

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF June 17, 2020**

The regular meeting of the Sayreville Planning Board was called to order by Robert Davis, Chairman and opened with a salute to the flag. The meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. D'Addio, Councilman Dalina, Mr. Macagnone, Ms. Ocheng, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis

Absent Members: Mr. Kelly, Ms. O'Leary

Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

#### **AT THIS TIME, THE MEETING WAS OPENED:**

**Chairman Davis asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.**

**Planning Board Secretary, stated To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.**

#### **MEMORIALIZATION OF RESOLUTION:**

##### **Ott/Daniels Minor Subdivision ~ Request for Time Extension**

**3221 Bordentown Avenue**

**Blk 29 Lots 4/6 & 4/5**

**Atty: Gerald R. Della Torre, Esq.**

**Law Office of Gerald R. Della Torre**

**78 Main Street**

**Madison, NJ 07940**

**Mr. Tighe made a motion to approve the resolution; Sivilli seconded**

#### **ROLL CALL:**

**YES: Mr. D'Addio, Councilman Dalina, Mr. Macagnone, Ms. Ocheng, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis**

**NO:**

**ASTAIN:**

**ACCEPTANCE OF MINUTES:**

**Mr. Tighe made a motion to accept the board minutes from May 6, 2020, Seconded by Mr. Sivilli. Motion carried.**

**SITE PLANS/SUBDIVISION HEARINGS:**

**OEG Building Materials ~ Preliminary & Final Site Plan application  
6001 Bordentown Avenue  
Blk 9 Lot 1**

**Atty: Mr. Bob Smith, Esq.  
Law offices of Bob Smith & Associates LLC  
216-B1 Stelton Road  
Piscataway, NJ 08854**

**For applicant's testimony, please refer to the attached transcription.**

**Mr. Tighe made a motion to open to the public, seconded by Mr. Sivilli.**

**Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.**

**Please refer to transcription.**

**Mr. Sivilli made a motion to close the public, seconded by Mr. Tighe.**

**Mr. Tighe made a motion to approve the application based on the professional reports and recommendation, seconded by Mr. Sivilli.**

**ROLL CALL:**

**YES: Mr. D'Addio, Councilman Dalina, Mr. Magcanone, Ms. Ochenge, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis**

**NO:**

**ASTAIN:**

**Application approved.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:**

**The planning board's next meeting is July 15<sup>th</sup> which tentatively The Place @ Sayreville would be heard for an amended site plan.**

**Mr. Sivilli made a motion to open the public, seconded by Mr. Tighe.**

**Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.**

**Public portion was opened and closed.**

**Mr. Sivilli made a motion to adjourn the meeting, seconded by Mr. Tighe. Motion carried.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF June 17, 2020**

The regular meeting of the Sayreville Planning Board was called to order by Robert Davis, Chairman and opened with a salute to the flag. The meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. D'Addio, Councilman Dalina, Mr. Macagnone, Ms. Ochenge, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis

Absent Members: Mr. Kelly, Ms. O'Leary

Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

#### **AT THIS TIME, THE MEETING WAS OPENED:**

Chairman Davis asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.

Planning Board Secretary, stated To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.

#### **MEMORIALIZATION OF RESOLUTION:**

**Ott/Daniels Minor Subdivision ~ Request for Time Extension**

**3221 Bordentown Avenue**

**Blk 29 Lots 4/6 & 4/5**

**Atty: Gerald R. Della Torre, Esq.**

**Law Office of Gerald R. Della Torre**

**78 Main Street**

**Madison, NJ 07940**

**Mr. Tighe made a motion to approve the resolution; Sivilli seconded**

#### **ROLL CALL:**

**YES: Mr. D'Addio, Councilman Dalina, Mr. Macagnone, Ms. Ochenge, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis**

**NO:**

**ASTAIN:**

**ACCEPTANCE OF MINUTES:**

**Mr. Tighe made a motion to accept the board minutes from May 6, 2020, Seconded by Mr. Sivilli. Motion carried.**

**SITE PLANS/SUBDIVISION HEARINGS:**

**OEG Building Materials ~ Preliminary & Final Site Plan application  
6001 Bordentown Avenue  
Blk 9 Lot 1  
Atty: Mr. Bob Smith, Esq.  
Law offices of Bob Smith & Associates LLC  
216-B1 Stelton Road  
Piscataway, NJ 08854**

**For applicant's testimony, please refer to the attached transcription.**

**Mr. Tighe made a motion to open to the public, seconded by Mr. Sivilli.**

**Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.**

**Please refer to transcription.**

**Mr. Sivilli made a motion to close the public, seconded by Mr. Tighe.**

**Mr. Tighe made a motion to approve the application based on the professional reports and recommendation, seconded by Mr. Sivilli.**

**ROLL CALL:**

**YES: Mr. D'Addio, Councilman Dalina, Mr. Magcanone, Ms. Ochenge, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis**

**NO:**

**ASTAIN:**

**Application approved.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:**

**The planning board's next meeting is July 15<sup>th</sup> which tentatively The Place @ Sayreville would be heard for an amended site plan.**

**Mr. Sivilli made a motion to open the public, seconded by Mr. Tighe.**

**Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press \*9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.**

**Public portion was opened and closed.**

**Mr. Sivilli made a motion to adjourn the meeting, seconded by Mr. Tighe. Motion carried.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

**In The Matter Of:**  
*OEG Building Materials*

---

*June 17, 2020*

---

*M. Virginia Guinta*  
*Certified Court Reporters*  
*P.O. Box 184*  
*Rocky Hill, New Jersey 08553*  
*(609) 477-9342*



Page 5

1 MS. MAGNANI: Tonight we have OEG  
 2 Building Materials, preliminary and final  
 3 site plan application. The location is 6  
 4 Bordentown Avenue, block 9, lot 1. Their  
 5 attorney is Mr. Bob Smith.  
 6 CHAIRMAN DAVIS: Can you hear us?  
 7 MS. MAGNANI: Mr. Smith, can you  
 8 hear us?  
 9 MR. SMITH: Yes, is it appropriate  
 10 for me to begin?  
 11 CHAIRMAN DAVIS: Yes, it is, thank  
 12 you.  
 13 MR. SMITH: Okay, Mr. Davis, my name  
 14 is Bob Smith, I'm an attorney for the  
 15 applicant, and also a licensed attorney in  
 16 the State of New Jersey, and as Ms. Magnani  
 17 said, we're here tonight seeking  
 18 preliminary and final site plan approval so  
 19 that we can construct a 62,430 square foot  
 20 warehouse.  
 21 The property is at 6001 Bordentown  
 22 Avenue. It's a 23.15 acre site, and it is  
 23 in the SED, economic development zone.  
 24 We are also seeking two bulk  
 25 variances, one out of the -- caution.

Page 6

1 There is an existing condition where we  
 2 have a front yard setback, 50 feet are  
 3 required, and there is an existing building  
 4 at .57 feet. When we looked at this, we  
 5 came to the conclusion, first, it's an  
 6 existing condition, and secondly, this is a  
 7 very old site. Through it's various  
 8 approvals that must have been approved  
 9 previously, but in an abundance of caution,  
 10 we're asking for it.  
 11 And then secondly, in the course of  
 12 the planner's review, and in his forwarding  
 13 a report on June the 12th, the planner has  
 14 identified another variance, namely the, a  
 15 buffer variance where there is 50 feet  
 16 required when you have an industrial next  
 17 to a residential zone, and then you add  
 18 five feet for every ten feet of building  
 19 height. So, the variance, you need a  
 20 70-foot buffer where there's an existing 20  
 21 feet.  
 22 Of course, there's more facts that  
 23 need to be reviewed by the board, but in  
 24 any case, that is a variance that we  
 25 discovered through the planner, so now it

Page 7

1 is something we may need, and in our notice  
 2 we provided the magic language, and any  
 3 other variances which are in and of the  
 4 board may be needed. So we noticed for  
 5 every, in effect.  
 6 It is my intention, Mr. Chairman, to  
 7 call five witnesses. The first witness  
 8 will be Asher Engel, who is the management  
 9 person at OEG Building Materials who will  
 10 talk about what we are hoping to do on this  
 11 site. Number two will be Mr. Rich Oberman,  
 12 who is our licensed professional engineer,  
 13 who will go over the site, the surrounding  
 14 area, and all of the normal things,  
 15 parking, landscaping, lighting, et cetera.  
 16 My third witness, John Rea, who is a  
 17 professional engineer and well-recognized  
 18 traffic expert, deal with any traffic or  
 19 circulation issues that the board might  
 20 have any concerns about.  
 21 The fourth witness is Jose Carballo,  
 22 who is a New Jersey licensed architect, to  
 23 describe what the proposed building will  
 24 look like. And our last batter will be  
 25 Christine Cofone, who is our professional

Page 8

1 planner, to provide justification for any  
 2 variances, and any justifications for  
 3 design waivers.  
 4 So, that's the lineup. With your  
 5 permission, Mr. Chairman, I ask that Asher  
 6 Engel of OEG be called and sworn so that he  
 7 could give testimony.  
 8 CHAIRMAN DAVIS: Okay, thank you.  
 9 Dante, would you please swear him in?  
 10 MR. ALFIERI: Yes, before I swear  
 11 in Asher, I would just like to note that I  
 12 reviewed the notice and the notices were  
 13 acceptable.  
 14 Mr. Engel, could you please spell your  
 15 last name?  
 16 MR. ENGEL: E-N-G-E-L.  
 17  
 18 ASHER E-N-G-E-L, with a business address of 6001  
 19 Bordentown Avenue, Sayreville, New Jersey, having  
 20 been duly sworn, testified as follows:  
 21 MR. SMITH: Thank you. With your  
 22 indulgence, Mr. Chairman.  
 23 Mr. Engel, for the record, by whom are  
 24 you employed, and in what capacity?  
 25 MR. ENGEL: Thank you, everybody for

Page 9

1 coming together tonight to help us with  
 2 this application.  
 3 I am employed by a property, OEG  
 4 Building Materials, located at 6001  
 5 Bordentown Avenue, in Sayreville, New  
 6 Jersey, and I'm employed here as the Chief  
 7 Financial Officer, and I'm gonna be  
 8 representing the company this evening.  
 9 MR. SMITH: And you're familiar with  
 10 the operation, obviously at the site,  
 11 correct?  
 12 MR. ENGEL: Correct.  
 13 MR. SMITH: And what is it that OEG  
 14 Materials does on the site, generally?  
 15 MR. ENGEL: Let me tell you a little  
 16 bit about OEG Building Materials. Right  
 17 now, historically, we've been a steel  
 18 framing manufacturer. We manufacture, we  
 19 buy flat rolled steel, and we put it on a  
 20 roll former basically, and form it for  
 21 metal studs for commercial buildings. We  
 22 also roll for steel deck, and we ship in  
 23 the tri-state area, and all over the  
 24 country.  
 25 In 2008, we moved into Matawan, New

