:16, 35:5, 38:22, 55:8, 61:7</p> <p>hopefully [2] - 14:25, 32:25</p> <p>hoping [1] - 9:3</p> <p>horizon [1] - 59:5</p> <p>horrible [1] - 19:5</p> <p>hour [1] - 44:21</p> <p>hours [5] - 13:1, 13:4, 19:1, 107:9, 107:14</p> <p>house [11] - 26:10, 26:14, 26:18, 27:9, 27:15, 28:1, 28:19, 29:2, 29:4, 103:13</p> <p>housemates [1] - 13:6</p> <p>houses [1] - 47:2</p> <p>housing [25] - 36:25, 37:6, 47:10, 54:2, 54:9, 59:3, 68:11, 74:6, 74:17, 76:24, 77:1, 77:5, 77:8, 77:12, 77:13, 77:15, 77:18, 78:11, 81:15, 83:14, 85:13, 89:10, 90:15, 90:19, 93:10</p> <p>Housing [2] - 68:17, 90:14</p> <p>huge [3] - 16:20, 50:24, 99:16</p> <p>hum [1] - 60:12</p> <p>husband [1] - 18:23</p> <p>HVAC [3] - 58:22, 60:9, 60:12</p>
	<p>I</p> <p>i.e [1] - 78:4</p> <p>idea [3] - 34:23, 50:14, 50:20</p> <p>identical [1] - 78:8</p> <p>ii [1] - 75:12</p> <p>illness [1] - 21:18</p> <p>illuminate [1] - 27:9</p> <p>imagine [3] - 27:5, 32:24, 34:22</p> <p>immediate [1] - 107:4</p> <p>immediately [1] -</p>				

<p>108:16 immutable [1] - 16:7 impact [8] - 18:14, 20:15, 42:18, 49:13, 50:2, 50:3, 86:1, 101:9 impacted [3] - 54:8, 54:19, 56:18 impair [2] - 71:20, 88:3 impairs [1] - 78:15 impervious [1] - 69:14 importance [2] - 20:2, 86:1 important [4] - 26:3, 40:10, 98:14, 105:3 impossibility [1] - 76:21 impossible [7] - 19:15, 26:23, 27:21, 37:18, 41:25, 44:21, 76:20 improve [2] - 29:20, 105:12 improved [1] - 45:11 improvement [1] - 104:23 improvements [1] - 76:2 impugn [1] - 67:15 IN [1] - 1:4 inaccurate [1] - 82:3 inaction [1] - 72:15 inactive [1] - 29:9 incident [1] - 89:23 inclement [1] - 19:13 include [8] - 48:24, 75:10, 82:22, 83:23, 89:6, 89:12, 89:15, 101:7 included [1] - 83:15 includes [2] - 38:1, 81:23 including [6] - 13:3, 45:13, 47:2, 69:20, 88:25, 89:20 inclusion [1] - 77:25 inclusionary [1] - 68:14 income [3] - 29:6, 44:13, 77:20 incompatible [1] - 106:15 inconsistent [2] - 89:22, 100:5 inconspicuously [1] - 57:8 increase [11] - 12:22, 16:22, 17:8, 19:16, 36:17, 36:23, 53:24,</p>	<p>54:11, 54:25, 55:3, 59:6 increased [3] - 20:18, 53:11, 60:17 increasing [1] - 41:23 incur [1] - 44:9 incurred [1] - 44:4 indicated [3] - 14:17, 25:9, 74:11 indicating [1] - 18:23 indicative [1] - 109:18 inform [1] - 72:5 information [1] - 93:5 informed [1] - 73:17 ingress [1] - 67:3 inherently [5] - 77:16, 81:16, 81:18, 89:7, 89:11 injured [1] - 45:7 injurious [1] - 40:16 injustice [1] - 19:5 input [1] - 16:25 insane [1] - 19:12 insider [1] - 50:20 insightful [1] - 15:7 instances [1] - 83:11 instead [1] - 100:13 instructions [2] - 9:22, 79:5 integrity [1] - 67:15 intend [1] - 7:3 intent [3] - 71:20, 78:15, 88:3 interest [2] - 112:14, 112:15 interests [4] - 20:3, 35:6, 61:1, 61:3 interior [2] - 67:3, 91:5 interrupt [1] - 86:14 intersection [6] - 33:6, 53:15, 107:4, 107:6, 108:25, 109:3 intersections [1] - 51:23 Intindola [1] - 67:1 introduce [1] - 50:10 intrusive [2] - 12:18, 12:20 inundated [1] - 16:20 investigated [1] - 20:17 investors [5] - 18:1, 52:4, 52:12, 61:4, 61:8 involve [1] - 87:14 involved [4] - 7:14, 11:22, 67:10, 112:13 isolated [1] - 53:22 issue [14] - 9:13,</p>	<p>42:14, 44:14, 51:20, 67:6, 71:2, 76:18, 97:1, 97:2, 99:24, 100:19, 101:3, 101:20, 107:15 issues [16] - 7:11, 7:14, 20:1, 26:11, 26:12, 26:24, 66:8, 68:23, 68:24, 82:3, 93:1, 96:8, 98:13, 98:14, 101:6, 101:14 ITE [1] - 49:4 items [1] - 92:22 itself [4] - 74:3, 86:2, 100:20, 106:11</p> <p style="text-align: center;">J</p> <p>Jackie [1] - 19:24 Jacobs [1] - 93:4 JACOBS [1] - 2:13 JAMES [1] - 2:7 JAWORSKI [1] - 2:6 JEFFAS [1] - 43:19 Jeffas [3] - 3:15, 43:18, 43:19 Jersey [8] - 16:25, 45:16, 65:15, 74:23, 112:7, 112:11, 112:18, 112:23 jive [1] - 98:25 job [3] - 52:3, 95:20, 96:14 Joe [2] - 43:2, 43:16 JOHN [1] - 1:11 John [3] - 3:14, 39:22, 98:11 join [1] - 54:23 Joseph [2] - 3:15, 42:24 Josephine [1] - 51:8 joy [3] - 55:20, 56:22, 57:4 JULY [1] - 1:2 July [1] - 25:22 June [2] - 69:6, 77:23 jurisdiction [1] - 66:11 justify [1] - 67:14</p> <p style="text-align: center;">K</p> <p>Karen [5] - 21:19, 25:17, 31:7, 31:22, 32:3 Kaufman [2] - 17:25, 65:13 KAUFMAN [1] - 1:18 Kaufmann [2] - 65:13, 65:14 KEENAGHAN [3] -</p>	<p>20:9, 20:12 Keenaghan [2] - 3:10, 20:8 keep [5] - 11:16, 54:15, 57:2, 69:17, 109:15 keeping [1] - 79:14 Kenwood [2] - 3:16, 43:19 key [4] - 8:18, 43:24, 65:15 kick [1] - 55:5 kids [3] - 28:18, 34:12, 102:2 KIM [2] - 112:4, 112:22 kind [6] - 57:19, 99:17, 99:20, 102:21, 103:5, 106:4 kinds [2] - 36:4, 103:9 knocking [1] - 47:15 knowledge [1] - 31:2 known [2] - 18:23, 36:5 knows [1] - 33:5</p> <p style="text-align: center;">L</p> <p>L.L.C [2] - 1:22, 2:22 lack [3] - 101:24, 102:14, 103:19 lacking [2] - 106:7, 106:24 lady [1] - 95:19 Lake [57] - 5:4, 12:3, 15:13, 16:6, 16:9, 16:22, 17:13, 17:15, 17:19, 17:20, 17:24, 18:4, 19:6, 19:22, 19:25, 20:4, 25:14, 25:25, 28:18, 29:10, 30:24, 31:6, 31:25, 36:1, 37:25, 38:4, 38:24, 39:8, 39:14, 43:13, 43:20, 46:17, 47:9, 47:12, 48:1, 49:12, 51:15, 53:14, 54:3, 55:4, 55:7, 60:4, 60:18, 68:20, 70:6, 71:23, 73:18, 73:20, 74:25, 78:17, 98:21, 101:5, 103:20, 103:21, 104:10, 105:20, 106:5 lake [6] - 55:17, 55:19, 55:22, 56:23, 57:4, 60:10 LAKE [2] - 1:1, 1:9 Lake's [3] - 35:6, 36:3, 73:9</p>	<p>Land [5] - 71:25, 73:18, 74:1, 83:1, 89:14 land [5] - 28:10, 67:10, 75:15, 75:22, 89:4 landscaping [2] - 68:25, 91:5 lane [2] - 16:11, 34:3 Lane [2] - 3:13, 39:7 language [1] - 66:3 LaPaglia [3] - 3:15, 42:24, 43:4 large [3] - 37:11, 102:22, 105:23 larger [1] - 12:15 last [20] - 4:25, 5:7, 8:12, 14:4, 14:8, 18:12, 26:13, 38:14, 49:11, 58:9, 59:2, 62:7, 63:5, 63:12, 72:7, 72:11, 78:11, 82:1, 97:13, 99:3 lastly [1] - 76:23 late [3] - 13:16, 60:13, 60:14 latitude [1] - 49:20 LAUGHTER [5] - 5:20, 31:14, 43:3, 52:7, 58:16 laundromat [2] - 11:5, 13:7 LAURA [2] - 1:22, 2:22 Laura [4] - 3:15, 43:18, 43:19, 65:14 LauraACaruccillc @ gmail.com [2] - 1:25, 2:25 law [7] - 65:5, 65:12, 66:6, 68:13, 75:17, 82:7, 82:15 Law [5] - 72:1, 73:19, 74:1, 83:1, 89:14 lawfully [1] - 87:10 lawn [1] - 13:15 laws [2] - 17:21, 47:24 lawsuits [1] - 47:11 lawyers [1] - 83:2 lead [1] - 99:17 leaning [1] - 29:12 least [7] - 69:21, 75:17, 93:2, 98:2, 98:7, 98:8, 109:7 leave [6] - 28:22, 31:15, 34:8, 46:5, 50:24, 61:2 leaves [1] - 27:7 leaving [3] - 29:11, 33:15, 46:6 Lee [2] - 52:17, 59:15 left [9] - 8:16, 8:19,</p>
--	--	---	--	---