Page 10

1 Jersey, 395 Route 34, which is not far from  
 2 where we are now in Sayreville. And we  
 3 have about five acres there, and as the  
 4 company grew, we needed to find a larger  
 5 site.  
 6 So, basically in 2016, we decided to  
 7 purchase this site at 6001 Bordentown to  
 8 give us some more room to grow. So, that  
 9 takes us up to about 2019 and to March of  
 10 2019, OEG Building Materials purchased the  
 11 assets of a company called Stressbar  
 12 Systems International, and that facility is  
 13 releasing space right now in Englewood, New  
 14 Jersey, and we're looking to expand the  
 15 operations of that company that we  
 16 purchased in March of 2019, and bring it  
 17 over here and have everything in one site  
 18 here in Sayerville, New Jersey. And that's  
 19 going to be housing the production of steel  
 20 cages for deep foundations. I can  
 21 elaborate on the use of that or --  
 22 MR. SMITH: Hold on for just a minute  
 23 so that we can go through our narrative in  
 24 a certain order.  
 25 So, for example -- I think one of the

Page 11

1 things the board needs to know, is a little  
 2 bit about the history of the Bordentown  
 3 Avenue site. You bought it in, you said,  
 4 2016?  
 5 MR. ENGEL: Correct.  
 6 MR. SMITH: What was the pre-history  
 7 to that?  
 8 MR. ENGEL: The pre-history to that  
 9 is this site was owned by a company called  
 10 Neurotechnology, short for NTECH,  
 11 basically, and when we came upon the site  
 12 to start having a vacant for about ten  
 13 years, they were just using one small area  
 14 to do some sort of work, but, basically,  
 15 the site was empty, the buildings were in  
 16 bad shape, and the, before Neurotechnology,  
 17 there's a whole long history on this site.  
 18 I don't recall the whole history, it's 150  
 19 years old, the site.  
 20 MR. SMITH: Absolutely, as well as  
 21 all the industrial sites in New Jersey, but  
 22 the point that you express, and I wanted to  
 23 make the board, you said it had been empty,  
 24 basically vacant for ten years prior to OEG  
 25 coming to the site.

Page 12

1 Now, we're before the board tonight  
 2 seeking approval for a 62,430 square foot  
 3 warehouse. What are you gonna do -- tell  
 4 us what you're gonna do in the new  
 5 building. What is gonna happen there, what  
 6 are these materials, your product gonna be  
 7 used for?  
 8 MR. ENGEL: Okay, so this company  
 9 that we purchased, Sressbar Steel Systems  
 10 International, deals in very deep  
 11 foundation reinforcement. When you want to  
 12 put up a large superstructure building,  
 13 let's say a tower or a skyscraper in New  
 14 York City, for example, or Chicago, what's  
 15 needed is a very deep foundation. So what  
 16 they do is they drill down, 100 feet down  
 17 let's say, sometimes even deeper, and  
 18 they're our steel cages. We fabricate  
 19 steel cages, they go into a ground, and  
 20 it's reinforced with concrete. That's a  
 21 very large application, end use  
 22 application, would be, you know, the steel  
 23 cages that we make for deep foundations.  
 24 MR. SMITH: Does that have  
 25 application of windmills?

Page 13

1 MR. ENGEL: Yes, we actually are  
 2 bidding on, we're hoping to get an  
 3 opportunity to bid on, New Jersey has a  
 4 project coming up and it's gonna start in  
 5 about a year, and they're having a massive  
 6 windmill farm being constructed off the  
 7 shore of Atlantic City area, and it's gonna  
 8 give energy, from what I understand,  
 9 massive energy to New Jersey.

10 And these windmills are massive  
 11 structures, or very tall structures, and  
 12 they need very strong fortification.  
 13 Basically, foundations that get, that drill  
 14 holes down to the ocean floor, and we use  
 15 our redid(sic) which you can purchase from  
 16 the mill, they use that behind the bar to  
 17 reinforce it.

18 So, we're hoping for an opportunity  
 19 to, you know, sell to that project as well.

20 MR. SMITH: So, you're gonna be a  
 21 part of New Jersey's Clean Energy future?  
 22 MR. ENGEL: Correct.

23 MR. SMITH: And by the way, that's  
 24 also true in Sayerville. My understanding  
 25 is that you made a pretty serious

Page 15

1 employees do you employ at this site?  
 2 MR. ENGEL: We currently have about  
 3 120 employees at the site -- I'm sorry,  
 4 about 130, I'm sorry 130.

5 MR. SMITH: 130, and if the board is  
 6 kind enough to grant us an approval for  
 7 this new building, how many new jobs do you  
 8 anticipate being created by this new  
 9 industry?

10 MR. ENGEL: Right now in Englewood we  
 11 have 30 or 35 shop employees over there,  
 12 and this building is gonna be double the  
 13 size of our building that we have in  
 14 Englewood. So with the added room, we  
 15 anticipate quite a bit of growth.

16 We're doubling our size, basically,  
 17 and we're anticipating quite a bit of  
 18 growth to that number of 30/35 employees.  
 19 So, I'm not gonna say it's gonna double,  
 20 but we're hoping that the employees that  
 21 work there will come with us, but if they  
 22 don't, then it will probably bring more  
 23 jobs to the area where we can hire people  
 24 that live around here and there will be  
 25 more jobs to the area, obviously.

Page 14

1 investment in solar panels on the rooves of  
 2 many of the buildings in this project.

3 MR. ENGEL: That's correct. We did a  
 4 massive solar project which went live last  
 5 year in October of 2019, and we invested a  
 6 lot of money to that, and to that project.  
 7 And we're a green company, basically, we're  
 8 very into green -- steel itself, the use of  
 9 steel is very green, and on the new  
 10 building, we plan on putting solar as well  
 11 to add to the project.

12 MR. SMITH: And I think you  
 13 mentioned, because I always have questions  
 14 of my client, that solar installation also  
 15 contributed about \$85,000 to Sayerville, is  
 16 that correct?

17 MR. ENGEL: Yes, that is correct. It  
 18 was \$25.00 a panel, and I think it was over  
 19 3,000 panels, and it was to have the permit  
 20 fee to the Sayerville building department.

21 MR. SMITH: And with that being said,  
 22 you're still going to do more solar panels  
 23 on this new building, is that correct?  
 24 MR. ENGEL: That is correct.

25 MR. SMITH: So currently, how many

Page 16

1 MR. SMITH: At your existing site,  
 2 what are your hours of operation?  
 3 MR. ENGEL: Right now, the, on this  
 4 particular building, this Stressbar Steel,  
 5 our hours are, our morning shift starts at,  
 6 this is in Englewood, the morning shift  
 7 starts at 6:00 and goes to 3, and then we  
 8 have a small night shift that's going from  
 9 3 to 12, just straightening up paperwork,  
 10 that kind of stuff. But most of the heavy  
 11 manufacturing gets done on the day shift.

12 MR. SMITH: How about your existing  
 13 operation?  
 14 MR. ENGEL: Our existing operation,  
 15 is basically the first shift starts at 9:00  
 16 and ends at 5, and then we have a second  
 17 shift coming in whatever the first shift  
 18 couldn't finish from 5 to 1, and we have,  
 19 that's basically the operation. We do have  
 20 people here throughout, dispatcher, some  
 21 individuals there throughout the night, but  
 22 that's basically the hours of operation.

23 MR. SMITH: So, at the site now, you  
 24 have a 24-hour operation, one kind or  
 25 another. Is that true seven days a week or

Page 17

1 less?  
 2 MR. ENGEL: That would be six days a  
 3 week and Friday and Sunday is a much  
 4 lighter schedule, obviously, but we're  
 5 closed on Saturdays.  
 6 MR. SMITH: Okay so, the request to  
 7 the board, or the understanding that we  
 8 want to convey to the board, that this  
 9 would be a 24/6 operation, 24 hours a day,  
 10 6 days a week, no work on Saturday,  
 11 correct?  
 12 MR. ENGEL: Correct.  
 13 MR. SMITH: Can you tell us the  
 14 number of trucks per day, on average, that  
 15 come to the site or leave the site?  
 16 MR. ENGEL: Well, we, when we moved  
 17 into the site in 2016, the first thing we  
 18 did, what attracted us to the site, was the  
 19 fact that there was rail, and rail,  
 20 obviously is a more economic way to  
 21 transport heavy steel.  
 22 So for incoming steel, 90 percent of  
 23 our incoming raw materials are transported  
 24 onto the site by a rail. So we don't  
 25 really have all that much truck volume

Page 18

1 coming onto the site for raw materials.  
 2 For fitness goods, we have a sister  
 3 company called OEG Transporting, and right  
 4 now we have a fleet of 13 trucks and about  
 5 17 trailers. So you know, on a good day,  
 6 we fill all our trucks up and we go out.  
 7 The new company that is gonna be  
 8 moving on to the site, I would say it's an  
 9 average of between 4 to 6 trucks a day that  
 10 would be heading out.  
 11 MR. SMITH: Okay, thank you. And are  
 12 there ever any visitors at the site?  
 13 MR. ENGEL: Visitors?  
 14 MR. SMITH: Customers, whatever?  
 15 MR. ENGEL: I would say that there's,  
 16 on occasion, we have salespeople coming in  
 17 or customers coming in, or meetings.  
 18 MR. SMITH: If it was a couple a day,  
 19 it would be a lot?  
 20 MR. ENGEL: Yes.  
 21 MR. SMITH: Okay, that's all the  
 22 questions I have for you.  
 23 Is there anything else you want to  
 24 add, Mr. Engel?  
 25 MR. ENGEL: I just wanted to talk a

Page 19

1 little more about the product over here,  
 2 and the importance of the product for the  
 3 area, and for construction of the area, and  
 4 I don't want to take up anybody else's,  
 5 more time than that, but we are -- I just  
 6 wanted to talk about a couple of products  
 7 that we are actually working on and that we  
 8 actually bid.  
 9 We actually had an opportunity to bid  
 10 Riverton which is a Sayerville job also  
 11 which, from what I understand, needs some,  
 12 that since it's near the water, there is  
 13 some strong reinforcements that's needed  
 14 there for the foundations over there, and  
 15 we're currently delivering to a couple of  
 16 very high profile jobs.  
 17 One job is The Grove of Connecticut,  
 18 it's for a company called General Dynamics  
 19 Electric Boat, and they manufacture nuclear  
 20 submarines for the US, exclusively for the  
 21 US Army, and they're putting up a new  
 22 facility there now. Since it's submarines,  
 23 it's near the water, so again, it needs  
 24 very strong reinforcement, and that's quite  
 25 a large job that we've been working on

Page 20

1 throughout the year delivering these steel  
 2 cages that we fabricate at the shop.  
 3 I submitted some photos just to give  
 4 everybody an idea of what these cages look  
 5 like. Some of them are very large, up to  
 6 six feet in diameter, and we're also  
 7 delivering right now to a nice size job in  
 8 New York City, 270 Park, which is going to  
 9 be future headquarters for JP Morgan Chase.  
 10 They're putting up a 1500-foot tower there,  
 11 the City, and we're working on the  
 12 foundation now with them to deliver the  
 13 reinforcing bars.  
 14 And we're just looking forward to  
 15 having everything under one roof, so to  
 16 speak, and again, I appreciate everybody's  
 17 time, and it's late in the evening, and  
 18 thank you everybody.  
 19 MR. SMITH: Okay, Mr. Engel is  
 20 available for questions from the board.  
 21 MR. ALFIERI: Mr. Engel, Dante  
 22 Alfieri, just a quick question. You  
 23 mentioned the new employees, I didn't have  
 24 a number for purposes of the resolution.  
 25 Do you have a number that you want to

Page 21

1 include?  
 2 MR. ENGEL: It would be about 30  
 3 employees that would be coming initially on  
 4 to the site once the building is up and  
 5 running.  
 6 MR. SMITH: And that's assuming that  
 7 everyone from Englewood would come down as  
 8 well, right? You're doubling the  
 9 operation, you have 30 at Englewood now, if  
 10 all 30 came down, you would probably need  
 11 an additional 30.  
 12 MR. ENGEL: No, I'm just saying right  
 13 now, is what's for sure is the amount of  
 14 employees we would have now would be coming  
 15 over. If we would add another 20 or 30,  
 16 that's up for speculation, I'm not going to  
 17 speak to that.  
 18 MR. SMITH: Okay, sounds great. Mr.  
 19 Chairman, if there aren't any other  
 20 questions --  
 21 MR. MACAGNONE: Okay, just to our  
 22 attorney, I don't want to see anything on  
 23 the resolution that's limiting this company  
 24 to the amount of employecs. Could you word  
 25 it that there will be an approximate amount

Page 22

1 of employees, because as the company grows  
 2 and if he decides to hire more people, I  
 3 really don't want to see him out of  
 4 compliance by creating more jobs.  
 5 MR. ALFIERI: No objection to that.  
 6 MR. SMITH: Mr. Chairman, if it's  
 7 okay, I'll call our second witness.  
 8 CHAIRMAN DAVIS: Go ahead.  
 9 MR. SMITH: All right, I ask that  
 10 Rich Oberman be called and sworn so that he  
 11 can give testimony as our licensed,  
 12 professional engineer.  
 13  
 14 RICHARD OBERMAN, O-B-E-R-M-A-N, with a business  
 15 address of 910 East County Line Road, Suite 201,  
 16 Lakewood, New Jersey, having been duly sworn,  
 17 testified as follows:  
 18 MR. SMITH: Mr. Oberman, for the  
 19 record, by whom are you employed and in  
 20 what capacity?  
 21 MR. OBERMAN: I am a project  
 22 manager for New Lines Engineering in  
 23 Lakewood, New Jersey.  
 24 MR. SMITH: And you have not been  
 25 previously accepted by this board as an

Page 23

1 engineer, correct?  
 2 MR. OBERMAN: I have not.  
 3 MR. SMITH: So, would you give us the  
 4 short version of your credentials as a  
 5 licensed PE?  
 6 MR. OBERMAN: Sure, I'm a graduate  
 7 from Penn State University in 1978;  
 8 Bachelor's of Science Degree in Civil  
 9 Engineering; have over 40 years of  
 10 engineering experience; I'm a current  
 11 professional engineer and licensed in the  
 12 State of New Jersey and nine surrounding  
 13 states. I've appeared before many planning  
 14 boards and zoning boards in the state.  
 15 MR. D'ADDIO: Motion to accept.  
 16 MR. TIGHE: Second.  
 17 MR. SMITH: We had a little  
 18 background noise, Mr. Oberman was accepted  
 19 as a licensed PE? Yes?  
 20 MR. D'ADDIO: I made the motion. I  
 21 don't know if it was seconded or not.  
 22 CHAIRMAN DAVIS: We had a motion and a  
 23 second already, you can continue, thank  
 24 you.  
 25 MR. SMITH: Thank you, Mr. Chairman.

Page 24

1 Okay, Mr. Oberman, if you would, please  
 2 review the existing site and the  
 3 surrounding properties for the board.  
 4 MR. OBERMAN: As previously stated,  
 5 OEG, is the manufacturing facility,  
 6 approximately 23 acres, has multiple  
 7 buildings on the site, parking areas, truck  
 8 loading and loading areas, and drives that  
 9 are associated with the use. The property  
 10 is bordered on the west side by Robert  
 11 Street, on the south side by Bordentown  
 12 Avenue, and on the north and east by South  
 13 River and Deep Run.  
 14 Along with the new building addition,  
 15 there will be new employee parking areas,  
 16 related site improvements such as drainage,  
 17 lighting, and landscaping are also  
 18 proposed. The site currently has three  
 19 existing locations for ingress and egress.  
 20 Two are driveways located off of Bordentown  
 21 Avenue, and one is off of Robert Street.  
 22 There is also an active railroad spur on  
 23 the property that does service the site.  
 24 Because of the property's proximity to  
 25 the water, it's located within a special

Page 25

1 flood hazard area, and there are some  
 2 wetlands located on the portions of the  
 3 site also.  
 4 We acknowledge that other governmental  
 5 approvals are necessary for this site.  
 6 MR. SMITH: If you wouldn't mind, you  
 7 could describe some of the improvements.  
 8 Tell me about the building, parking,  
 9 landscaping, lighting, detention, what is  
 10 it that's in front of the board?  
 11 MR. OBERMAN: Okay, we're actually  
 12 proposing a 62,000 square foot building,  
 13 where it's gonna have truck loading and  
 14 unloading areas. We're also proposing  
 15 employee parking area along Robert Street  
 16 where there will be drainage facilities for  
 17 that parking, as well as landscape trees  
 18 all along the employee parking area as  
 19 well. There's also an employee parking  
 20 area in front of the new building, and it  
 21 is adjacent to Bordentown Avenue. Total  
 22 proposed parking is 113 spaces.  
 23 MR. SMITH: Which is more than  
 24 adequate for what is proposed?  
 25 MR. OBERMAN: Yes.

Page 26

1 MR. SMITH: And there was no parking  
 2 variance needed as well. How about  
 3 lighting?  
 4 MR. OBERMAN: The entire property  
 5 in the areas of the truck loading and  
 6 unloading area will have building -- and  
 7 the employee parking area will have  
 8 standard light poles and fixtures so they  
 9 maintain the township regulation of  
 10 lighting in that area for employee parking.  
 11 MR. SMITH: And I believe there was  
 12 an earlier comment that there is a  
 13 spillover. Is that taken care of?  
 14 MR. OBERMAN: That's one of the  
 15 waivers that would have been asked for but  
 16 we have been able to redesign that lighting  
 17 and there won't be any spillover onto  
 18 Robert Street and that waiver, we will not  
 19 ask for.  
 20 MR. SMITH: Okay. Mr. Chairman, if  
 21 it's appropriate, should I have Mr. Oberman  
 22 respond to Mr. Cornell's report? Mr.  
 23 Cornell was kind enough to give us an  
 24 updated report as of today, June 17, 2020.  
 25 Is this the appropriate time, Mr. Chairman,

Page 27

1 to go over the report?  
 2 CHAIRMAN DAVIS: Yes, it will be,  
 3 thank you.  
 4 MR. SMITH: Okay, thank you. Mr.  
 5 Oberman, have you reviewed the report dated  
 6 June 17, 2020?  
 7 MR. OBERMAN: I have not seen that  
 8 report.  
 9 MR. SMITH: Now you're killing me,  
 10 Mr. Oberman.  
 11 MR. OBERMAN: I have the May 18th  
 12 report.  
 13 MR. CORNELL: Mr. Chairman,  
 14 [INAUDIBLE] the technical review is the  
 15 same, so there's no changes to the  
 16 technical review that Mr. Oberman saw  
 17 before.  
 18 MR. SMITH: All right, so Mr.  
 19 Oberman, let's go through that technical  
 20 review. First section is section A.  
 21 MR. OBERMAN: In order to respond  
 22 to Mr. Cornell's review letter, I was not  
 23 going to offer comments on each and every  
 24 item. We're gonna agree with most of them,  
 25 but I'm gonna make comments where

Page 28

1 information or testimony is appropriate.  
 2 MR. SMITH: Okay, first, first,  
 3 first, before you do that, I want to make  
 4 sure that's an acceptable approach for the  
 5 board. In other words, we're going to  
 6 agree to everything except to certain  
 7 things where additional comment may be  
 8 needed. Does that work?  
 9 MR. CORNELL: Mr. Chairman, I had a  
 10 conversation with Mr. Oberman, and the  
 11 majority of the items in our report are  
 12 technical in nature, and he's agreed to  
 13 address the majority of the technical  
 14 items. I asked him to speak just to the  
 15 waivers that he's looking for. So, he's  
 16 gonna read the technical items and just  
 17 discuss the waivers, which is fine with me.  
 18 MR. SMITH: Okay so with that, Mr.  
 19 Oberman, just for the record, we're  
 20 agreeing to the items in Mr. Cornell's  
 21 report, the technical items, we're only  
 22 going to discuss those issues which may  
 23 need a waiver, or where there may be some  
 24 need for clarification, correct?  
 25 MR. OBERMAN: Correct.