<p>13:12, 27:21, 33:15, 34:4, 34:14, 42:6, 42:7</p> <p>legacy [1] - 61:2</p> <p>legal [3] - 7:14, 71:1, 86:22</p> <p>legislative [1] - 89:3</p> <p>length [1] - 107:3</p> <p>Leonia [1] - 52:16</p> <p>less [3] - 7:8, 56:12, 91:15</p> <p>letter [14] - 21:19, 22:11, 23:2, 23:20, 24:22, 24:23, 25:5, 25:7, 25:9, 25:12, 25:21, 30:20, 30:22, 92:23</p> <p>level [1] - 77:20</p> <p>Levine [4] - 3:12, 35:17, 35:19, 35:21</p> <p>LEVINE [2] - 35:18, 35:21</p> <p>License [2] - 112:4, 112:23</p> <p>lie [1] - 52:10</p> <p>LIEBMAN [1] - 2:6</p> <p>life [12] - 7:24, 18:17, 19:24, 21:1, 26:2, 27:25, 29:20, 30:1, 30:4, 52:14, 52:16, 55:12</p> <p>light [9] - 13:18, 16:13, 27:14, 27:20, 33:4, 63:11, 69:3, 75:25, 83:25</p> <p>lighting [2] - 16:3, 68:25</p> <p>lights [1] - 27:8</p> <p>limit [4] - 7:6, 38:5, 63:13, 91:3</p> <p>limited [1] - 45:17</p> <p>Lincoln [1] - 103:7</p> <p>line [5] - 11:11, 16:4, 17:25, 45:11, 92:3</p> <p>Line [2] - 45:2, 45:7</p> <p>lines [2] - 57:12, 93:15</p> <p>linkage [1] - 76:3</p> <p>list [9] - 5:3, 6:4, 6:24, 6:25, 9:24, 10:1, 32:5, 62:1, 64:3</p> <p>listen [7] - 9:1, 35:7, 49:20, 60:11, 62:9, 62:13, 105:2</p> <p>listened [4] - 4:16, 7:22, 7:25, 8:2</p> <p>listening [4] - 14:7, 15:9, 15:23, 20:5</p> <p>litigious [1] - 17:13</p> <p>live [16] - 5:13, 12:24, 25:17, 26:9, 28:25,</p>	<p>30:1, 34:10, 41:6, 41:8, 55:5, 60:2, 60:15, 98:19, 101:25, 103:19, 107:25</p> <p>lived [3] - 30:18, 32:15, 36:1</p> <p>lives [4] - 18:6, 24:25, 102:16, 107:5</p> <p>living [5] - 19:25, 26:17, 26:25, 52:16, 98:21</p> <p>LLP [1] - 2:6</p> <p>Local [1] - 65:20</p> <p>local [1] - 29:25</p> <p>located [3] - 37:21, 74:12, 90:25</p> <p>location [14] - 8:13, 32:18, 32:23, 32:24, 32:25, 33:25, 34:10, 37:24, 48:11, 70:12, 71:6, 77:18, 77:24, 78:10</p> <p>look [8] - 44:16, 45:23, 66:7, 70:10, 72:23, 84:1, 86:3, 106:19</p> <p>looked [1] - 83:23</p> <p>looking [8] - 20:22, 28:24, 45:22, 93:4, 100:4, 102:9, 102:10, 107:10</p> <p>looks [1] - 48:15</p> <p>lose [2] - 60:10, 60:17</p> <p>loud [1] - 35:13</p> <p>love [3] - 41:1, 55:12, 61:15</p> <p>loves [2] - 55:4, 55:7</p> <p>low [2] - 29:5, 44:13</p> <p>LP [2] - 1:5, 4:2</p> <p>lucky [1] - 34:8</p>	<p>100:16, 106:17, 110:9, 111:2</p> <p>Malley [1] - 111:1</p> <p>mandate [2] - 47:8, 47:13</p> <p>mandating [1] - 72:5</p> <p>maneuvers [1] - 53:12</p> <p>manner [1] - 75:23</p> <p>Marie [3] - 3:17, 51:13, 51:14</p> <p>mark [3] - 10:12, 21:10, 35:12</p> <p>market [2] - 70:17, 70:19</p> <p>marketplace [1] - 70:11</p> <p>Marley [1] - 51:11</p> <p>MARSON [4] - 39:4, 39:7, 42:8</p> <p>Marson [2] - 3:13, 39:3</p> <p>master [19] - 38:1, 71:23, 72:12, 72:25, 73:9, 73:19, 80:24, 81:1, 81:22, 83:12, 85:8, 85:18, 85:19, 85:22, 85:23, 86:17, 89:23, 104:16, 104:24</p> <p>match [1] - 33:5</p> <p>MATER [1] - 1:4</p> <p>math [1] - 102:7</p> <p>matter [2] - 7:5, 71:1</p> <p>matters [1] - 67:10</p> <p>mayor [13] - 43:1, 43:9, 48:1, 54:1, 82:5, 83:8, 83:11, 83:22, 84:1, 84:5, 85:21, 100:7, 100:12</p> <p>Mayor [1] - 28:7</p> <p>mean [9] - 12:16, 22:2, 84:16, 98:6, 101:16, 103:12, 105:20, 106:19, 109:15</p> <p>meaning [2] - 37:4, 37:6</p> <p>means [3] - 94:22, 103:15, 110:12</p> <p>mechanicals [1] - 69:3</p> <p>Medici [15] - 71:8, 71:10, 71:11, 71:13, 72:4, 75:3, 75:9, 76:22, 78:24, 82:7, 83:5, 83:20, 90:1, 96:24, 104:22</p> <p>meet [5] - 38:11, 38:19, 47:8, 68:20, 82:14</p> <p>meeting [16] - 4:7,</p>	<p>4:11, 4:25, 5:7, 5:19, 7:4, 8:2, 8:20, 21:18, 25:22, 59:2, 59:10, 59:19, 61:23, 62:4, 94:17</p> <p>meetings [7] - 4:6, 4:15, 28:6, 29:18, 30:6, 37:7, 96:24</p> <p>meets [1] - 78:24</p> <p>MEG [1] - 2:15</p> <p>MEMBER [5] - 1:12, 1:13, 1:14, 1:15, 1:16</p> <p>member [3] - 67:14, 68:1, 96:13</p> <p>members [19] - 4:6, 4:9, 4:15, 4:17, 4:20, 4:24, 7:22, 8:16, 8:19, 8:23, 9:8, 18:24, 21:17, 25:16, 28:7, 32:17, 46:19, 51:2, 51:16</p> <p>memorialize [1] - 65:21</p> <p>mention [4] - 40:11, 45:21, 47:6, 81:22</p> <p>mentioned [7] - 33:10, 33:14, 34:2, 41:10, 42:14, 79:21, 81:2</p> <p>Mercedes [1] - 40:21</p> <p>mere [2] - 66:2, 73:22</p> <p>merely [1] - 66:5</p> <p>Merit [1] - 112:5</p> <p>met [9] - 15:14, 44:13, 49:11, 68:24, 72:18, 75:4, 78:14, 82:18, 87:16</p> <p>methodology [1] - 67:2</p> <p>mic [1] - 11:16</p> <p>MICHAEL [1] - 1:18</p> <p>Michael [2] - 10:1, 61:21</p> <p>microphone [2] - 22:16, 62:19</p> <p>middle [3] - 33:1, 33:8, 53:13</p> <p>might [5] - 5:21, 20:7, 55:5, 64:18, 105:13</p> <p>millennial [1] - 73:13</p> <p>millennials [2] - 48:10, 70:23</p> <p>millions [1] - 50:22</p> <p>mind [2] - 63:18, 69:17</p> <p>mine [1] - 57:22</p> <p>minimal [1] - 12:21</p> <p>minimis [1] - 93:14</p> <p>minimum [3] - 17:7, 103:7, 103:11</p>	<p>minor [1] - 26:11</p> <p>minute [10] - 34:14, 35:12, 42:6, 42:7, 48:17, 52:6, 58:10, 95:24</p> <p>minutes [14] - 7:7, 7:8, 11:18, 33:12, 43:1, 56:3, 56:12, 57:22, 63:13, 63:19, 64:16, 66:7</p> <p>minutes' [1] - 9:18</p> <p>misrepresentations [2] - 63:1, 63:8</p> <p>missed [3] - 4:6, 4:10, 4:15</p> <p>mistake [1] - 19:5</p> <p>mix [1] - 94:6</p> <p>mixed [4] - 40:25, 75:8, 97:4, 99:11</p> <p>mixed-use [1] - 75:8</p> <p>moment [2] - 21:15, 21:23</p> <p>Monday [1] - 26:22</p> <p>monetary [1] - 61:4</p> <p>money [1] - 38:20</p> <p>months [8] - 14:8, 37:8, 45:6, 45:12, 51:18, 51:24, 55:18, 58:19</p> <p>Montvale [8] - 16:20, 40:15, 40:22, 54:8, 59:10, 59:14, 59:15, 106:5</p> <p>morning [3] - 26:20, 34:11, 45:25</p> <p>most [8] - 7:12, 36:5, 40:16, 43:6, 43:7, 60:9, 76:17, 87:14</p> <p>motion [9] - 64:4, 104:3, 107:18, 108:4, 110:7, 110:11, 110:17, 111:7, 111:9</p> <p>mountain [1] - 57:8</p> <p>mouth [2] - 80:17, 80:21</p> <p>move [8] - 7:5, 10:7, 28:21, 32:6, 44:22, 48:10, 55:13, 102:5</p> <p>moved [4] - 11:2, 41:7, 41:17</p> <p>movement [1] - 21:2</p> <p>movie [1] - 29:4</p> <p>MR [250] - 4:1, 4:12, 4:19, 5:8, 5:10, 5:11, 5:13, 5:15, 5:16, 5:18, 5:21, 5:23, 5:24, 5:25, 6:1, 6:3, 6:5, 6:6, 6:8, 6:9, 6:10, 6:12, 6:16,</p>
---	--	---	---	---

6:19, 6:23, 7:1, 7:2, 8:9, 8:19, 9:5, 9:7, 9:10, 9:11, 9:14, 9:18, 9:20, 10:5, 10:6, 10:9, 11:13, 13:23, 14:1, 14:2, 14:5, 15:2, 18:11, 18:21, 18:22, 20:7, 21:6, 21:7, 21:24, 22:1, 22:2, 22:8, 22:12, 22:17, 22:18, 22:21, 23:2, 23:5, 23:6, 23:7, 23:8, 23:10, 23:13, 23:16, 23:23, 24:5, 24:10, 24:12, 24:18, 25:3, 25:6, 25:10, 25:11, 25:13, 26:8, 29:14, 29:16, 30:15, 30:17, 31:13, 31:15, 31:19, 31:20, 32:4, 32:10, 33:13, 34:15, 35:11, 35:17, 39:3, 39:4, 39:7, 39:22, 39:25, 40:2, 40:4, 42:5, 42:8, 42:24, 43:4, 43:18, 46:15, 46:16, 48:17, 48:19, 49:15, 49:23, 50:1, 50:4, 50:7, 50:9, 50:12, 50:14, 50:16, 50:18, 51:8, 52:19, 52:25, 53:3, 53:7, 55:25, 57:25, 58:6, 58:9, 58:13, 59:12, 59:13, 59:17, 59:22, 61:21, 62:3, 62:15, 62:18, 62:20, 62:24, 63:6, 63:11, 63:16, 63:17, 63:19, 63:20, 64:1, 64:4, 64:6, 64:13, 64:15, 66:17, 66:24, 68:7, 68:9, 68:10, 79:4, 79:6, 79:9, 79:10, 79:11, 79:13, 79:16, 79:20, 79:23, 79:25, 80:2, 80:3, 80:9, 80:11, 80:16, 80:18, 80:20, 80:22, 84:8, 84:10, 84:11, 84:15, 84:17, 84:18, 84:20, 84:21, 84:23, 84:25, 85:14, 86:9, 86:12, 86:14, 86:15, 88:7, 88:9, 88:10, 88:17, 91:8, 91:10, 91:11, 91:12, 91:14, 91:16, 91:18, 91:19, 93:11, 93:18, 93:20, 93:21, 93:24, 94:1, 94:3, 94:4, 94:7,	94:8, 94:13, 94:14, 94:16, 94:19, 94:24, 95:3, 95:7, 95:8, 95:11, 95:13, 96:5, 96:17, 96:22, 97:18, 98:12, 99:20, 100:15, 100:18, 101:10, 101:12, 104:3, 105:7, 105:17, 106:25, 107:19, 108:6, 108:8, 108:9, 108:11, 108:14, 109:23, 110:1, 110:13, 110:21, 110:25, 111:4, 111:6, 111:9, 111:12, 111:14, 111:15 MS [66] - 4:14, 6:14, 6:18, 6:21, 10:3, 10:14, 11:1, 11:8, 11:19, 15:3, 18:7, 18:8, 18:9, 18:10, 18:13, 20:9, 20:12, 21:22, 22:15, 23:19, 24:1, 24:7, 24:15, 24:25, 31:18, 31:21, 35:18, 35:21, 43:19, 50:17, 51:14, 52:8, 52:23, 53:2, 53:5, 53:9, 56:2, 56:11, 56:16, 57:3, 57:16, 57:20, 57:23, 58:1, 58:4, 58:8, 58:11, 58:17, 59:21, 59:24, 100:1, 100:16, 100:25, 104:7, 105:10, 106:17, 110:9, 110:18, 110:20, 110:22, 110:23, 110:24, 111:1, 111:2, 111:3, 111:5 multifamily [7] - 38:5, 70:1, 72:16, 76:24, 77:9, 90:22, 100:8 multiple [1] - 90:8 multiunit [1] - 37:6 municipal [2] - 65:16, 67:12 Municipal [5] - 71:25, 73:18, 73:25, 83:1, 89:14 MUNICIPAL [1] - 1:1 municipality [1] - 87:23 must [15] - 16:18, 43:7, 51:21, 53:11, 53:14, 66:5, 71:14,	72:14, 87:1, 87:11, 89:21, 89:25, 90:1, 90:4, 90:16 N name [13] - 5:10, 6:20, 10:7, 10:10, 14:4, 20:11, 24:21, 25:4, 25:17, 39:6, 39:24, 61:22, 61:24 names [1] - 64:2 narrowness [1] - 