Page 29

1 MR. SMITH: Okay, Mr. Oberman, take  
 2 it away, what do you want to talk about  
 3 first?  
 4 MR. OBERMAN: I'll go through each  
 5 section and state what we're gonna go  
 6 through on each one, and where site grading  
 7 and general comments are, there was a few  
 8 things that we were to acknowledge that we  
 9 have other governmental approvals that are  
 10 necessary. The building aesthetics we were  
 11 to address, that will be done by the  
 12 architect, and the zoning requirements and  
 13 testimony will be addressed by the planner.  
 14 In item number 7, the applicant's  
 15 engineer should determine the county  
 16 requirements for Bordentown Avenue. We  
 17 have met with the county on that, and we  
 18 agreed to work with them. They thought it  
 19 might be possible to accomplish the roadway  
 20 widening that they would require within the  
 21 existing easement area, and there are no  
 22 immediate roadway projects for Bordentown  
 23 Avenue at this time.  
 24 In number 8, it is a waiver for  
 25 proposed parking in the front yard.

Page 30

1 Parking has been proposed in the areas of  
 2 at least affect of flood hazard on  
 3 wetlands, and on environmentally-sensitive  
 4 areas. So that's why the parking has been  
 5 put in those areas, and parking has been  
 6 proposed in areas away from truck movements  
 7 for safety. And that was our response to  
 8 the waiver for parking in front yards.  
 9 MR. SMITH: Okay, so we are  
 10 requesting that waiver?  
 11 MR. OBERMAN: Yes.  
 12 MR. SMITH: Okay.  
 13 MR. OBERMAN: 9 is a waiver for  
 14 proposed 50 foot landscaped buffer, I guess  
 15 that may have turned into a variance, but  
 16 from the waiver perspective, parking -- I  
 17 mean, the buffer, the parking has been  
 18 proposed in the buffer for, as we discussed  
 19 previously, but Robert Street also  
 20 separates the site from the residential  
 21 neighborhood that is adjacent to Robert  
 22 Street. No houses front on Robert Street,  
 23 and the closest house, which is located on  
 24 John Street, is more than 140 feet away  
 25 from the OEG property line.

Page 31

1 So, for the most part, Robert Street  
 2 is tree-lined already. And a lot of that  
 3 has to do with some of the property  
 4 starting to, some of the trees are getting  
 5 bigger, also because of some of the houses  
 6 being torn down in that area.  
 7 MR. SMITH: Okay.  
 8 MR. OBERMAN: Item 11, under  
 9 section A, still is a partial waiver for  
 10 providing Robert Street road improvements.  
 11 Robert Street is lightly traveled, does not  
 12 have curbs or sidewalks, Charles, and John  
 13 Streets that abut Robert Street, also do  
 14 not have curbs and sidewalks. A proposed  
 15 sidewalk along Robert Street would really  
 16 not connect it anywhere. But, the  
 17 applicant does agree to upgrade the Robert  
 18 Street entrance driveway and the  
 19 intersection, and that area in and around  
 20 Robert Street, where Robert Street comes  
 21 into Bordentown, with new curb and  
 22 sidewalk. I'm sorry, with new curb and  
 23 asphalt.  
 24 Number 12 was discussing of an  
 25 existing environmental conditions which

Page 32

1 we're gonna answer that a little bit later  
 2 with a letter from the LSRP, and that's  
 3 gonna be provided with another statement.  
 4 MR. SMITH: Yeah, well before you go  
 5 further, just for Mr. Alfieri and the  
 6 board's benefit, we will submit for the  
 7 record, a letter from our licensed site  
 8 remediation professional that indicates the  
 9 site has been cleaned up, and it has what's  
 10 call an RAO, Remedial Action Outcome, which  
 11 is the gold standard in New Jersey, today.  
 12 And we'll be happy to provide that for the  
 13 board's record.  
 14 MR. OBERMAN: Thank you.  
 15 MR. SMITH: Anything else in site  
 16 grading, how about onsite --  
 17 MR. OBERMAN: That completes A. B,  
 18 we agree with, that's sanitary sewer system  
 19 report, and C we agree with, the water  
 20 distribution system report. D, is storm  
 21 drainage. Down at number 28, we  
 22 acknowledge the Middlesex County Road  
 23 Opening Permit is required, and number 33,  
 24 we also acknowledge New Jersey DEP Flood  
 25 Hazard Area permit is required. All the

Page 33

1 other remaining items are agreed to.  
 2 MR. SMITH: Terrific, how about soil  
 3 erosion and sediment control, section E?  
 4 MR. OBERMAN: That's section E, and  
 5 we agree with all of that.  
 6 MR. SMITH: Section F, landscaping  
 7 and lighting?  
 8 MR. OBERMAN: Section F we have on  
 9 item 1, is a waiver for providing street  
 10 trees along Bordentown Avenue. As of the  
 11 way that the parking stands as of right  
 12 now, it's pretty much against the easement  
 13 area and there is no space for street trees  
 14 along Bordentown Avenue, and we would have  
 15 requested a waiver for that.  
 16 Number 3, it was, that was the waiver  
 17 for the foot candles spilling over the  
 18 property lines on Robert Street, and we  
 19 will agree to do that.  
 20 Number 4 is a waiver to perform tree  
 21 inventory at the replacement calculation  
 22 that we requested that based on, in lieu of  
 23 the number of trees that we've already  
 24 proposed on the site, which is 78, but we  
 25 are clearing trees adjacent to Robert

Page 34

1 Street for the employee parking area.  
 2 So, if necessary, we would agree to  
 3 perform the tree inventory and replacement  
 4 calculation if you thought that was  
 5 necessary.  
 6 MR. CORNELL: Mr. Chairman, that is  
 7 something that I would recommend, that we  
 8 don't grant a waiver, we require the  
 9 applicant to comply with the tree ordinance  
 10 requirements.  
 11 MR. SMITH: And for the record, Mr.  
 12 Chairman, and Mr. Cornell, we have no  
 13 objection if you made that determination,  
 14 Mr. Oberman is stating for the record,  
 15 provide the necessary inventory.  
 16 MR. OBERMAN: We could do that you.  
 17 MR. SMITH: Okay, parking and road  
 18 improvements, section G.  
 19 MR. OBERMAN: Yes, item 1 we do  
 20 have a waiver for providing sidewalks along  
 21 streets, that was also discussed under  
 22 Robert Street site road improvements. If  
 23 required by the county, sidewalks will be  
 24 provided along Bordentown Avenue, but from  
 25 our initial discussions with the county,

Page 35

1 they said they would not require a sidewalk  
 2 along there because they don't really have  
 3 any, and again, it doesn't really go  
 4 anywhere.  
 5 Two is also a waiver for providing  
 6 sidewalks between parking areas due to  
 7 truck traffic, same pedestrian pathway.  
 8 That's a partial waiver. We agreed with  
 9 Mr. Cornell's suggestion of looking at  
 10 sidewalks and safe pedestrian pathways,  
 11 either via striping or whatever, to get the  
 12 people from the parking lot areas to the  
 13 building. So that becomes a safety issue,  
 14 and we agreed to work with the township  
 15 engineer on that.  
 16 MR. SMITH: And anything under  
 17 traffic, Rich?  
 18 MR. OBERMAN: The report will be  
 19 discussed by our traffic engineer.  
 20 MR. SMITH: Great. Mr. Oberman is  
 21 available for questions.  
 22 MR. MACAGNONE: Mr. Chairman, Mike  
 23 Macagnone, I have a question.  
 24 CHAIRMAN DAVIS: Go ahead.  
 25 MR. MACAGNONE: On A number 9, the

Page 36

1 50-foot buffer requirement which is now 70  
 2 feet because of the SEP district, how many  
 3 feet are you providing?  
 4 MR. OBERMAN: Our parking is, I  
 5 would say, right up against the fence  
 6 almost, so I would say at a minimum, 10  
 7 feet.  
 8 MR. MACAGNONE: So, we are deficient  
 9 of 60 feet?  
 10 MR. OBERMAN: Yes, yes.  
 11 MR. MACAGNONE: Are any other  
 12 buildings, the building directly north of  
 13 your proposed building, is that in  
 14 compliance with the ordinance, or is that  
 15 in violation as well?  
 16 MR. OBERMAN: The building --  
 17 MR. MACAGNONE: Any other buildings  
 18 on the site that don't comply with that  
 19 ordinance? The buffer requirement.  
 20 MR. OBERMAN: There are some  
 21 buildings within the buffer, no, there's no  
 22 buildings within the buffer.  
 23 MR. MACAGNONE: Okay, so you are,  
 24 it's deficient by 60 feet, is what I'm  
 25 asking?

Page 37

1 MR. OBERMAN: Yes.  
 2 MR. MACAGNONE: In your testimony,  
 3 you mentioned the distance from the nearest  
 4 house, what was that footage again that you  
 5 mentioned?  
 6 MR. OBERMAN: The nearest house to  
 7 our property line is 140 feet.  
 8 MR. MACAGNONE: Okay, so that makes a  
 9 difference, thank you.  
 10 MR. OBERMAN: Thank you.  
 11 MR. MACAGNONE: Thank you, Mr.  
 12 Chairman.  
 13 CHAIRMAN DAVIS: Any other questions?  
 14 MR. CORNELL: The applicant's  
 15 engineer has addressed the items in our  
 16 report and we have no objection to the  
 17 waivers that he's requesting.  
 18 MR. FOWLER: Mr. Chairman, Mike  
 19 Fowler, I have a question.  
 20 CHAIRMAN DAVIS: Go ahead, Mike.  
 21 MR. FOWLER: Mr. Oberman, earlier on  
 22 in your testimony you provided you have 113  
 23 parking spaces in total, but you have 150  
 24 spaces in total, don't you?  
 25 MR. OBERMAN: I think there's some

Page 38

1 existing total parking spaces, 130 total,  
 2 required 146 -- I think there's existing  
 3 parking spots, yes, there are existing  
 4 parking spots.  
 5 MR. FOWLER: So, you're saving 37 of  
 6 the existing parking spaces and adding 113,  
 7 so it would be 150 total?  
 8 MR. OBERMAN: Yes, yes.  
 9 MR. CORNELL: Mr. Chairman, one of  
 10 the items in our report had to do with the  
 11 parking count. There are a number of  
 12 deficiencies on the plans, a number of  
 13 inconsistencies, so we've asked the  
 14 applicant's engineer to review that, and  
 15 come back with a proper count, and he's  
 16 gonna go back and do that. They don't need  
 17 a variance, it's just that the numbers on  
 18 the plan don't add up correctly so we want  
 19 him to address that.  
 20 MR. FOWLER: I also had a question  
 21 regarding some of the waivers like driveway  
 22 width, and aisle width. Would that be  
 23 addressed by the traffic engineer for the  
 24 applicant?  
 25 MR. OBERMAN: The, I would have to

Page 39

1 say there was a question, I remember from  
 2 the planner from the entrance driveway  
 3 being 14.5 feet wide, I believe is what the  
 4 existing is. That can be revised and we  
 5 can make that comply. So that would not be  
 6 a waiver from our standpoint, we can agree  
 7 to change that.  
 8 The drive aisles, I believe, is  
 9 misquoted, so I think our drive aisle  
 10 complies.  
 11 MR. FOWLER: So, the drive aisle will  
 12 be 18 feet?  
 13 MR. OBERMAN: No, the drive aisle  
 14 is 15 feet, I believe, and that is what is  
 15 required by the ordinance.  
 16 MR. FOWLER: Maybe I didn't instruct  
 17 you, I thought when it was 45-degree  
 18 parking --  
 19 MR. OBERMAN: It's not 45-degree  
 20 parking.  
 21 MR. FOWLER: Oh, is it 30-degree?  
 22 MR. OBERMAN: Yes, it is.  
 23 MR. FOWLER: Thank you.  
 24 MR. OBERMAN: You're welcome.  
 25 MR. FOWLER: Mr. Chairman, also I

Page 40

1 didn't see any trash enclosures on the  
 2 property, on the plan, are there trash  
 3 enclosures? Yes? Thank you.  
 4 MR. OBERMAN: We have to comply  
 5 with those, yes.  
 6 MR. FOWLER: That's all, Mr. Chairman,  
 7 thank you.  
 8 MR. SMITH: Mr. Chairman, if there  
 9 are no other questions, can we call the  
 10 next witness?  
 11 CHAIRMAN DAVIS: Yes, sir.  
 12 MR. SMITH: I ask that John Rea be  
 13 called as our traffic expert, that he be  
 14 sworn so that he could testify.  
 15  
 16 JOHN REA, R-E-A, with a business address of 1431  
 17 Lakewood Road, Suite C, Manasquan, New Jersey,  
 18 having been duly sworn, testified as follows:  
 19 MR. ALFIERI: Can you state your  
 20 name and spell it for the record.  
 21 MR. REA: Sure, John Rea, R-E-A.  
 22 MR. SMITH: Thank you. Mr. Rea, for  
 23 the record, by whom are you employed and in  
 24 what capacity?  
 25 MR. REA: I am a principal with

Page 41	Page 43
<p>1 McDonough &amp; Rea Associates, Transportation 2 and Traffic Engineers, Manasquan, and 3 Westfield, New Jersey. 4 MR. SMITH: And have you been 5 previously accepted as a traffic expert by 6 this board? 7 MR. REA: I believe I have, yes. 8 MR. SMITH: Does that satisfy the 9 board? We're always happy to share 10 credentials. 11 BOARD MEMBER: [INAUDIBLE]. 12 CHAIRMAN DAVIS: We accept him. 13 MR. SMITH: Mr. Rea, you studied this 14 site, and you did a traffic report dated 15 November 6, 2019, is that correct? 16 MR. REA: That is correct. 17 MR. SMITH: Would you give us the 18 benefit of your conclusions in that traffic 19 study? 20 MR. REA: Sure, we went out to the 21 site in October of 2019 and collected 22 traffic volume data at the site driveways 23 during the morning and afternoon peak 24 hours. We projected additional traffic 25 that would be generated by the 62,430</p>	<p>1 Bordentown Avenue is very good, it is a 2 level and straight alignment. As everyone 3 knows, Bordentown Avenue is under the 4 jurisdiction of Middlesex County. The 5 applicant has met with the county, we have 6 to meet their requirements with respect to 7 site distance. I believe we meet that, and 8 Mr. Oberman can prepare whatever additional 9 items are necessary for the county, but at 10 the end of the day, the traffic that has 11 anticipated to enter and exit the site can 12 do so safely and efficiently because of the 13 adequate site distance, and the relatively 14 minimal amount of traffic that enters and 15 exits the site in connection with the 16 traffic volumes on Bordentown Avenue. You 17 will have acceptable levels of service. 18 And that basically summarizes the 19 traffic report. 20 MR. SMITH: One other question, John, 21 and that is, you've looked at the site 22 circulation on the site? 23 MR. REA: Yes. 24 MR. SMITH: And your conclusion 25 concerning them?</p>
Page 42	Page 44
<p>1 square foot building addition. We 2 projected traffic volumes to a design year 3 2022; we included background traffic growth 4 from the NJDOT's historical growth rate 5 data for the area; and we analyzed the 6 impact of the additional traffic being 7 discharged on to Bordentown Avenue. 8 As everyone may probably know, there 9 is a substantial traffic volume traveling 10 along Bordentown Avenue during morning and 11 afternoon peak hours, so there will be some 12 delays associated with vehicles exiting out 13 onto Bordentown Avenue during the morning 14 and afternoon peak hours. 15 Generally, according to the analysis 16 we've done, the average delay for people 17 exiting out on to Bordentown Avenue, 18 whether it's an employee or a truck, will 19 be somewhere on the order of 40 to 43 20 seconds during peak hours. That is within 21 acceptable traffic engineering parameters. 22 So, there will be some delay, but it 23 is acceptable as far as the delay that's 24 associated with the exiting invokements. 25 More importantly, the site that is along</p>	<p>1 MR. REA: And I concur with Mr. 2 Oberman with respect to his testimony, as 3 far as the additional parking spaces are 4 being added and particularly up along the 5 Robert Street frontage. They're being 6 located in an area that is as far removed 7 from the truck maneuvering areas on the 8 property for the existing building is up in 9 that area, and also for the new building, I 10 think they are in an appropriate location, 11 away from the truck maneuvering areas. And 12 I think it's appropriate for those parking 13 spaces for employees and visitors to be 14 located in that area to separate that 15 activity from the truck activity. 16 MR. SMITH: Terrific, Mr. Rea is 17 available for questions. 18 CHAIRMAN DAVIS: Questions? Hearing 19 none. 20 MR. FOWLER: I have a few questions, 21 if I may. Mike Fowler. Hi Mr. Rea, Mike 22 Fowler, how are you doing tonight? 23 MR. REA: Mike, how are you? I 24 haven't seen you in a while. 25 MR. FOWLER: Good, thanks. I can't</p>

Page 45

1 see you right now.  
 2 MR. REA: That's okay, I'm on my  
 3 phone in my living room, you don't have  
 4 much to see.  
 5 MR. FOWLER: Okay, the handicap  
 6 parking space, there's four spaces proposed  
 7 on the northeast side of the building. Do  
 8 you have a plan --  
 9 MR. REA: I do have the plan in front  
 10 of me.  
 11 MR. FOWLER: Yeah, the four spaces on  
 12 the northeast side of the new building, the  
 13 handicapped spaces, there doesn't seem to  
 14 be any easy way for, to get to them. Have  
 15 you looked at that, and can they get to  
 16 those spaces safely?  
 17 MR. REA: I see where they are, I  
 18 don't know where the doors are to the  
 19 building. I'm probably going to have to  
 20 punt that to Mr. Oberman or to our  
 21 architect because I'm not quite sure where  
 22 the doors to the building are.  
 23 MR. FOWLER: There's a door in that  
 24 location, but it goes through a locker  
 25 room, it's not a door that looks like an

Page 47

1 those are the streets that are primarily  
 2 used by the residences in the area. Robert  
 3 Street is almost exclusively used by the  
 4 applicant and as Mr. Oberman indicated, I  
 5 do believe that there are going to be some  
 6 improvements made to the pavement and the  
 7 -- in that area, so I do think that's gonna  
 8 work appropriately.  
 9 MR. FOWLER: There appears to be a  
 10 utility pole sitting in the paved portion  
 11 of Robert Street. I don't know if that's  
 12 in the right of way, and the street is  
 13 paved on the west side of the pole also.  
 14 Was that taken into consideration?  
 15 MR. REA: I don't see that, Mike, I  
 16 think that's something that Rich is gonna  
 17 have to settle up with the county if there  
 18 is a utility pole in that area, it's gonna  
 19 have to be relocated. I don't see it on my  
 20 plan, but if there's something that needs  
 21 to be relocated, that will have to be done.  
 22 MR. FOWLER: I got a question on  
 23 tractor trailers accessing the loading  
 24 dock. I think you would need caution of  
 25 having the plan, probably to address that.

Page 46

1 access to the building. There doesn't seem  
 2 to be a door location, yeah, I guess the  
 3 architect can address that.  
 4 MR. REA: I actually don't have -- I  
 5 have the site plan that Mr. Oberman has  
 6 prepared, but I don't have the architect's,  
 7 so I don't know what's inside the building  
 8 in that area. Perhaps the architect can  
 9 address that, but if not, I'm sure we can  
 10 get together and make whatever adjustments  
 11 are necessary for the handicap spaces.  
 12 MR. FOWLER: Thank you. Since the  
 13 main entrance and exit drive, it seems to  
 14 be from the center of Bordentown Avenue, is  
 15 being eliminated, I think it's gonna be an  
 16 entrance only, and it appears that that  
 17 most westerly drive over by Robert Street  
 18 will be used more frequently.  
 19 MR. REA: That is correct.  
 20 MR. FOWLER: You feel that driveway  
 21 can handle the volumes?  
 22 MR. REA: I do. There's very little  
 23 residential traffic utilizing Robert Street  
 24 because of the other streets that are in  
 25 the area, Charles Street and John Street,

Page 48

1 I asked for directional arrows at some of  
 2 the -- of some of the parking areas and the  
 3 entrance and exit drives. Could that be  
 4 provided? Do you agree with that?  
 5 MR. REA: Absolutely, yes, we can.  
 6 MR. FOWLER: John, the way the  
 7 driveway is arranged on the, in that  
 8 southwest corner of the site, the new  
 9 parking lot, the exit driveway is right up  
 10 against the westerly parking lot, and then  
 11 the entrance itself is kind of -- if you  
 12 looked at that alignment and that works for  
 13 you?  
 14 MR. REA: Yeah, the driveway is  
 15 fairly wide, I think it works for both  
 16 trucks and automobiles. There's no issue  
 17 with vehicles crossing or turning or  
 18 anything of that nature.  
 19 MR. FOWLER: And the trucks will be  
 20 inside the building when it loads or  
 21 unloads, not out into the parking lot?  
 22 MR. REA: Probably better answered by  
 23 the architect. That may be true, I don't  
 24 have the architectural so I can't answer  
 25 that question.