87:4 natural [1] - 76:1 nature [1] - 95:13 navigate [1] - 51:21 near [1] - 102:17 nearly [1] - 73:8 necessarily [3] - 23:22, 85:20, 100:9 need [25] - 4:18, 9:20, 9:21, 10:4, 13:10, 13:20, 23:18, 42:10, 44:16, 44:20, 60:20, 60:23, 64:14, 68:21, 74:7, 76:5, 76:7, 77:22, 91:3, 92:4, 93:8, 100:12, 106:1, 106:8, 106:9 needed [1] - 68:4 needs [3] - 23:10, 70:21, 86:6 negative [10] - 17:14, 28:21, 42:18, 75:4, 78:12, 78:14, 87:21, 87:25, 104:1, 105:10 negatively [1] - 30:21 negatives [2] - 87:24, 107:23 NEGLIA [1] - 2:13 Neglia [1] - 92:23 neighbor [1] - 25:21 neighborhood [6] - 11:3, 12:1, 12:18, 12:24, 20:15, 78:5 neighboring [1] - 105:24 neighbors [2] - 12:7, 28:9 nesters [2] - 48:10, 102:2 net [1] - 75:14 neutral [1] - 104:14 never [6] - 18:5, 18:10, 24:16, 42:2, 73:17, 99:13 new [8] - 12:10, 12:20, 28:1, 44:10, 44:11, 49:11, 90:21 New [9] - 16:24, 45:16,	65:15, 65:25, 74:23, 112:7, 112:11, 112:18, 112:23 Newman [2] - 68:1, 111:3 NEWMAN [42] - 1:16, 9:7, 9:11, 10:6, 22:12, 23:5, 23:7, 23:23, 24:5, 49:23, 50:12, 58:13, 59:13, 59:22, 63:11, 63:19, 64:6, 68:7, 79:6, 79:9, 79:11, 79:16, 79:25, 80:3, 84:8, 84:11, 84:17, 84:20, 84:25, 86:9, 86:14, 91:14, 91:18, 97:18, 100:18, 101:10, 101:12, 105:17, 108:6, 108:9, 110:1, 111:4 newspapers [1] - 40:17 next [7] - 8:8, 10:7, 11:3, 26:14, 26:25, 37:11, 99:18 night [8] - 26:20, 26:23, 27:2, 27:16, 45:25, 60:14, 111:14, 111:15 nine [4] - 64:16, 74:6, 90:15, 90:16 NJ [3] - 1:24, 2:8, 2:24 nobody [1] - 5:4 noise [3] - 16:3, 26:21, 66:16 nonconforming [2] - 36:16, 91:22 none [2] - 17:11 nonstarter [1] - 98:17 normal [1] - 107:13 north [3] - 15:19, 33:8, 33:20 North [2] - 2:7 notarized [6] - 21:21, 22:11, 23:3, 24:2, 25:21, 31:8 notary [1] - 24:3 Notary [2] - 112:7, 112:23 note [7] - 16:24, 37:1, 44:12, 45:16, 70:16, 75:9, 76:9 noted [4] - 16:5, 71:7, 90:12, 111:16 notes [1] - 10:16 nothing [10] - 12:12, 28:15, 48:15, 49:21, 52:20, 59:17, 98:21, 104:19, 105:4,	106:19 notice [1] - 12:10 noticed [1] - 41:22 nowhere [1] - 77:16 number [9] - 10:19, 20:18, 53:25, 95:7, 101:21, 103:16, 105:23, 106:12, 107:16 numbers [1] - 16:21 numerous [1] - 17:22 O oath [2] - 86:17, 112:9 object [6] - 24:10, 24:18, 49:15, 52:19, 59:12, 59:13 objection [2] - 22:6, 66:21 objectively [1] - 65:4 obligation [2] - 15:14, 74:7 obligations [1] - 28:5 oblivious [1] - 47:23 observations [1] - 70:18 observed [1] - 74:21 obsolete [1] - 98:5 obstructed [1] - 59:5 obtain [1] - 93:21 obtained [1] - 16:25 occupants [2] - 27:1, 77:21 occupied [2] - 98:7, 98:9 odd [1] - 87:16 OF [6] - 1:1, 1:2, 1:4, 1:5, 1:9 off-site [2] - 66:14, 110:2 offers [1] - 75:12 office [31] - 11:2, 11:5, 12:11, 13:7, 33:9, 34:5, 34:7, 34:8, 36:13, 37:4, 37:10, 37:11, 37:12, 37:13, 37:20, 69:10, 70:16, 70:19, 70:24, 74:24, 75:10, 76:12, 76:16, 76:20, 79:18, 90:24, 98:6, 108:19, 108:22, 109:14 officer [2] - 44:25, 49:24 officers [1] - 49:17 offices [3] - 11:9, 13:4, 109:13 official [1] - 30:23 often [2] - 51:21,
--	--	---	--	---

<p>106:19 old [1] - 81:2 omission [2] - 71:16, 90:3 omissions [2] - 63:1, 63:8 omitted [3] - 48:20, 48:23, 83:8 once [4] - 24:16, 34:8, 67:11, 101:13 One [2] - 10:1, 72:9 one [48] - 6:10, 9:25, 16:8, 20:8, 20:16, 21:22, 26:4, 27:13, 30:6, 34:3, 35:12, 38:15, 42:5, 42:7, 42:20, 44:18, 47:16, 47:21, 54:18, 56:9, 61:14, 64:11, 66:18, 76:5, 76:7, 77:3, 83:6, 84:8, 88:8, 89:8, 90:10, 90:11, 92:19, 93:2, 96:20, 99:9, 101:8, 101:12, 104:21, 105:3, 105:17, 107:2, 107:22, 108:15 one's [1] - 56:17 one-bedroom [2] - 90:10, 90:11 online [2] - 85:25, 86:3 open [8] - 15:18, 26:17, 75:25, 79:14, 92:22, 92:25, 98:19, 98:24 opening [1] - 43:12 operates [1] - 50:21 opinion [10] - 7:10, 23:11, 39:11, 75:13, 75:14, 78:21, 89:9, 98:8, 105:14, 110:4 opinions [5] - 22:22, 52:2, 67:14, 79:23, 86:18 Oppler [3] - 70:18, 70:21, 76:13 opportunity [2] - 9:16, 39:9 opposed [5] - 28:9, 43:10, 43:14, 64:9, 92:13 opposite [2] - 30:2, 69:15 order [6] - 7:4, 33:17, 53:15, 72:16, 89:19 ordered [1] - 64:12 Ordinance [3] - 36:4, 73:20, 78:17 ordinance [20] - 47:3,</p>	<p>47:21, 68:14, 71:21, 72:3, 73:1, 82:12, 83:23, 84:24, 86:2, 88:5, 89:4, 89:24, 90:2, 90:13, 90:19, 92:8, 92:14, 100:14, 103:5 ordinance's [1] - 71:16 ordinances [4] - 96:14, 96:15, 100:6, 103:6 oriented [6] - 41:11, 70:9, 73:5, 74:13, 74:22, 78:1 Oriented [1] - 75:18 original [2] - 21:21, 24:3 originally [3] - 57:21, 90:9, 90:17 otherwise [1] - 33:20 ourselves [1] - 19:21 outbursts [1] - 66:20 outcome [1] - 112:15 outside [5] - 15:15, 17:22, 26:20, 49:16, 103:2 outstanding [1] - 81:20 outweigh [2] - 87:24, 107:24 overall [1] - 78:1 overcrowded [1] - 45:3 overcrowding [3] - 45:11, 45:20, 54:22 overdevelop [1] - 28:22 overdeveloping [2] - 15:15, 70:3 overdevelopment [5] - 15:25, 42:3, 51:19, 69:12, 69:16 overlay [2] - 83:15, 100:4 overly [1] - 70:7 own [6] - 22:22, 66:25, 78:22, 80:20, 89:18, 106:23 owned [1] - 15:20 owner [1] - 12:17</p>	<p>packed [1] - 45:10 PADOVER [3] - 32:10, 33:13, 34:15 Padover [2] - 3:11, 32:9 PAGE [1] - 3:2 page [2] - 62:14, 64:16 Page [5] - 68:6, 72:8, 72:20, 75:6, 81:14 paid [3] - 32:12, 44:2 pains [1] - 65:21 painted [1] - 57:12 Panaretos [4] - 3:5, 6:14, 6:21, 31:20 PANARETOS [5] - 6:14, 6:18, 6:21, 6:22, 31:21 paper [1] - 35:14 paperwork [1] - 22:16 paragraph [3] - 30:16, 38:14, 89:20 paragraphs [3] - 29:15, 83:1, 83:3 parameters [1] - 70:1 paramount [2] - 20:2, 20:16 Paramus [2] - 2:8, 44:20 parent [1] - 26:4 parenthetically [1] - 76:9 parents [3] - 19:10, 53:10, 53:13 Park [11] - 16:19, 33:20, 40:15, 40:16, 40:21, 41:24, 41:25, 54:9, 54:23, 103:7, 106:4 parked [1] - 46:1 parking [15] - 25:1, 27:8, 46:1, 46:2, 57:12, 57:13, 58:17, 60:8, 60:14, 67:3, 69:1, 91:5, 92:9, 93:9, 94:8 Parkway [3] - 33:18, 59:9, 60:7 part [5] - 4:6, 77:13, 85:2, 101:4, 101:5 particular [7] - 13:14, 37:2, 69:9, 98:15, 101:14, 102:5, 103:17 particularly [3] - 13:16, 81:10, 89:15 parties [1] - 112:12 Pascack [4] - 45:2, 45:7, 54:7, 54:24 pass [1] - 31:22 passage [2] - 72:11,</p>	<p>72:24 passed [1] - 50:5 passengers [1] - 19:14 past [7] - 12:11, 29:18, 37:8, 41:15, 51:18, 51:24, 96:24 path [1] - 99:15 pathetic [1] - 34:6 patience [2] - 15:6, 51:17 patiently [1] - 51:25 Patricia [3] - 3:10, 20:8, 20:13 pay [1] - 28:20 peace [3] - 55:20, 56:23, 57:4 peak [1] - 107:9 peculiar [1] - 87:1 peculiarly [3] - 37:5, 37:16, 37:23 pedestrians [1] - 13:10 peg [1] - 18:1 pension [1] - 45:1 people [27] - 9:24, 13:17, 20:24, 23:17, 23:21, 30:2, 31:5, 45:8, 46:5, 48:6, 48:7, 56:3, 56:6, 56:11, 70:22, 80:8, 98:18, 98:20, 100:21, 101:18, 102:2, 103:25, 107:21, 107:25, 108:1 per [7] - 48:4, 48:5, 52:6, 71:7, 102:9, 102:10, 103:8 perceive [1] - 101:24 percent [17] - 12:22, 12:23, 31:23, 32:3, 46:2, 46:5, 68:2, 68:16, 75:19, 77:12, 77:15, 91:15, 92:13, 92:14, 92:20, 92:21, 102:11 percentage [2] - 55:22, 56:21 percentages [2] - 102:15, 109:8 perfectly [1] - 7:17 perhaps [3] - 8:25, 60:14, 86:18 period [4] - 8:16, 24:20, 38:17, 102:24 periods [1] - 109:9 permit [3] - 36:9, 72:16, 91:2 permits [1] - 103:7</p>	<p>permitted [9] - 36:17, 36:23, 69:9, 71:17, 86:19, 90:3, 92:20, 96:11, 103:3 person [10] - 7:18, 22:4, 24:21, 25:20, 29:19, 34:21, 42:20, 56:10, 58:10, 63:12 personal [2] - 87:12, 105:14 personally [2] - 31:10, 96:25 pertains [1] - 49:17 pertinent [2] - 42:8, 65:24 Peter [3] - 3:8, 13:23, 14:5 phonetic [4] - 19:24, 26:25, 51:11, 59:11 photographs [2] - 24:19, 24:20 physical [1] - 87:6 pick [2] - 26:10, 44:8 pickup [4] - 27:2, 44:5, 44:6, 60:11 pickups [1] - 27:12 picture [2] - 14:21, 44:16 pictures [4] - 24:3, 24:11, 27:18, 28:24 piece [5] - 35:14, 87:5, 87:9, 87:12, 98:24 piggyback [1] - 106:17 Place [1] - 10:1 place [2] - 17:12, 41:17 placed [1] - 18:16 places [1] - 52:22 Plan [1] - 77:13 plan [39] - 34:17, 38:1, 65:9, 67:25, 68:22, 68:23, 69:7, 69:11, 69:17, 71:21, 71:23, 72:12, 72:25, 73:9, 73:19, 74:20, 78:1, 78:16, 80:24, 81:1, 81:22, 83:12, 85:8, 85:18, 85:19, 85:22, 85:23, 86:17, 88:4, 89:23, 91:13, 92:7, 99:10, 104:17, 104:19, 104:22, 104:24, 110:15 planned [1] - 29:3 planner [2] - 69:6, 99:5 planning [16] - 21:1, 30:24, 40:7, 59:2, 65:14, 69:20, 82:12,</p>