Page 49

1 MR. FOWLER: Thank you. That's all,  
 2 Mr. Chairman.  
 3 MR. SMITH: The architect is next, so  
 4 let's see if he has a good memory and  
 5 answers your questions. Mr. Chairman, Mr.  
 6 Rea is open for questions but I think  
 7 they've been asked. If they have, I'll  
 8 call my next witness, who is the architect.  
 9 CHAIRMAN DAVIS: Thank you.  
 10 MR. SMITH: Our next witness is Jose  
 11 Carballo, New Jersey registered architect.  
 12 He's gonna answer all of Mr. Fowler's  
 13 questions and I ask that he be called and  
 14 sworn so that he can give testimony.  
 15 MR. CARBALLO: I'm here.  
 16 MR. ALFIERI: Good evening.  
 17  
 18 JOSE CARBALLO, C-A-R-B-A-L-L-O, with a business  
 19 address of 171 Main Street, Suite 301,  
 20 Hackensack, New Jersey, having been duly sworn,  
 21 testified as follows:  
 22 MR. SMITH: Mr. Carballo, for the  
 23 record, by whom are you employed, and in  
 24 what capacity?  
 25 MR. CARBALLO: Im am the president

Page 50

1 of Jose Carballo Architectural Group.  
 2 We're located in Hackensack on 171 Main  
 3 Street. We've been there since 1986.  
 4 MR. SMITH: And have you ever been  
 5 accepted by this board as a licensed  
 6 architect?  
 7 MR. CARBALLO: I have not had the  
 8 pleasure of appearing in front of this  
 9 board prior to tonight.  
 10 MR. SMITH: All right, can you give  
 11 the board the benefit of your credentials?  
 12 MR. CARBALLO: Absolutely, I'm a  
 13 graduate of NJIT in 1980, I received my  
 14 license in 1986. I have appeared in every  
 15 board in Hudson County, about 50 percent of  
 16 the boards in Bergen County, Trenton and  
 17 Camden, Newark, Patterson, some of the  
 18 major cities in New Jersey.  
 19 MR. TIGHE: Motion to accept the  
 20 credentials of this professional.  
 21 CHAIRMAN DAVIS: Second?  
 22 MR. SIVILLI: Second.  
 23 CHAIRMAN DAVIS: All in favor?  
 24 BOARD MEMBERS: Aye.  
 25 MR. SMITH: Thank you, Mr. Chairman.

Page 51

1 Mr. Carballo, two questions, what is it  
 2 gonna look like? And then secondly, answer  
 3 Mr. Fowler's questions.  
 4 MR. CARBALLO: Absolutely. So, this  
 5 is a building that actually fits the  
 6 [INAUDIBLE]. It's a long building, the  
 7 process that is contained within this  
 8 building is a linear process, charged up to  
 9 the building with raw material, raw  
 10 material gets taken out, taken off the  
 11 trucks, put onto racks waiting for the  
 12 fabrication of the cages that Mr. Engel  
 13 discussed previously.  
 14 These cages could be 60 feet long,  
 15 they can be 6 to 8 feet in diameter. Just  
 16 to give an idea of how heavy this is, if  
 17 you've ever seen a rebar, a reinforcing bar  
 18 that's, such as the ones that are put into  
 19 concrete, you see that they're probably  
 20 about an inch thick. So, these are heavy  
 21 material, these are heavy construction, and  
 22 that's why they're using the foundation  
 23 settings.  
 24 Building A is long, it's about 400  
 25 feet long, it's about 160 feet wide, and

Page 52

1 that's the area that contains all the  
 2 fabrication of the product. There's a  
 3 small area to the north, which contains  
 4 men's and women's toilets, it contains a  
 5 lounge, and it also contains the office  
 6 area for this building. The building's  
 7 also connect to the existing buildings of  
 8 the west side of the building.  
 9 Yes, the trucks do come into the  
 10 building, so all the functions are within  
 11 this building, actually happen within the  
 12 building. Doors open, trucks come in, and  
 13 it gets either loaded or unloaded within  
 14 that area.  
 15 Building is about 40 feet high at it's  
 16 peak, it has a peak roof. The street wall  
 17 with the eve height is 30 feet, this is  
 18 necessary to be able to fabricate the  
 19 product and to lift the product and carry  
 20 it from the floor to the truck.  
 21 We did do some colorized elevation of  
 22 the building. Knowing that it's a long  
 23 building, it's a tall building, what we did  
 24 is we actually horizontally, actually  
 25 vertically, we broke up the building into

Page 53

1 three different areas, and they go  
 2 horizontally alongside the building with  
 3 three different colors. The building is a  
 4 metal building, it has a, not a texture,  
 5 but it has some relief to it, and basically  
 6 it matches the steel buildings that are up  
 7 on the site. What we did is, the bottom --  
 8 can I share our drawings, if you don't  
 9 mind?  
 10 MR. SMITH: Were the drawings  
 11 submitted to the board?  
 12 MR. CARBALLO: Yes, the drawings  
 13 were submitted.  
 14 MR. SMITH: So, they're in your  
 15 packages, but Mr. Alfieri, do we have to  
 16 separately mark them?  
 17 MR. ALFIERI: No, no need.  
 18 MR. SMITH: Okay, so, if you, Mr.  
 19 Carballo, why don't you put in front of  
 20 your screen what the building looks like,  
 21 the board members --  
 22 MR. CARBALLO: Yes, I have to be  
 23 allowed by the host.  
 24 MR. SMITH: Oh, okay.  
 25 MR. CARBALLO: I can't do it on my

Page 54

1 own.  
 2 MR. SMITH: All right, who is the  
 3 host?  
 4 MR. CARBALLO: It's the  
 5 municipality.  
 6 MS. MAGNANI: Which drawings?  
 7 MR. CARBALLO: It's the  
 8 architectural drawings.  
 9 MR. ALFIERI: Just identify the  
 10 sheet when you're speaking to it.  
 11 MR. CARBALLO: No, this is the  
 12 engineering drawing; there you go. This is  
 13 my drawing so.  
 14 I don't know if you could see my  
 15 cursor moving around. So, this is the  
 16 building right here, as you can see it's a  
 17 long, long building. The main part of the  
 18 building, which is this portion here,  
 19 that's your manufacturing portion. Let's  
 20 call it fabrication, that's basically what  
 21 gets done in here, and this little bump-out  
 22 here is where the offices are, office  
 23 toilets, lounge area, and this is a truck  
 24 area back in the north side of the  
 25 building.

Page 55

1 All the trucks come in from this end,  
 2 which I believe this is the Roberts Avenue  
 3 or Robert Street side of the property.  
 4 This being the west side of the property,  
 5 this is where the trucks are coming in,  
 6 they're coming to the building.  
 7 If you could go to the next page,  
 8 please.  
 9 MR. ALFIERI: For clarity, which  
 10 sheet were you speaking of?  
 11 MR. CARBALLO: That, I believe was  
 12 T-100 which shows the key map. This is now  
 13 A-100, A-100 shows the floor plan of the  
 14 building. As you can see, it's relatively  
 15 narrow to long building. It's over 400  
 16 feet long and 160 feet wide. You have 1,  
 17 2, 3, and 4 truck doors and this lines that  
 18 you see here means it's a trench where the  
 19 truck actually comes into it so that the  
 20 rear of the truck at that point is level  
 21 with the floor. So that the material would  
 22 either be removed from the truck or loaded  
 23 on to the truck easily.  
 24 All these lines that you see back  
 25 here, those are racks for the material

Page 56

1 stored, so that as it comes off the truck,  
 2 it goes into whichever area that particular  
 3 piece, or part goes into. Then it gets  
 4 taken out here, it gets fabricated, and  
 5 then goes into where the truck is.  
 6 Back in here, now you see all of the  
 7 office, the fabrication portion of it.  
 8 There was a question as far as doors. The  
 9 cement door here at this end, there's  
 10 another man door here at that end, and then  
 11 there's a door that goes through the  
 12 office, through the lounge, and then  
 13 there's, back in here, there's a door that  
 14 connects it into the existing facility.  
 15 If you go to the next one, this is now  
 16 A-200. Simplistically, this is just a  
 17 roof. I wanted to show which way the road  
 18 was going to shed, and we have gutters all  
 19 alongside the low end of the roof and it  
 20 gets collected into leaders. And if you go  
 21 to the next sheet which will be A-300, so  
 22 now you're gonna see this building -- so  
 23 now you see this building that is very  
 24 long. The proposed, we'll call it front  
 25 elevation, that is the elevation that is

Page 57

1 facing Bordentown Road, so you can see we  
 2 basically divided the building into three  
 3 areas: You got your face, you got your  
 4 middle, you got your top. We wanted to  
 5 create a heavy base for the building, so we  
 6 selected this deep blue and then we have  
 7 two different shades of gray just to break  
 8 out the height of the building.  
 9 Those lines that you see going up and  
 10 down, those are leaders coming down from  
 11 the gutters, bringing in the rainwater down  
 12 to an underground system, providing  
 13 three-story windows, just to provide some  
 14 natural light inside of this building.  
 15 The elevation, which you see down at  
 16 the bottom, which we'll say is the left  
 17 elevation, that is the west elevation. As  
 18 you can see, you have the four truck doors,  
 19 1, 2, 3, 4, and then you have one and two  
 20 man doors, as opposed to truck doors, and  
 21 all those doors are there for, obviously,  
 22 accessing through the building, but more  
 23 importantly exiting in case of fire. So,  
 24 the doors have been strategically located  
 25 so that we can maintain the distances

Page 58

1 required for fire exiting.  
 2 Back in here, you can see the low  
 3 building, this is the office portion of it,  
 4 and you do have another smaller truck door  
 5 back there. Again, this is a metal  
 6 building, it's a pre-engineer building, and  
 7 you know, the steel obviously has to be  
 8 designed so that we can use a hoist, a pick  
 9 gavel, not so much the raw material, but  
 10 when you put it together, I'm not sure how  
 11 much that weight, but I would imagine it's  
 12 tons, after tons, after tons, of weight.  
 13 It's a low-pitched roof, it's about 10  
 14 feet. You can see the top of the roof area  
 15 here at 40, you can see the eve or the  
 16 street wall is at 30 feet, and that's  
 17 basically the building.  
 18 MR. SMITH: Great. So, listen, what  
 19 about Mr. Fowler's question about the  
 20 location of the handicap parking spaces?  
 21 Are they in the best location, or should  
 22 they be moved?  
 23 MR. CARBALLO: Well, I don't know  
 24 where the handicapped spaces are, that's  
 25 part of Mr. Oberman's site plans, but

Page 59

1 basically what the code says is that the  
 2 parking spaces have to be as close to a  
 3 door, a man door, as possible. At least --  
 4 I will make sure that they're located that  
 5 way.  
 6 MR. SMITH: All right, and I'm sure  
 7 Mr. Oberman will as well. Mr. Carballo is  
 8 available for questions.  
 9 BOARD MEMBER: The CFO presented  
 10 testimony that all raw materials are going  
 11 to be brought in by rail, and you just said  
 12 that they're also gonna be brought in by  
 13 truck.  
 14 Just to clear the record, are you  
 15 going to have both modes of transportation  
 16 to bring in raw materials?  
 17 MR. CARBALLO: Well, we gotta get  
 18 them from the train into the building,  
 19 because the train tracks don't go to the  
 20 building. So, they get loaded into a truck  
 21 so the trucks can pull into the building.  
 22 MR. SMITH: And I think that Mr.  
 23 Engel, who is still here, I'd be happy to  
 24 get him back up, I think he said the raw  
 25 materials were coming by rail. That would

Page 60

1 leave a certain percentage that would be --  
 2 and if you like, I would happy to bring him  
 3 back to clarify.  
 4 BOARD MEMBER: That's fine, I just  
 5 don't want to have something in the  
 6 resolution that says all materials coming  
 7 by rail and then [INAUDIBLE] and then  
 8 you're not in compliance.  
 9 MR. CARBALLO: Just referring to  
 10 getting the material from the train itself  
 11 into the building.  
 12 MR. SMITH: Okay.  
 13 MR. FOWLER: Mr. Chairman, Mike  
 14 Fowler.  
 15 CHAIRMAN DAVIS: Okay.  
 16 MR. FOWLER: Mr. Carballo, the  
 17 handicap parking spaces are in that  
 18 northeast corner of the building, and there  
 19 are two man doors there, but one man door  
 20 goes into an office, the other one goes  
 21 into a locker room. It doesn't seem like  
 22 somebody with a disability can get in  
 23 through the doors or is supposed to.  
 24 MR. CARBALLO: So those doors have  
 25 to be accessible and the building has to be

Page 61

1 accessible, so we'll make sure. I mean,  
 2 we've gone through several reiterations of  
 3 the plan, and I may not be [INAUDIBLE] but  
 4 we have to make sure that whatever this  
 5 handicap spot, it's the closest point to  
 6 where a door may be. And we're making sure  
 7 that's where it goes.  
 8 MR. FOWLER: The door wouldn't go to  
 9 somebody's office or to the locker room?  
 10 MR. CARBALLO: The main entrance  
 11 would be through, at that point would be  
 12 through the office. The locker room  
 13 obviously makes it easier, the lounge makes  
 14 it easier for people to go in and out as  
 15 they're having their coffee break or  
 16 whatever, but the main access to the office  
 17 area is through the office itself.  
 18 MR. FOWLER: And the trucks, when they  
 19 back into the building, will they back  
 20 completely into the building with the  
 21 tractor also and close the door, or will  
 22 the tractor stay outside the building?  
 23 MR. CARBALLO: I don't know if they  
 24 close the door, but we made those trenches  
 25 long enough for a 60-foot trailer to be

Page 62

1 able to fit in.  
 2 MR. FOWLER: Okay, I'm just thinking  
 3 if the operation does run on a Sunday, I'm  
 4 not sure what operation occurs, [INAUDIBLE]  
 5 but moving steel around isn't the quietest  
 6 thing, but if the trucks were inside the  
 7 building, it would definitely cut down on  
 8 the noise since the residents are on that  
 9 side of the building also.  
 10 MR. CARBALLO: So we'll make those  
 11 trenches long enough so that the entire  
 12 truck can be inside and the door can close  
 13 down, yeah, that's not a problem.  
 14 MR. FOWLER: And then one question for  
 15 Mr. Rea, if I may.  
 16 John, next to those handicap parking  
 17 spaces, there's another loading dock for  
 18 tractor trailer to pull into. Have you  
 19 looked at that, and can a tractor trailer  
 20 get in that spot and get in and out?  
 21 MR. REA: Mike, can you hear me?  
 22 MR. FOWLER: Yes.  
 23 MR. REA: Okay, I wasn't sure if I  
 24 was muted or not.  
 25 It looks like everything is

Page 63

1 acceptable. Whatever changes we need to  
 2 make to adjust the handicap spaces away  
 3 from that area, I think we can do it. I  
 4 don't see it being an issue, but again I'm  
 5 looking at a plan and a scale of 1 inch is  
 6 equal to 60 feet, so I think it looks  
 7 acceptable. But we will, besides myself,  
 8 Mr. Oberman, and the architect, we will  
 9 address that issue and make that something  
 10 to your satisfaction.  
 11 MR. FOWLER: And the truck loading  
 12 spots is next to the handicap spaces?  
 13 MR. REA: Yeah.  
 14 MR. FOWLER: Can you [INAUDIBLE] on  
 15 that to show that it works.  
 16 MR. REA: Mike, it's hard to find a  
 17 turning radius template for 1 inch is equal  
 18 to 60 feet, but I will double check that  
 19 and it certainly looks like there is plenty  
 20 of room back there for the truck to  
 21 maneuver to get into the loading dock. I  
 22 didn't think it was necessary to try to  
 23 find a template for that so I think it  
 24 looks fine.  
 25 MR. FOWLER: Okay, thank you. That's

Page 64

1 all, Mr. Chairman.  
 2 CHAIRMAN DAVIS: Thank you.  
 3 MR. SMITH: Any other questions for  
 4 Mr. Carballo?  
 5 Then I'd ask that our clean-up,  
 6 Christine Cofone, be called and sworn so  
 7 she could give planning testimony.  
 8  
 9 CHRISTINE COFONE, C-O-F-O-N-E, with a business  
 10 address of 125 Half Mile Road, Suite 200, Red  
 11 Bank, New Jersey, having been duly sworn,  
 12 testified as follows:  
 13 MR. ALFIERI: Can you please state  
 14 and spell your name for the record?  
 15 MS. COFONE: Yes, it's Christine  
 16 Nazzaro-Cofone, N-A-Z-Z-A-R-O -  
 17 C-O-F-O-N-E. Business address is 125 Half  
 18 Mile Road, Suite 200, Red Bank, New Jersey  
 19 07701.  
 20 MR. SMITH: Thank you. For the  
 21 record, Christine, are you, what is the  
 22 title of your business?  
 23 MS. COFONE: The title of my business  
 24 is Cofone Consulting Group, LLC. I'm the  
 25 principal and owner, I've been testifying

Page 65

1 as a professional planner for 24 years,  
 2 I've been qualified in Sayreville as an  
 3 expert witness, and about 400 other  
 4 planning and zoning boards throughout the  
 5 state.  
 6 MR. SMITH: Okay, you have been  
 7 around the loop, obviously.  
 8 MS. COFONE: Couple of nights out, so  
 9 I'm loving the virtual nights home.  
 10 MR. SMITH: I can imagine.  
 11 So, if you would, we'd appreciate your  
 12 review of this application, and a  
 13 justification under the municipal land use  
 14 law for the few bulk variances that are  
 15 requested and for the waivers that are  
 16 requested as well.  
 17 MS. COFONE: Yes, of course. I've had  
 18 an opportunity to review the application's  
 19 submission documents as well as Mr.  
 20 Cornell's review letter, and Mr. Fowler's  
 21 June 12, 2020 review letter. So, I don't  
 22 disagree with Mr. Fowler that we do need  
 23 the variances for the front yard setback to  
 24 the ease of the roadway -- the roadway  
 25 easement line opening for Bordentown

Page 66

1 Avenue. The structure is actually set back  
 2 50 feet, and we are compliant with the  
 3 setback for the zone. We are not impacting  
 4 the existing nonconformity of .57 feet.  
 5 I'm sure the board is very familiar  
 6 with this subject application, so you know  
 7 that it's developed with a number of  
 8 existing buildings on it, and we are not  
 9 impacting that existing nonconformity. And  
 10 we're also asking for a variance for the  
 11 buffer as was testified to by Mr. Oberman  
 12 earlier this evening.  
 13 The actual buffer is 50 feet and then  
 14 we have to increase it because of the  
 15 height of the building in the zone, so  
 16 we're asking for relief from that  
 17 requirement. But when I think, and one of  
 18 the board members had questions about this  
 19 earlier as to, and we as a team had two  
 20 Zoom meetings to prepare for this case, and  
 21 one of the things we discussed as a team,  
 22 was what is the distance to the actual  
 23 closest residential structure? And if you  
 24 had an opportunity to look on the site  
 25 plan, we actually have that dimensions on

Page 67

1 one of the plans. It actually shows you  
 2 that from the corner, the corner of the new  
 3 proposed building, which is on the western  
 4 portion of our site, we're actually 147.22  
 5 feet to the closest, or really to the  
 6 corner of Roberts Road, and there's no  
 7 residences, and Mr. Oberman talks about  
 8 this as well, that front on actual Roberts  
 9 Road.  
 10 So, yes we do require some, what I  
 11 would consider, technical  
 12 variance[INAUDIBLE] of this application,  
 13 but I think the board can certainly grant  
 14 the relief under the C1 as well as the C2  
 15 statutes for criteria.  
 16 When the board is thinking of the C1  
 17 statutory criteria, lawful, pre-existing  
 18 structures certainly qualify as meeting the  
 19 statutory hardship criteria. And here you  
 20 have an existing developed site, and as  
 21 planners, we try to balance that with what  
 22 the zoning district allows, and what the  
 23 town wants to see occur in the zoning  
 24 districts.  
 25 So, when you do that balancing, one of

Page 68

1 the most important things to do as a  
 2 planner is to be guided by the master plan.  
 3 And quite specifically in 2013, the  
 4 Sayreville Master Plan identifies the site  
 5 as being in the SED Special Economic  
 6 Development Zone, but more importantly, the  
 7 master plan designates as land use  
 8 classification to provide for a range of  
 9 commercial and industrial land uses to meet  
 10 the borough's economic development  
 11 objectives.  
 12 And I also know one of the board  
 13 members asked earlier about the employment,  
 14 and it was important to the borough, I  
 15 would imagine, to not want to limit the  
 16 expansion of employees on this site because  
 17 this is what your master plan calls for  
 18 additional growth and development.  
 19 So, when you balance that with the  
 20 variance relief that's required, I think  
 21 the board can certainly conclude that we  
 22 meet our statutory burden of proof under  
 23 the C1 criteria, I think you could also  
 24 apply the C2 criteria and cite certain  
 25 purposes of the land use law that would be