--	---	---	---	---

<p>85:23, 89:4, 97:1, 97:10, 97:13, 99:6, 99:22, 100:11, 100:12</p> <p>Planning [1] - 25:15</p> <p>plans [2] - 52:1, 99:15</p> <p>plant [1] - 47:21</p> <p>planted [1] - 30:10</p> <p>planting [1] - 47:17</p> <p>platform [1] - 45:8</p> <p>playing [1] - 15:15</p> <p>plus [4] - 25:25, 31:25, 53:24, 63:20</p> <p>PM [1] - 27:14</p> <p>point [11] - 4:22, 24:22, 26:17, 27:20, 55:18, 57:5, 69:8, 72:12, 79:16, 88:16, 107:1</p> <p>pointed [1] - 42:11</p> <p>pointing [1] - 107:15</p> <p>points [6] - 8:18, 43:24, 43:25, 81:21, 105:3, 109:24</p> <p>poles [1] - 69:3</p> <p>police [9] - 17:9, 44:24, 44:25, 49:11, 49:17, 49:24, 50:2, 50:3, 50:15</p> <p>policy [4] - 39:12, 74:22, 85:24, 89:4</p> <p>political [2] - 50:20, 50:23</p> <p>population [4] - 54:17, 54:25, 55:3, 73:4</p> <p>portion [1] - 92:19</p> <p>portions [2] - 76:25, 97:25</p> <p>position [2] - 11:16, 86:7</p> <p>positive [7] - 66:14, 76:6, 87:21, 87:22, 104:1, 107:22, 109:20</p> <p>positives [1] - 107:24</p> <p>possibility [1] - 27:10</p> <p>possible [2] - 17:13, 22:24</p> <p>possibly [2] - 13:12, 38:13</p> <p>post [2] - 11:5, 13:7</p> <p>potential [3] - 40:18, 48:14, 77:25</p> <p>potentially [1] - 13:11</p> <p>powers [1] - 23:25</p> <p>practical [2] - 87:2, 87:17</p> <p>practice [2] - 63:3, 63:10</p> <p>pray [3] - 35:5, 61:16,</p>	<p>61:17</p> <p>pre [1] - 7:20</p> <p>pre-prepared [1] - 7:20</p> <p>precede [1] - 10:20</p> <p>precisely [1] - 39:18</p> <p>predatory [1] - 50:21</p> <p>predict [1] - 48:14</p> <p>predominantly [2] - 70:24, 74:25</p> <p>preexisting [2] - 91:22, 92:2</p> <p>Preiss [33] - 67:4, 69:7, 70:5, 70:14, 70:20, 71:4, 71:7, 71:9, 72:8, 72:21, 73:3, 74:3, 74:19, 74:21, 74:24, 75:2, 75:7, 75:12, 75:16, 76:7, 76:14, 76:15, 76:18, 77:5, 77:14, 81:4, 81:11, 81:13, 83:4, 83:25, 85:18, 90:12, 99:3</p> <p>Preiss' [6] - 70:10, 73:16, 77:22, 80:12, 82:1, 89:8</p> <p>preparation [1] - 73:23</p> <p>prepared [3] - 7:20, 43:22, 64:17</p> <p>PRESENT [1] - 1:9</p> <p>present [4] - 25:20, 51:10, 51:12, 61:25</p> <p>presentation [3] - 47:15, 49:21, 66:23</p> <p>presented [7] - 23:3, 29:19, 46:21, 52:1, 65:5, 66:6, 66:9</p> <p>presenting [1] - 39:17</p> <p>preserve [4] - 61:15, 75:21, 76:1, 76:3</p> <p>preserving [2] - 52:12, 81:23</p> <p>presumed [2] - 73:20, 78:18</p> <p>presuming [1] - 93:12</p> <p>presumption [2] - 72:2, 73:1</p> <p>pretty [1] - 46:8</p> <p>prevent [2] - 9:4, 38:7</p> <p>prevented [1] - 18:6</p> <p>preventing [1] - 81:24</p> <p>previous [2] - 27:1, 42:14</p> <p>previously [2] - 20:14, 67:22</p> <p>price [1] - 78:12</p> <p>primary [1] - 79:15</p> <p>PRINCIOTTO [101] -</p>	<p>2:4, 4:1, 4:19, 5:10, 5:13, 5:16, 5:23, 5:25, 6:3, 6:6, 6:9, 6:12, 6:16, 6:19, 6:23, 7:2, 8:19, 9:10, 9:14, 9:20, 10:5, 10:9, 11:13, 13:23, 14:2, 15:2, 18:11, 18:21, 20:7, 21:6, 21:24, 22:2, 22:18, 23:8, 23:16, 24:12, 25:6, 25:11, 29:14, 30:15, 31:20, 32:4, 35:17, 39:3, 39:22, 40:2, 42:5, 42:24, 43:18, 46:15, 48:17, 50:4, 50:9, 51:8, 52:25, 53:3, 53:7, 55:25, 57:25, 58:6, 58:9, 61:21, 62:18, 63:17, 64:1, 64:13, 66:17, 79:4, 80:11, 80:18, 80:22, 84:10, 84:15, 84:21, 86:15, 88:9, 88:17, 91:10, 91:12, 91:16, 91:19, 93:18, 93:21, 94:1, 94:4, 94:8, 94:14, 94:19, 95:3, 95:8, 95:13, 96:5, 96:17, 100:15, 104:3, 105:7, 108:11, 110:13, 111:9, 111:12, 111:15</p> <p>Princiotto [4] - 18:25, 88:7, 93:17, 96:4</p> <p>principal [2] - 36:8, 36:9</p> <p>principals [2] - 67:9, 67:11</p> <p>principle [1] - 74:10</p> <p>principles [3] - 65:12, 74:14, 78:4</p> <p>private [1] - 12:17</p> <p>problem [5] - 17:12, 24:23, 67:23, 75:5, 107:2</p> <p>problems [1] - 45:10</p> <p>procedure [1] - 39:12</p> <p>proceed [1] - 9:22</p> <p>proceeding [1] - 4:23</p> <p>proceedings [2] - 8:22, 68:19</p> <p>PROCEEDINGS [1] - 1:5</p> <p>process [5] - 11:23, 15:7, 47:1, 47:5, 108:16</p> <p>produced [4] - 65:7, 86:6, 86:10, 86:11</p>	<p>professional [1] - 11:9</p> <p>professionals [3] - 12:8, 67:11, 69:5</p> <p>profit [2] - 17:20, 17:23</p> <p>profits [2] - 18:15, 61:10</p> <p>profusely [1] - 15:6</p> <p>prohibited [1] - 83:7</p> <p>project [29] - 10:22, 13:20, 38:18, 38:22, 53:23, 61:5, 63:21, 66:12, 69:12, 74:17, 74:20, 76:25, 77:15, 78:15, 78:24, 81:17, 89:13, 101:15, 102:5, 102:13, 104:15, 107:23, 108:17, 108:19, 108:24, 109:4, 109:12, 109:18</p> <p>projects [2] - 27:24</p> <p>prongs [1] - 71:8</p> <p>pronounce [1] - 20:7</p> <p>proof [4] - 88:14, 89:21, 98:4, 108:18</p> <p>proofs [4] - 71:14, 82:18, 88:23, 88:25</p> <p>properties [3] - 77:6, 77:19, 87:15</p> <p>Properties [1] - 65:19</p> <p>property [33] - 15:20, 16:15, 16:16, 17:20, 25:2, 31:1, 32:16, 33:7, 33:22, 33:24, 35:1, 38:21, 44:8, 46:10, 69:20, 69:22, 71:3, 71:8, 73:15, 77:2, 77:5, 77:12, 77:18, 78:11, 87:4, 87:5, 87:7, 87:9, 87:12, 90:25, 92:19, 98:4, 106:14</p> <p>proposal [6] - 14:9, 14:11, 14:22, 60:3, 69:15, 70:21</p> <p>propose [1] - 107:18</p> <p>proposed [28] - 13:2, 13:9, 14:19, 36:6, 37:5, 38:10, 38:18, 45:23, 46:24, 48:3, 56:20, 57:7, 58:18, 59:3, 67:25, 69:18, 71:3, 71:6, 71:16, 78:15, 89:12, 90:2, 90:10, 101:18, 101:21, 101:22, 102:19, 104:11</p> <p>proposes [1] - 36:19</p> <p>proposing [2] - 91:7,</p>	<p>92:13</p> <p>proprietors [1] - 12:6</p> <p>Prospect [7] - 3:4, 6:1, 6:8, 19:9, 21:8, 33:3, 53:19</p> <p>protect [1] - 20:3</p> <p>protecting [1] - 47:11</p> <p>protracted [1] - 39:14</p> <p>prove [2] - 37:18, 39:17</p> <p>proved [1] - 105:4</p> <p>proven [2] - 48:9, 51:4</p> <p>provide [7] - 16:2, 51:4, 68:20, 71:17, 75:25, 90:15, 103:20</p> <p>provided [5] - 8:22, 69:24, 84:6, 98:20, 112:9</p> <p>provides [3] - 46:22, 87:25, 88:25</p> <p>providing [2] - 75:18, 92:9</p> <p>proving [1] - 87:20</p> <p>proximity [5] - 58:20, 58:25, 70:12, 75:24, 107:4</p> <p>Public [2] - 112:7, 112:23</p> <p>public [15] - 4:24, 9:8, 23:16, 38:16, 64:2, 64:5, 67:15, 74:22, 84:18, 85:24, 86:5, 86:8, 86:11, 88:2</p> <p>pull [1] - 28:2</p> <p>pulled [1] - 45:19</p> <p>pulling [1] - 52:21</p> <p>purchase [1] - 38:21</p> <p>purchased [4] - 26:14, 31:2, 55:15, 69:22</p> <p>purchasing [1] - 73:14</p> <p>purely [1] - 69:7</p> <p>purpose [8] - 69:24, 71:20, 72:4, 78:16, 88:4, 89:13, 98:4, 101:15</p> <p>purposely [1] - 48:20</p> <p>purposes [7] - 74:20, 75:15, 75:17, 76:5, 86:4, 89:23, 98:23</p> <p>pursuant [2] - 71:25, 90:13</p> <p>purview [1] - 74:18</p> <p>pushed [1] - 12:5</p> <p>put [15] - 11:17, 19:1, 20:20, 22:15, 27:20, 28:14, 32:1, 53:11, 68:2, 80:7, 80:17, 80:21, 99:10, 108:11, 109:12</p> <p>putting [3] - 31:9,</p>
---	--	---	--	---

98:23, 102:24	really [17] - 13:20, 17:12, 18:8, 28:17, 30:3, 35:24, 38:22, 44:14, 52:25, 97:19, 101:22, 102:21, 103:4, 105:12, 106:13, 108:23, 109:5 Realtime [1] - 112:6 Realty [1] - 65:18 rear [2] - 70:8, 87:15 reason [9] - 25:25, 32:23, 34:20, 35:3, 85:5, 87:5, 87:8, 89:2, 106:20 reasonable [1] - 94:24 reasons [12] - 32:20, 35:4, 37:2, 37:19, 55:13, 65:17, 75:8, 76:11, 89:1, 89:6, 89:12 rebuttable [1] - 72:2 receive [2] - 10:11, 60:4 recently [1] - 54:1 recess [1] - 96:1 recital [1] - 66:2 recollection [4] - 81:7, 97:23, 99:2, 99:4 recommendation [3] - 7:5, 8:24, 103:25 recommended [2] - 69:19, 103:12 reconcile [7] - 71:15, 83:22, 84:5, 90:1, 90:2, 96:25, 97:6 reconciliation [7] - 72:18, 72:24, 83:5, 83:21, 90:1, 96:24, 104:22 Reconciliation [3] - 71:10, 71:12, 75:3 reconciling [2] - 72:9, 101:23 record [21] - 8:4, 23:18, 24:24, 46:25, 47:19, 49:10, 49:16, 64:18, 65:24, 67:5, 79:17, 84:18, 85:24, 86:5, 86:8, 86:11, 93:19, 93:25, 95:2, 95:6, 112:8 Record [1] - 45:5 recordings [1] - 4:17 recycling [1] - 44:5 redeveloped [1] - 12:5 redevelopment [1] - 77:23 reduced [2] - 91:8, 91:10	reduces [2] - 69:12, 69:13 reduction [2] - 46:2, 66:13 reexamination [14] - 71:23, 71:25, 72:5, 72:7, 73:10, 73:19, 73:23, 74:2, 80:24, 81:1, 83:13, 85:8, 85:19, 85:22 refer [2] - 66:5, 71:4 referee [1] - 112:10 reference [5] - 48:9, 65:23, 77:2, 85:18, 86:3 referenced [1] - 82:25 referencing [1] - 102:1 referred [2] - 74:13, 83:20 reflect [2] - 8:4, 23:21 refuse/trash [1] - 68:25 refuted [2] - 77:10, 78:16 regard [11] - 54:2, 70:20, 81:11, 82:4, 82:5, 82:7, 83:19, 86:24, 89:9, 92:18, 93:5 regarding [6] - 59:3, 59:11, 60:20, 67:25, 70:17, 74:3 regards [1] - 31:7 region [2] - 41:6 Registered [1] - 112:5 regret [1] - 21:2 regularly [1] - 12:8 regulation [1] - 112:18 regulations [1] - 12:19 reiterate [4] - 17:17, 23:20, 99:20, 106:10 reject [1] - 39:19 relate [2] - 36:5, 87:11 related [5] - 7:11, 49:18, 110:15, 112:12, 112:14 relates [1] - 94:25 relationship [2] - 67:16, 106:6 relatively [1] - 102:17 relevance [1] - 86:2 relevant [3] - 16:1, 38:1, 105:24 relief [1] - 88:1 relieved [1] - 11:23 relocate [1] - 57:6 rely [1] - 72:15 remain [2] - 46:24, 55:7 remaining [1] - 54:18	remedy [1] - 47:11 remember [5] - 27:4, 33:7, 61:9, 80:3, 85:6 remind [1] - 10:9 reminder [1] - 67:18 Rendo [1] - 28:7 rent [2] - 80:7, 97:22 rental [2] - 11:5, 12:11 rentals [2] - 16:14, 16:21 rented [1] - 97:25 renters [1] - 48:14 renting [1] - 73:14 repeat [3] - 6:20, 7:19, 95:6 repeating [1] - 21:14 replacing [1] - 47:16 replanted [1] - 30:13 reply [1] - 94:19 report [4] - 4:9, 48:24, 49:9, 85:20 Reporter [3] - 112:5, 112:6 REPORTER [9] - 10:24, 11:17, 14:3, 20:10, 26:7, 39:5, 39:23, 52:5, 95:21 REPORTERS [2] - 1:23, 2:23 reports [8] - 84:12, 84:13, 84:14, 84:17, 85:2, 85:4, 85:5, 85:12 representative [1] - 30:7 representatives [1] - 14:16 representing [1] - 60:1 represents [1] - 69:15 request [6] - 14:24, 38:1, 38:12, 53:21, 69:23, 79:3 requested [5] - 69:25, 88:19, 92:7, 92:18, 95:15 requests [2] - 93:7, 96:15 required [9] - 36:15, 36:17, 36:22, 71:24, 73:18, 82:18, 91:6, 91:24, 92:3 requirement [4] - 44:13, 82:23, 83:5, 89:3 requirements [9] - 38:11, 38:19, 68:25, 69:1, 73:25, 82:4, 82:10, 83:6, 86:23	requires [3] - 47:3, 92:14, 93:10 reserving [1] - 79:13 reservoir [2] - 16:11, 17:9 reside [4] - 5:1, 5:3, 9:24, 32:7 resided [1] - 4:25 resident [5] - 21:16, 25:24, 42:15, 48:1, 106:23 Residential [1] - 65:18 residential [23] - 27:6, 33:24, 34:6, 38:4, 44:7, 44:8, 72:16, 74:11, 75:21, 81:23, 85:13, 90:9, 90:22, 97:3, 98:18, 99:11, 99:14, 101:17, 101:19, 107:11, 108:21, 109:10, 109:13 residential/ commercial [2] - 40:19, 40:24 residents [34] - 10:19, 12:7, 12:24, 13:2, 13:9, 13:15, 17:15, 19:6, 19:18, 20:3, 26:16, 26:19, 29:25, 31:6, 32:6, 32:7, 34:20, 43:11, 51:20, 52:14, 52:16, 55:2, 57:10, 58:20, 58:25, 59:4, 60:2, 60:4, 61:3, 61:17, 63:21, 104:10, 105:1 resolution [2] - 104:1, 104:2 resolutions [1] - 65:22 respectfully [2] - 76:21, 79:3 respective [1] - 77:19 responded [1] - 67:22 response [4] - 30:9, 60:19, 64:10, 67:25 responsibility [2] - 17:18, 110:3 restaurants [3] - 11:8, 48:16, 99:12 results [1] - 72:2 retail [1] - 75:10 retired [1] - 44:24 retirement [1] - 26:15 review [4] - 82:6, 83:16, 92:8, 92:23 reviewed [3] - 83:11, 86:16, 86:17 revisit [2] - 9:1, 9:12 REYNOLDS [19] -
Q	R			
quaint [1] - 31:4 qualified [1] - 86:20 quality [17] - 18:16, 19:23, 21:1, 26:2, 27:25, 29:20, 30:1, 30:4, 52:13, 52:15, 54:12, 54:21, 55:9, 55:11, 89:21, 105:12 quarrel [1] - 86:13 questions [7] - 10:20, 15:7, 35:2, 51:18, 64:23, 70:14, 79:7 quick [2] - 62:15, 62:20 quickly [2] - 8:12, 62:13 quiet [1] - 66:17 quite [2] - 40:6, 99:18 quote [2] - 45:5, 81:17 quoting [1] - 85:4	R-15 [2] - 37:22, 102:17 R.P.R [2] - 1:22, 2:22 radius [1] - 93:3 rail [1] - 45:10 raised [4] - 10:19, 32:14, 66:8, 100:19 raising [1] - 26:3 rake [1] - 50:22 raking [1] - 61:8 rather [4] - 24:8, 35:13, 82:12, 89:4 ratio [1] - 36:18 reach [1] - 10:3 read [21] - 4:12, 4:16, 7:20, 8:1, 8:13, 23:1, 23:2, 23:5, 23:10, 23:13, 23:24, 24:24, 25:4, 25:7, 25:21, 43:22, 45:4, 63:18, 64:17, 65:1, 85:11 readily [1] - 85:25 reading [6] - 21:25, 22:10, 22:14, 22:19, 24:9, 40:17 readopted [1] - 72:25 ready [1] - 29:22 reaffirm [1] - 38:3 real [2] - 30:25, 48:8 realistic [1] - 26:10 reality [1] - 109:4 realize [1] - 54:15 realized [1] - 12:1			

<p>5:21, 5:24, 6:1, 6:5, 6:8, 21:7, 22:1, 22:17, 22:21, 23:2, 23:6, 25:10, 25:13, 26:8, 29:16, 30:17, 31:13, 31:15, 31:19</p> <p>Reynolds [6] - 3:4, 5:24, 21:6, 21:8, 21:24, 25:7</p> <p>rezone [1] - 83:17</p> <p>rich [1] - 28:13</p> <p>Richard [5] - 65:14, 69:7, 81:11, 90:12, 99:2</p> <p>rid [1] - 93:13</p> <p>Ridge [14] - 12:3, 16:19, 33:20, 40:15, 40:16, 40:21, 41:9, 41:24, 54:9, 54:23, 70:25, 74:25, 98:5, 106:4</p> <p>Ridgewood's [2] - 48:12, 48:15</p> <p>rise [1] - 53:25</p> <p>Rite [1] - 13:8</p> <p>River [3] - 16:19, 40:15, 54:9</p> <p>RMR [1] - 112:22</p> <p>road [4] - 16:12, 28:2, 41:24, 75:12</p> <p>Road [8] - 3:6, 3:17, 12:3, 41:9, 46:17, 70:25, 75:1, 98:6</p> <p>roads [1] - 50:25</p> <p>ROBERT [2] - 1:14, 2:4</p> <p>Robin [1] - 35:15</p> <p>ROBIN [1] - 1:15</p> <p>robust [1] - 64:23</p> <p>Rock [1] - 59:11</p> <p>roll [1] - 110:10</p> <p>roof [1] - 69:3</p> <p>room [2] - 14:18, 26:18</p> <p>round [1] - 18:2</p> <p>Route [2] - 2:7, 33:18</p> <p>RSIS [1] - 69:1</p> <p>ruin [2] - 27:25, 30:4</p> <p>rules [1] - 37:14</p> <p>run [2] - 28:15, 50:25</p> <p>running [3] - 13:16, 26:21, 27:16</p> <p>rush [2] - 13:1, 44:21</p>	<p>safety [11] - 14:15, 15:24, 16:24, 17:14, 18:16, 20:19, 26:2, 27:25, 30:5, 42:14, 67:8</p> <p>sails [1] - 43:21</p> <p>sake [1] - 101:16</p> <p>Sal [2] - 6:11, 9:7</p> <p>salary [1] - 45:1</p> <p>Sally [3] - 3:7, 10:13, 10:15</p> <p>SANJEEV [1] - 1:12</p> <p>sat [1] - 51:24</p> <p>satisfaction [2] - 67:24, 69:4</p> <p>satisfactorily [1] - 71:14</p> <p>satisfactory [1] - 98:3</p> <p>satisfied [2] - 67:2, 68:8</p> <p>satisfy [3] - 73:25, 76:6, 93:23</p> <p>satisfying [1] - 93:7</p> <p>saturated [1] - 47:20</p> <p>saved [1] - 18:6</p> <p>saw [1] - 104:23</p> <p>scale [1] - 101:7</p> <p>scared [1] - 28:2</p> <p>schedule [1] - 28:4</p> <p>scheme [1] - 78:16</p> <p>school [15] - 19:11, 19:15, 26:1, 26:5, 53:10, 53:14, 53:16, 54:13, 54:16, 54:19, 54:24, 59:16, 102:3, 105:22, 106:3</p> <p>school-aged [1] - 53:10</p> <p>schools [3] - 19:23, 44:5, 51:1</p> <p>Schuster [2] - 67:18, 68:3</p> <p>scientific [1] - 104:8</p> <p>seat [2] - 11:14, 11:15</p> <p>second [18] - 36:20, 37:25, 46:24, 56:20, 57:7, 57:17, 58:18, 64:6, 66:18, 77:11, 88:8, 91:1, 98:16, 98:23, 102:19, 110:8, 110:9, 110:17</p> <p>secondary [1] - 79:15</p> <p>seconds [2] - 50:17, 56:1</p> <p>secretary [1] - 4:8</p> <p>Secretary [1] - 2:16</p> <p>Section [1] - 72:1</p> <p>section [1] - 101:8</p> <p>see [19] - 27:17, 28:15, 28:19, 41:15, 42:21, 44:15, 53:24, 54:21, 58:21, 84:1, 96:8, 100:6, 100:10, 103:16, 103:23, 104:11, 106:23, 108:20, 109:20</p> <p>seeing [2] - 56:23, 57:4</p> <p>seek [1] - 93:14</p> <p>seeking [6] - 79:11, 82:11, 91:21, 91:25, 92:8, 98:1</p> <p>seem [1] - 103:3</p> <p>self [1] - 11:10</p> <p>self-contained [1] - 11:10</p> <p>sell [2] - 102:3, 103:18</p> <p>selling [2] - 55:18, 57:5</p> <p>sells [1] - 103:13</p> <p>sense [3] - 16:21, 33:23, 69:11</p> <p>sent [4] - 21:19, 23:22, 24:2, 24:4</p> <p>sentence [1] - 57:15</p> <p>separate [1] - 101:4</p> <p>separated [1] - 77:2</p> <p>series [1] - 39:14</p> <p>serious [1] - 15:9</p> <p>serpentine [2] - 16:9, 16:11</p> <p>serve [1] - 70:21</p> <p>service [3] - 45:18, 45:19, 46:19</p> <p>services [1] - 17:10</p> <p>serving [1] - 61:2</p> <p>set [7] - 15:10, 47:3, 78:22, 82:14, 89:14, 90:13, 90:18</p> <p>setback [3] - 82:22, 91:23, 92:1</p> <p>setbacks [2] - 70:4, 87:15</p> <p>settled [1] - 65:12</p> <p>settlement [4] - 68:16, 83:14, 90:14, 90:19</p> <p>seven [4] - 26:22, 40:7, 65:6, 107:13</p> <p>seven-day [1] - 107:13</p> <p>several [4] - 47:15, 55:16, 67:21, 69:21</p> <p>Shade [3] - 30:7, 94:11, 94:14</p> <p>shallowness [1] - 87:4</p> <p>shape [1] - 87:5</p> <p>shaped [1] - 87:16</p> <p>Share [3] - 68:17, 77:13, 90:14</p> <p>share [3] - 47:10, 59:16, 105:22</p>	<p>sheet [1] - 5:4</p> <p>sheets [2] - 4:24, 5:7</p> <p>shine [1] - 56:23</p> <p>shining [1] - 55:19</p> <p>Shop [1] - 13:8</p> <p>shopping [1] - 74:13</p> <p>short [4] - 29:17, 62:9, 95:17, 96:1</p> <p>show [4] - 23:8, 83:7, 87:1, 89:21</p> <p>showed [1] - 12:22</p> <p>shows [1] - 58:13</p> <p>shrubs [2] - 47:18, 47:19</p> <p>SHUSTER [1] - 68:10</p> <p>side [21] - 16:8, 26:9, 26:18, 28:3, 28:11, 28:12, 28:13, 28:23, 30:2, 30:4, 30:19, 32:15, 34:20, 34:22, 41:9, 59:9, 70:8, 96:20, 101:8, 109:2</p> <p>sides [1] - 29:6</p> <p>sight [1] - 16:4</p> <p>sign [4] - 4:24, 5:6, 5:7, 5:17</p> <p>sign-in [2] - 4:24, 5:7</p> <p>signed [3] - 4:14, 5:4, 5:8</p> <p>significant [3] - 42:13, 66:12, 72:6</p> <p>signs [1] - 12:11</p> <p>similar [3] - 22:3, 109:12</p> <p>simple [1] - 63:6</p> <p>simply [4] - 62:24, 67:6, 71:22, 103:1</p> <p>single [2] - 26:4, 37:22</p> <p>sit [3] - 23:14, 35:20, 49:20</p> <p>site [18] - 19:4, 37:3, 65:9, 66:14, 67:22, 67:25, 68:22, 68:23, 68:24, 69:7, 69:11, 69:13, 69:16, 89:15, 91:13, 92:7, 110:2, 110:15</p> <p>site's [1] - 77:24</p> <p>sitting [2] - 26:19, 95:19</p> <p>situated [1] - 71:3</p> <p>situation [9] - 5:22, 17:13, 20:18, 20:19, 41:4, 42:10, 42:11, 82:8, 87:8</p> <p>six [3] - 55:18, 58:19, 94:6</p> <p>size [2] - 102:8, 103:11</p> <p>skip [1] - 43:23</p>	<p>sleep [1] - 26:23</p> <p>slope [3] - 33:2, 92:13, 92:20</p> <p>slopes [1] - 76:4</p> <p>slow [2] - 11:1, 52:6</p> <p>slowly [1] - 11:7</p> <p>small [4] - 11:10, 12:4, 26:3, 46:22</p> <p>smart [4] - 74:10, 74:14, 74:18, 78:3</p> <p>smell [1] - 35:1</p> <p>SMITH [10] - 2:15, 4:14, 31:18, 110:18, 110:20, 110:22, 110:24, 111:1, 111:3, 111:5</p> <p>smoke [1] - 26:19</p> <p>smoking [1] - 26:20</p> <p>SMSA [1] - 65:25</p> <p>SO [2] - 37:20, 90:23</p> <p>sold [1] - 101:13</p> <p>solely [1] - 77:20</p> <p>someone [7] - 7:16, 21:25, 23:23, 41:9, 59:22, 60:14, 102:16</p> <p>sometime [1] - 9:20</p> <p>sometimes [4] - 9:4, 51:25, 52:2, 52:3</p> <p>somewhat [1] - 51:25</p> <p>somewhere [1] - 30:11</p> <p>son [2] - 54:18, 55:4</p> <p>sorry [7] - 6:6, 6:12, 6:19, 10:24, 24:7, 86:14, 100:17</p> <p>sought [1] - 89:22</p> <p>sound [1] - 65:15</p> <p>sounded [1] - 99:5</p> <p>south [4] - 33:19, 33:21, 41:2</p> <p>southerly [1] - 92:19</p> <p>space [9] - 14:14, 45:17, 75:25, 93:9, 98:6, 98:19, 98:25, 106:14</p> <p>sparkle [1] - 55:19</p> <p>speakers [2] - 20:15, 35:12</p> <p>speaking [2] - 8:17, 10:25</p> <p>special [7] - 37:2, 75:8, 76:11, 89:1, 89:6, 89:12, 90:23</p> <p>specially [2] - 71:3, 71:9</p> <p>specific [5] - 62:8, 83:18, 87:5, 87:9, 87:11</p> <p>specifically [7] - 17:9, 62:12, 80:1, 88:18,</p>
S			
<p>SADDLE [2] - 1:24, 2:24</p> <p>Saddle [1] - 40:15</p> <p>safe [1] - 69:17</p>	<p>safety [11] - 14:15, 15:24, 16:24, 17:14, 18:16, 20:19, 26:2, 27:25, 30:5, 42:14, 67:8</p> <p>sails [1] - 43:21</p> <p>sake [1] - 101:16</p> <p>Sal [2] - 6:11, 9:7</p> <p>salary [1] - 45:1</p> <p>Sally [3] - 3:7, 10:13, 10:15</p> <p>SANJEEV [1] - 1:12</p> <p>sat [1] - 51:24</p> <p>satisfaction [2] - 67:24, 69:4</p> <p>satisfactorily [1] - 71:14</p> <p>satisfactory [1] - 98:3</p> <p>satisfied [2] - 67:2, 68:8</p> <p>satisfy [3] - 73:25, 76:6, 93:23</p> <p>satisfying [1] - 93:7</p> <p>saturated [1] - 47:20</p> <p>saved [1] - 18:6</p> <p>saw [1] - 104:23</p> <p>scale [1] - 101:7</p> <p>scared [1] - 28:2</p> <p>schedule [1] - 28:4</p> <p>scheme [1] - 78:16</p> <p>school [15] - 19:11, 19:15, 26:1, 26:5, 53:10, 53:14, 53:16, 54:13, 54:16, 54:19, 54:24, 59:16, 102:3, 105:22, 106:3</p> <p>school-aged [1] - 53:10</p> <p>schools [3] - 19:23, 44:5, 51:1</p> <p>Schuster [2] - 67:18, 68:3</p> <p>scientific [1] - 104:8</p> <p>seat [2] - 11:14, 11:15</p> <p>second [18] - 36:20, 37:25, 46:24, 56:20, 57:7, 57:17, 58:18, 64:6, 66:18, 77:11, 88:8, 91:1, 98:16, 98:23, 102:19, 110:8, 110:9, 110:17</p> <p>secondary [1] - 79:15</p> <p>seconds [2] - 50:17, 56:1</p> <p>secretary [1] - 4:8</p> <p>Secretary [1] - 2:16</p> <p>Section [1] - 72:1</p> <p>section [1] - 101:8</p> <p>see [19] - 27:17, 28:15, 28:19, 41:15, 42:21, 44:15, 53:24, 54:21, 58:21, 84:1, 96:8, 100:6, 100:10, 103:16, 103:23, 104:11, 106:23, 108:20, 109:20</p> <p>seeing [2] - 56:23, 57:4</p> <p>seek [1] - 93:14</p> <p>seeking [6] - 79:11, 82:11, 91:21, 91:25, 92:8, 98:1</p> <p>seem [1] - 103:3</p> <p>self [1] - 11:10</p> <p>self-contained [1] - 11:10</p> <p>sell [2] - 102:3, 103:18</p> <p>selling [2] - 55:18, 57:5</p> <p>sells [1] - 103:13</p> <p>sense [3] - 16:21, 33:23, 69:11</p> <p>sent [4] - 21:19, 23:22, 24:2, 24:4</p> <p>sentence [1] - 57:15</p> <p>separate [1] - 101:4</p> <p>separated [1] - 77:2</p> <p>series [1] - 39:14</p> <p>serious [1] - 15:9</p> <p>serpentine [2] - 16:9, 16:11</p> <p>serve [1] - 70:21</p> <p>service [3] - 45:18, 45:19, 46:19</p> <p>services [1] - 17:10</p> <p>serving [1] - 61:2</p> <p>set [7] - 15:10, 47:3, 78:22, 82:14, 89:14, 90:13, 90:18</p> <p>setback [3] - 82:22, 91:23, 92:1</p> <p>setbacks [2] - 70:4, 87:15</p> <p>settled [1] - 65:12</p> <p>settlement [4] - 68:16, 83:14, 90:14, 90:19</p> <p>seven [4] - 26:22, 40:7, 65:6, 107:13</p> <p>seven-day [1] - 107:13</p> <p>several [4] - 47:15, 55:16, 67:21, 69:21</p> <p>Shade [3] - 30:7, 94:11, 94:14</p> <p>shallowness [1] - 87:4</p> <p>shape [1] - 87:5</p> <p>shaped [1] - 87:16</p> <p>Share [3] - 68:17, 77:13, 90:14</p> <p>share [3] - 47:10, 59:16, 105:22</p>	<p>sheet [1] - 5:4</p> <p>sheets [2] - 4:24, 5:7</p> <p>shine [1] - 56:23</p> <p>shining [1] - 55:19</p> <p>Shop [1] - 13:8</p> <p>shopping [1] - 74:13</p> <p>short [4] - 29:17, 62:9, 95:17, 96:1</p> <p>show [4] - 23:8, 83:7, 87:1, 89:21</p> <p>showed [1] - 12:22</p> <p>shows [1] - 58:13</p> <p>shrubs [2] - 47:18, 47:19</p> <p>SHUSTER [1] - 68:10</p> <p>side [21] - 16:8, 26:9, 26:18, 28:3, 28:11, 28:12, 28:13, 28:23, 30:2, 30:4, 30:19, 32:15, 34:20, 34:22, 41:9, 59:9, 70:8, 96:20, 101:8, 109:2</p> <p>sides [1] - 29:6</p> <p>sight [1] - 16:4</p> <p>sign [4] - 4:24, 5:6, 5:7, 5:17</p> <p>sign-in [2] - 4:24, 5:7</p> <p>signed [3] - 4:14, 5:4, 5:8</p> <p>significant [3] - 42:13, 66:12, 72:6</p> <p>signs [1] - 12:11</p> <p>similar [3] - 22:3, 109:12</p> <p>simple [1] - 63:6</p> <p>simply [4] - 62:24, 67:6, 71:22, 103:1</p> <p>single [2] - 26:4, 37:22</p> <p>sit [3] - 23:14, 35:20, 49:20</p> <p>site [18] - 19:4, 37:3, 65:9, 66:14, 67:22, 67:25, 68:22, 68:23, 68:24, 69:7, 69:11, 69:13, 69:16, 89:15, 91:13, 92:7, 110:2, 110:15</p> <p>site's [1] - 77:24</p> <p>sitting [2] - 26:19, 95:19</p> <p>situated [1] - 71:3</p> <p>situation [9] - 5:22, 17:13, 20:18, 20:19, 41:4, 42:10, 42:11, 82:8, 87:8</p> <p>six [3] - 55:18, 58:19, 94:6</p> <p>size [2] - 102:8, 103:11</p> <p>skip [1] - 43:23</p>	<p>sleep [1] - 26:23</p> <p>slope [3] - 33:2, 92:13, 92:20</p> <p>slopes [1] - 76:4</p> <p>slow [2] - 11:1, 52:6</p> <p>slowly [1] - 11:7</p> <p>small [4] - 11:10, 12:4, 26:3, 46:22</p> <p>smart [4] - 74:10, 74:14, 74:18, 78:3</p> <p>smell [1] - 35:1</p> <p>SMITH [10] - 2:15, 4:14, 31:18, 110:18, 110:20, 110:22, 110:24, 111:1, 111:3, 111:5</p> <p>smoke [1] - 26:19</p> <p>smoking [1] - 26:20</p> <p>SMSA [1] - 65:25</p> <p>SO [2] - 37:20, 90:23</p> <p>sold [1] - 101:13</p> <p>solely [1] - 77:20</p> <p>someone [7] - 7:16, 21:25, 23:23, 41:9, 59:22, 60:14, 102:16</p> <p>sometime [1] - 9:20</p> <p>sometimes [4] - 9:4, 51:25, 52:2, 52:3</p> <p>somewhat [1] - 51:25</p> <p>somewhere [1] - 30:11</p> <p>son [2] - 54:18, 55:4</p> <p>sorry [7] - 6:6, 6:12, 6:19, 10:24, 24:7, 86:14, 100:17</p> <p>sought [1] - 89:22</p> <p>sound [1] - 65:15</p> <p>sounded [1] - 99:5</p> <p>south [4] - 33:19, 33:21, 41:2</p> <p>southerly [1] - 92:19</p> <p>space [9] - 14:14, 45:17, 75:25, 93:9, 98:6, 98:19, 98:25, 106:14</p> <p>sparkle [1] - 55:19</p> <p>speakers [2] - 20:15, 35:12</p> <p>speaking [2] - 8:17, 10:25</p> <p>special [7] - 37:2, 75:8, 76:11, 89:1, 89:6, 89:12, 90:23</p> <p>specially [2] - 71:3, 71:9</p> <p>specific [5] - 62:8, 83:18, 87:5, 87:9, 87:11</p> <p>specifically [7] - 17:9, 62:12, 80:1, 88:18,</p>

<p>97:2, 97:5, 97:9 spell [4] - 14:3, 20:10, 39:5, 39:23 spend [1] - 38:20 Spirig [2] - 99:21, 111:5 SPIRIG [6] - 1:11, 64:4, 98:12, 107:19, 108:8, 111:6 spoken [3] - 107:2, 107:21 spot [2] - 57:12, 108:12 spots [1] - 46:4 sprawl [2] - 38:8, 81:25 spring [1] - 81:1 Spring [2] - 45:13, 45:17 square [7] - 18:1, 91:6, 91:7, 102:8, 102:10, 102:15, 106:12 squarely [1] - 70:3 stall [1] - 92:9 stand [1] - 58:18 standard [4] - 79:12, 82:7, 92:10, 98:3 standards [2] - 65:24, 92:7 standing [1] - 45:9 stands [1] - 33:23 Star [2] - 3:6, 8:6 STAR [9] - 8:9, 9:5, 62:3, 62:15, 62:20, 62:24, 63:6, 63:16, 63:20 star [1] - 62:5 start [7] - 5:18, 9:24, 40:5, 44:1, 46:18, 96:7, 98:8 started [2] - 47:6, 108:18 state [8] - 16:1, 46:23, 47:8, 47:10, 74:15, 74:20, 75:17, 100:24 State [5] - 33:17, 60:7, 74:23, 112:7, 112:11 state's [1] - 47:12 statement [11] - 8:13, 23:24, 43:22, 62:4, 62:14, 64:17, 65:16, 66:20, 66:22, 78:9, 96:13 statements [4] - 7:20, 7:21, 8:3, 66:2 states [4] - 45:16, 72:1, 72:9, 77:14 station [8] - 11:11, 12:12, 70:13, 74:12,</p>	<p>75:24, 76:3, 77:4, 77:25 stations [1] - 12:13 statistics [1] - 52:2 statute [2] - 88:24, 112:11 statutes [1] - 82:15 statutory [2] - 65:24, 66:3 stay [5] - 28:17, 29:9, 29:21, 102:4, 103:21 stayed [1] - 12:12 stays [1] - 68:19 steep [1] - 76:4 stick [2] - 78:22, 109:24 still [8] - 15:25, 26:4, 33:11, 37:13, 43:1, 55:22, 73:2, 93:4 stipulated [1] - 95:2 stipulations [1] - 95:4 stop [3] - 13:7, 17:6, 61:7 stopped [2] - 56:4, 57:23 stopping [1] - 54:15 stops [3] - 17:1, 19:14, 53:12 stories [3] - 91:2, 91:3, 91:20 story [2] - 15:18, 91:16 straight [1] - 104:24 street [8] - 27:20, 40:21, 42:1, 48:20, 85:9, 92:1, 92:3, 101:9 streets [3] - 33:1, 48:22, 48:25 stress [1] - 53:11 stressed [1] - 40:12 strictly [1] - 85:12 striving [1] - 30:3 strong [3] - 37:9, 68:12, 89:3 structure [2] - 36:8, 36:10 structures [1] - 87:10 student [1] - 55:3 students [2] - 53:14, 54:21 studies [5] - 16:4, 83:14, 85:19, 85:20, 100:3 study [12] - 11:22, 12:21, 16:4, 34:4, 34:5, 48:9, 48:21, 49:2, 49:4, 49:8, 69:25, 77:23 stuff [1] - 52:21</p>	<p>subject [2] - 92:24, 95:9 subjectively [1] - 52:3 submitted [1] - 91:9 subsequent [1] - 94:17 substantial [4] - 65:7, 70:15, 88:2, 104:23 substantially [5] - 16:23, 71:20, 78:15, 88:3, 104:21 substantive [1] - 71:18 subsumed [2] - 88:12, 88:15 suburban [2] - 20:22, 54:4 successfully [1] - 15:14 suffice [1] - 66:3 sugar [1] - 109:7 sugar-coated [1] - 109:7 suggest [3] - 7:9, 7:19, 10:6 suggested [2] - 8:24, 47:17 suggesting [1] - 67:16 suggestion [2] - 7:10, 9:7 suggestions [1] - 93:17 suitable [2] - 71:5, 76:12 suited [7] - 37:4, 37:5, 37:10, 37:16, 37:24, 71:9, 89:15 summarize [3] - 8:12, 8:14, 8:18 summarized [1] - 99:4 summed [1] - 68:5 sun [2] - 55:19, 56:23 sunshine [1] - 57:4 superficial [1] - 107:10 supermarket [2] - 11:6, 34:11 support [5] - 55:3, 65:8, 104:9, 104:11, 104:25 Supreme [4] - 65:15, 65:20, 71:13, 72:4 surrounded [3] - 29:22, 37:21, 101:17 surrounding [3] - 19:18, 40:14, 75:22 sustainable [1] - 74:16 sustained [1] - 21:1 swales [2] - 92:18,</p>	<p>92:20 system [5] - 26:1, 26:5, 54:19, 54:24, 105:22</p> <p style="text-align: center;">T</p> <p>tabled [1] - 11:24 taller [1] - 56:21 tax [2] - 50:22, 50:25 taxes [3] - 28:20, 44:2, 55:2 taxpayers [3] - 17:18, 17:24, 50:24 technical [2] - 16:2, 39:12 technology [1] - 73:12 ten [7] - 11:17, 34:17, 34:19, 55:25, 71:24, 81:2, 91:15 ten-year [1] - 34:17 tenants [2] - 60:13, 70:16 term [4] - 73:12, 101:24, 102:14, 103:19 termed [1] - 71:10 terminal [1] - 45:9 terms [1] - 90:18 terrible [1] - 106:11 test [3] - 35:1, 72:19, 76:22 Test [3] - 71:10, 71:12, 75:3 tested [1] - 54:14 testified [16] - 57:9, 67:19, 68:3, 69:7, 70:24, 71:4, 74:4, 74:24, 75:2, 75:7, 79:17, 84:12, 84:21, 86:17, 88:12, 94:17 testify [2] - 67:13, 82:4 testifying [1] - 85:3 testimony [45] - 7:12, 8:1, 22:5, 22:8, 50:5, 50:10, 50:11, 66:6, 66:8, 68:22, 70:10, 70:17, 72:8, 75:6, 76:13, 76:19, 77:17, 78:13, 79:19, 80:5, 80:6, 80:12, 80:13, 80:14, 81:3, 81:6, 81:7, 81:11, 81:13, 81:14, 81:20, 82:1, 83:10, 83:19, 84:22, 89:1, 89:9, 97:19, 101:23, 103:18, 104:13, 107:9, 109:5, 112:9 Teva [2] - 59:3, 59:8</p>	<p>THE [1] - 1:4 themselves [1] - 84:17 THERE [1] - 1:9 thereby [1] - 71:17 therefore [1] - 106:8 thereon [1] - 87:10 they've [3] - 86:3, 97:4, 97:22 thinking [4] - 34:22, 96:8, 96:16, 104:15 third [5] - 5:3, 34:16, 88:10, 88:13, 88:14 thoroughly [2] - 15:8, 20:17 thoughts [2] - 22:3, 100:24 thousand [1] - 67:21 three [7] - 15:18, 29:16, 32:1, 90:16, 91:2, 91:19, 94:5 three-bedrooms [1] - 94:5 three-story [1] - 15:18 throughout [1] - 97:20 time's [1] - 18:7 time-consuming [1] - 107:6 timekeeper [1] - 35:16 timer [1] - 57:24 tiny [1] - 14:13 today [2] - 48:4, 78:10 token [1] - 32:13 tonight [10] - 4:5, 4:18, 4:21, 5:5, 7:4, 10:2, 13:25, 58:2, 108:25, 111:13 tonight's [1] - 21:18 took [3] - 43:21, 58:13, 64:19 top [5] - 35:4, 40:20, 53:19, 57:11, 85:10 topographic [1] - 87:6 topography [1] - 87:16 tops [1] - 58:22 torn [1] - 52:17 total [2] - 65:6, 102:8 totally [1] - 43:10 towards [2] - 73:5, 73:14 town [58] - 11:10, 11:25, 14:23, 16:9, 20:24, 21:3, 26:2, 26:9, 27:19, 28:3, 28:7, 28:8, 28:14, 28:21, 28:23, 29:2, 29:9, 29:21, 29:24, 30:4, 30:19, 30:20, 30:23, 31:4, 32:15, 32:24, 40:6, 41:9,</p>
---	---	--	--	--

<p>42:21, 44:4, 46:22, 47:8, 47:11, 50:24, 51:5, 52:12, 52:13, 52:20, 53:4, 55:7, 55:12, 59:15, 59:19, 61:1, 61:8, 61:9, 61:15, 70:23, 100:14, 101:7, 101:8, 102:23, 103:6, 104:18, 105:1, 107:5, 109:1, 109:19</p> <p>town's [2] - 47:3, 47:20</p> <p>towns [6] - 16:19, 17:4, 19:18, 61:7, 103:6, 105:24</p> <p>traffic [41] - 12:21, 12:22, 13:5, 13:11, 13:17, 15:24, 16:13, 16:17, 16:22, 19:6, 19:8, 19:16, 20:17, 33:18, 34:1, 34:5, 41:21, 41:22, 42:1, 42:15, 44:17, 48:19, 48:20, 49:1, 49:7, 53:11, 53:12, 54:12, 66:10, 66:25, 67:1, 67:6, 69:13, 107:9, 107:13, 107:14, 109:5, 109:8, 109:11, 110:1</p> <p>train [16] - 11:10, 13:15, 16:12, 17:1, 17:6, 19:13, 26:21, 45:7, 45:14, 53:12, 70:12, 74:12, 75:24, 76:3, 77:4, 77:25</p> <p>Train [1] - 45:13</p> <p>trains [2] - 17:3, 45:19</p> <p>TRANSCRIPT [1] - 1:4</p> <p>transcript [5] - 4:13, 8:22, 8:23, 72:20, 112:17</p> <p>transcripts [2] - 4:16, 8:1</p> <p>transit [5] - 70:9, 73:5, 74:22, 78:1, 78:5</p> <p>Transit [3] - 16:25, 45:16, 75:18</p> <p>Transit-Oriented [1] - 75:18</p> <p>transit-oriented [4] - 70:9, 73:5, 74:22, 78:1</p> <p>transparency [1] - 15:11</p> <p>travel [2] - 25:19, 53:14</p> <p>Tree [3] - 30:7, 94:11,</p>	<p>94:14</p> <p>tree [4] - 47:16, 47:20, 47:21, 47:22</p> <p>trees [5] - 27:7, 30:8, 30:10, 30:12, 47:15</p> <p>trend [1] - 73:5</p> <p>trends [1] - 73:14</p> <p>tri [1] - 106:4</p> <p>triboro [1] - 105:21</p> <p>tried [6] - 11:22, 18:1, 62:8, 80:7, 97:22</p> <p>trip [1] - 66:13</p> <p>trouble [1] - 63:4</p> <p>troubling [2] - 43:7, 107:6</p> <p>truck [2] - 69:2, 93:3</p> <p>true [4] - 78:10, 100:2, 109:9, 109:10</p> <p>try [2] - 13:17, 99:7</p> <p>trying [6] - 19:10, 19:12, 57:19, 59:24, 62:10, 103:18</p> <p>TUESDAY [1] - 1:2</p> <p>tune [1] - 47:6</p> <p>turn [5] - 13:12, 27:21, 33:15, 34:4, 76:23</p> <p>turned [2] - 12:2, 41:10</p> <p>turning [1] - 93:2</p> <p>TV [2] - 23:17, 29:19</p> <p>twice [3] - 34:9, 61:25, 101:13</p> <p>two [28] - 4:24, 13:1, 16:11, 20:14, 26:3, 26:24, 27:5, 27:15, 28:1, 33:1, 34:1, 35:12, 37:19, 63:13, 63:19, 71:8, 73:8, 75:17, 75:20, 76:8, 77:6, 90:10, 90:12, 90:15, 92:20, 93:13, 97:13, 98:15</p> <p>two-bedroom [2] - 90:10, 90:12</p> <p>two-lane [1] - 16:11</p> <p>two-minute [1] - 35:12</p> <p>type [2] - 50:10, 97:7</p> <p>types [2] - 7:23, 47:4</p> <p>typically [2] - 40:24, 71:18</p>	<p>68:23</p> <p>under [10] - 73:18, 75:8, 79:12, 82:7, 83:3, 86:17, 89:19, 98:2, 112:9</p> <p>understood [1] - 11:25</p> <p>undisputed [1] - 78:20</p> <p>undue [1] - 87:2</p> <p>unethical [1] - 31:5</p> <p>unfortunate [1] - 16:19</p> <p>unique [1] - 12:13</p> <p>uniquely [1] - 87:7</p> <p>unit [2] - 102:9, 102:10</p> <p>units [39] - 38:8, 40:23, 41:1, 47:4, 47:7, 48:4, 48:5, 58:23, 60:9, 60:12, 68:21, 69:10, 70:11, 74:6, 75:19, 90:8, 90:9, 90:11, 90:15, 90:16, 93:10, 94:5, 99:11, 99:14, 101:22, 102:6, 102:14, 103:2, 103:8, 103:9, 103:11, 103:16, 105:23, 106:3, 106:12, 106:13, 106:14, 107:1, 107:16</p> <p>unless [3] - 82:13, 88:1, 88:3</p> <p>unmet [2] - 68:21, 74:7</p> <p>unresolved [1] - 15:25</p> <p>unstable [1] - 26:16</p> <p>untouched [1] - 28:23</p> <p>unusual [1] - 87:16</p> <p>up [41] - 11:11, 11:14, 12:11, 16:12, 16:13, 18:7, 27:3, 27:14, 29:4, 31:9, 33:5, 34:11, 35:14, 40:9, 40:20, 40:22, 41:8, 44:8, 53:11, 53:19, 55:2, 55:17, 56:9, 57:2, 57:10, 58:13, 59:4, 62:7, 68:5, 81:3, 85:5, 86:3, 89:17, 94:25, 96:22, 97:2, 97:14, 105:23, 106:3, 108:13, 109:12</p> <p>UP [1] - 29:4</p> <p>urban [6] - 20:22, 31:25, 38:7, 54:5, 60:17, 81:24</p>	<p>uses [2] - 89:6, 100:7</p> <p>utterly [1] - 31:4</p>	<p>1:11</p> <p>view [9] - 55:20, 57:10, 58:21, 58:23, 59:5, 62:16, 63:1, 63:8, 69:8</p> <p>viewpoint [1] - 107:10</p> <p>views [5] - 56:18, 60:6, 60:7, 60:8, 60:10</p> <p>virtually [3] - 11:9, 12:10, 44:21</p> <p>vision [1] - 34:16</p> <p>visit [1] - 32:18</p> <p>vocal [1] - 28:6</p> <p>VOICE [2] - 22:10, 58:3</p> <p>volume [1] - 16:13</p> <p>volunteered [1] - 101:12</p> <p>volunteers [2] - 32:11, 35:5</p> <p>vote [20] - 4:5, 4:8, 4:18, 4:20, 20:2, 51:2, 51:5, 52:11, 52:24, 53:9, 60:1, 60:24, 60:25, 61:6, 61:11, 61:17, 79:3, 110:12, 110:15</p> <p>voted [1] - 85:23</p> <p>votes [1] - 90:5</p> <p>vs [3] - 65:14, 65:25, 73:14</p>
				<p>W</p> <p>waiting [1] - 13:13</p> <p>waiver [5] - 65:9, 92:8, 92:11, 92:18, 93:14</p> <p>waivers [1] - 92:6</p> <p>walk [2] - 11:4, 13:6</p> <p>walkable [2] - 74:16, 78:4</p> <p>walks [1] - 7:24</p> <p>walkways [1] - 92:12</p> <p>wall [1] - 29:12</p> <p>Walter [4] - 3:3, 5:11, 18:21, 18:22</p> <p>wants [3] - 44:7, 104:4, 109:19</p> <p>warrant [1] - 84:3</p> <p>watch [2] - 13:10, 35:15</p> <p>watched [1] - 29:18</p> <p>watching [1] - 23:17</p> <p>water [1] - 47:18</p> <p>weather [1] - 19:13</p> <p>website [2] - 45:17, 84:19</p> <p>week [7] - 12:23, 12:24, 19:13, 26:22,</p>

27:13, 99:3, 107:13 weekends [1] - 13:3 weigh [1] - 88:8 welcome [1] - 63:24 WELLS [1] - 2:6 western [1] - 59:5 whatsoever [2] - 49:22, 51:5 whole [4] - 73:13, 75:23, 98:22, 103:1 wiggle [1] - 14:18 Wilaneous [1] - 26:25 Willhomsen [1] - 26:25 wind [1] - 43:21 windows [2] - 26:18, 58:24 winter [1] - 27:7 wish [1] - 62:2 wishes [2] - 5:6, 42:20 witnesses [1] - 7:13 woke [1] - 27:2 wonder [3] - 38:19, 55:1, 55:6 Woodcliff [60] - 5:4, 12:3, 15:13, 16:6, 16:9, 16:22, 17:13, 17:15, 17:19, 17:20, 17:24, 18:4, 19:6, 19:22, 19:25, 20:4, 25:14, 25:25, 28:18, 29:10, 30:24, 31:6, 31:25, 35:6, 36:1, 36:3, 37:25, 38:4, 38:24, 39:8, 39:13, 43:13, 43:20, 46:17, 47:9, 47:12, 48:1, 49:12, 51:15, 53:14, 54:3, 55:4, 55:6, 60:4, 60:18, 68:20, 70:6, 71:22, 73:8, 73:18, 73:20, 74:25, 78:17, 98:21, 101:5, 103:19, 103:21, 104:10, 105:20, 106:5 WOODCLIFF [2] - 1:1, 1:9 wooded [2] - 46:23, 46:25 Woodmont [2] - 3:14, 40:3 woods [1] - 60:15 word [1] - 17:17 words [7] - 52:6, 56:25, 57:1, 66:4, 80:17, 80:21, 83:6 worker [1] - 34:7 workers [1] - 44:10 worry [1] - 13:14	worse [5] - 16:17, 17:12, 26:12, 27:23, 32:24 worst [1] - 108:25 worth [2] - 9:18, 11:18 write [1] - 64:19 writing [1] - 30:19 wrote [3] - 21:25, 24:22, 77:24	21:17, 32:17, 32:21, 36:8, 37:7, 38:11, 38:19, 39:13, 39:18, 48:22, 51:2, 51:17, 59:10, 69:24, 71:21, 72:3, 72:16, 83:23, 86:2, 88:4, 89:13, 89:24, 90:2, 96:13, 99:23, 100:4, 101:6 Zoning [4] - 25:22, 36:3, 73:20, 78:17
X		
XIO1042 [1] - 112:5		
Y		
yard [2] - 45:18, 91:22 yards [2] - 70:8, 82:23 year [7] - 34:17, 49:11, 54:18, 55:18, 58:20, 59:2, 78:11 years [22] - 25:25, 26:13, 26:15, 27:19, 31:25, 32:16, 34:19, 36:2, 40:7, 40:8, 41:7, 41:15, 55:13, 55:15, 67:8, 67:12, 67:20, 69:21, 71:24, 81:2, 97:13 YETEMIAN [6] - 1:17, 10:3, 21:22, 22:15, 24:25, 100:25 York [1] - 65:25 young [2] - 48:10, 95:19 younger [2] - 26:16, 73:13 yourself [6] - 11:15, 41:22, 52:10, 52:11, 60:1, 60:3 yourselves [1] - 60:25		
Z		
zero [2] - 91:8, 91:10 zone [23] - 30:13, 36:13, 37:12, 37:13, 37:20, 37:22, 62:23, 71:17, 71:21, 78:16, 83:8, 83:9, 84:6, 88:4, 90:23, 90:24, 96:12, 102:18, 102:21, 103:2, 103:4, 103:5 zoned [4] - 37:4, 77:8, 98:5, 98:10 zones [1] - 70:1 ZONING [2] - 1:2, 1:9 zoning [31] - 7:11, 17:21, 18:24, 19:2,		