Page 69

1 advanced. I think criteria G, which talks  
 2 about providing sufficient space in  
 3 appropriate locations for a variety of  
 4 uses, we are providing for a sufficient  
 5 space and this is definitely an appropriate  
 6 location give the character of Bordentown  
 7 Avenue and the master plan designation for  
 8 this use.  
 9 So, I think, when the land use law  
 10 asks us as planners to talk about the  
 11 negative criteria, it asks us to talk about  
 12 a substantial detriment. In this case, I  
 13 don't think any of the variance relief that  
 14 rises, that we're asking for, rises to the  
 15 level of a substantial detriment. I think  
 16 the benefits of allowing the applicant to  
 17 expand in this location certainly outweigh  
 18 any detriments, the character of this area  
 19 is established, and when you look at the  
 20 fact that we are introducing more formal  
 21 landscaping on our western property line  
 22 that exists today, I think the board can  
 23 certainly be comfortable that we meet our  
 24 statutory burden of proof, and that we have  
 25 balanced the positive and negative

Page 71

1 Jay?  
 2 MR. CORNELL: Yes.  
 3 MR. FOWLER: In your report you had  
 4 mentioned that the front yard setback was  
 5 measured from the right of way easement  
 6 line and not from the property line, did I  
 7 read that correctly?  
 8 MR. CORNELL: No, it is measured  
 9 from the [INAUDIBLE].  
 10 MR. FOWLER: I didn't hear your  
 11 response, sorry. From the easement line or  
 12 from the -- I think it's from the easement  
 13 line.  
 14 MR. CORNELL: Looking for that  
 15 comment on the report that you're referring  
 16 to.  
 17 MS. COFONE: I think the comment, I  
 18 have it in front of me, if I can clarify.  
 19 I have it in front of me. In your May 13th  
 20 review letter, Mr. Cornell, on page, it's  
 21 under your updated technical engineering  
 22 review, comment number 7 under your updated  
 23 technical engineering review states the  
 24 proposed building setback line is being  
 25 measured from the existing right of way

Page 70

1 criteria. And we've certainly satisfied  
 2 our statutory burden of proof for the  
 3 variance relief that's required.  
 4 The test on the waivers is a little  
 5 bit different, and I know our engineer  
 6 testified to all of them, but the standard  
 7 on our waiver [INAUDIBLE], are the waivers  
 8 really necessary, and really the minimum  
 9 that's required to accomplish the site plan  
 10 and still balance the intent of the  
 11 ordinance.  
 12 I think in this application, for a  
 13 site of this size, our application is  
 14 substantially compliant with the lion's  
 15 share of the design requirements in your  
 16 ordinance, and I see no reason why there  
 17 would be a planning reason that would  
 18 preclude the board from finding that the  
 19 statutory burden of proof is met for the  
 20 variance relief, and waiver relief  
 21 associated with this site plan.  
 22 MR. SMITH: Ms. Cofone is available  
 23 for questions.  
 24 MR. FOWLER: Chairman, I just have one  
 25 question, if I may. Mr. Cornell, first,

Page 72

1 line, rather than the road widening  
 2 easement line.  
 3 The applicant's engineer is to  
 4 determine if Middlesex County Road prior,  
 5 and any further right of way designation  
 6 along Bordentown Avenue, which would also  
 7 impact the front setback line location.  
 8 So, that was from your May 13th, 2020  
 9 report, specifically the updated technical  
 10 engineering review under section A, site  
 11 reading and general comments, that was  
 12 comment number 7, and again the way it  
 13 read, the important part to this discussion  
 14 is proposed building setback line is being  
 15 measured from the existing right of way  
 16 line, rather than the road widening  
 17 easement line.  
 18 MR. CORNELL: I see that, yes. The  
 19 existing measurement is from the right of  
 20 way line. The concern was if additional  
 21 dedication is required by the county, then  
 22 it might trigger the need for a variance in  
 23 the future. And I did speak with Mr.  
 24 Oberman about that and he agrees that if  
 25 the county does require a dedication

Page 73

1 instead of an easement, there may be a need  
 2 for a variance that may require another  
 3 appearance before the board in the future.  
 4 But at this time, it's measured from the  
 5 right of way, and it does require 50 feet  
 6 by the ordinance.  
 7 MS. COFONE: Okay.  
 8 MR. FOWLER: So Mr. Chairman and Ms.  
 9 Cofone, if they go back to the county, I  
 10 think Mr. Oberman had mentioned that they  
 11 may be requiring improvements within the  
 12 easement area, and they ask for a  
 13 dedication, rather than having the  
 14 applicant have to come back for a variance  
 15 in the future, can we incorporate that into  
 16 this approval if the application is  
 17 approved tonight so that they can measure  
 18 from the existing easement line, would the  
 19 board take a variance? Am I making that  
 20 clear? So right now it's measured from the  
 21 property line. If we go back to the  
 22 county, I think the county is requiring  
 23 improvements within the right of way  
 24 easement. If they're requiring dedication  
 25 at that point, rather than having to come

Page 74

1 back for a variance for the additional ten  
 2 feet, can we include that in this  
 3 resolution?  
 4 MR. ALFIERI: I have no objection  
 5 with including that. Chairman?  
 6 MR. SMITH: And I would add to that  
 7 that it's like greasing a gas station, you  
 8 can't have too much. Trying to deal with  
 9 the possible contingency of the dedication  
 10 is a great deal of help to us in the event  
 11 there is that situation.  
 12 We don't know what's gonna happen with  
 13 the county, but putting that in in the  
 14 contingent event that the county requires,  
 15 it would certainly be very helpful to us,  
 16 we really appreciate it.  
 17 MR. ALFIERI: Mr. Chairman, I have  
 18 no objection to including that in the  
 19 resolution if the board's inclined to  
 20 approve.  
 21 CHAIRMAN DAVIS: Thank you.  
 22 MR. FOWLER: That's all, Mr. Chairman,  
 23 thank you.  
 24 MR. SMITH: Any other questions for  
 25 Ms. Cofone? All right, if not, Mr.

Page 75

1 Chairman, that concludes our case. The  
 2 conclusion of any public testimony, we'd  
 3 appreciate the opportunity to either  
 4 respond or make a conclusionary statement.  
 5 CHAIRMAN DAVIS: Make a motion to open  
 6 to the public.  
 7 BOARD MEMBER: Motion to open.  
 8 BOARD MEMBER: Second.  
 9 MS. MAGNANI: All in favor?  
 10 BOARD MEMBERS: Aye.  
 11 MS. MAGNANI: Opposed?  
 12 To keep this meeting as organized as  
 13 possible, residents who wish to speak in  
 14 one of the public [INAUDIBLE] are to press  
 15 star 9, which would notify us that a person  
 16 from the public wishes to speak.  
 17 At that time, we will ask for your  
 18 name and address and be limited to a  
 19 5-minute comment period.  
 20 CHAIRMAN DAVIS: Hearing none. Can I  
 21 have a motion to close --  
 22 Can you state your name?  
 23 MR. ALFIERI: Please state your  
 24 name for the record, sir, and your address.  
 25 MR. DELDUCA: [INAUDIBLE].

Page 76

1 MR. ALFIERI: Can you slow down and  
 2 repeat yourself.  
 3 MR. DELDUCA: My name is Frank  
 4 Delduca, I live at 55 Charles Street.  
 5 MR. ALFIERI: 55 Charles Street?  
 6 MR. DELDUCA: Correct.  
 7 MR. ALFIERI: Can you spell your  
 8 last name, please.  
 9 MR. DELDUCA: D-E-L-D-U-C-A.  
 10 MR. ALFIERI: Thank you. Please  
 11 proceed with your comments or questioning.  
 12 MR. DELDUCA: One of the comments I  
 13 want to make is the, I was told a while ago  
 14 that [INAUDIBLE] was responsible for  
 15 maintaining the grass along Robert Street.  
 16 I don't know if this is a separate issue  
 17 for the building, but that's one of the  
 18 issues between Robert Street and the pump  
 19 station. I don't know if they're aware of  
 20 that, it's overgrown.  
 21 Another one is the lights that they  
 22 have currently in the parking lot, they're  
 23 kind of blinding to cars getting in and out  
 24 of the neighborhood, and to people driving  
 25 on Sandfield Road across the street. And

Page 77

1 after this building is built, are those  
 2 lights going to be coming down, or is  
 3 something going to be addressed about that?  
 4 That's the two main ones I wanted to  
 5 mention, and I wanted to mention about the  
 6 road improvement on Robert Street, but they  
 7 mentioned that already, so.  
 8 MR. SMITH: So, would you like a  
 9 response or do you want to wait until all  
 10 the public comments are finished?  
 11 MR. DELDUCA: It's more of an issue  
 12 that I want to be addressed, so if they  
 13 want to make the comment now, that's fine.  
 14 MR. ALFIERI: Mr. Smith, you can  
 15 respond to his inquiries.  
 16 MR. SMITH: Okay, well, number -- let  
 17 me go in reverse order. The first time  
 18 we're hearing about the issue of a light  
 19 spillover from a light in the parking lot,  
 20 but we can certainly ask Mr. Oberman to  
 21 take a look at it and maybe it's a matter  
 22 of a shield, but we're certainly happy to  
 23 look at it. Everybody wants to be a good  
 24 neighbor.  
 25 All right, so with regard to

Page 79

1 goes up to Robert Street, and just like I  
 2 would have to take care of the property in  
 3 front of my house, that's their -- like I  
 4 said, the town was taking care of it for  
 5 many years and when they stopped, they  
 6 never told anybody, so obviously, they  
 7 weren't acknowledged of it -- [INAUDIBLE]  
 8 with the road department.  
 9 MR. SMITH: That's where I think  
 10 you're gonna get relief. The problem is,  
 11 it actually becomes an issue if they start  
 12 to do something on township property. If  
 13 it's not your property, the township has to  
 14 be responsible, they go on to the township  
 15 property, they start to get liability  
 16 issues.  
 17 MR. DELDUCA: Yeah, I understand.  
 18 MR. SMITH: You might want to check  
 19 with the road department.  
 20 MR. DELDUCA: Yeah, I mean, it's  
 21 not their fault if they don't know about  
 22 it. [INAUDIBLE] the road department about  
 23 it. Maybe the road department will do it  
 24 for them.  
 25 MR. SMITH: What's that, sir?

Page 78

1 maintaining grass on Robert Street, I have  
 2 to tell you, I have no clue.  
 3 Let me ask Mr. Engel, are you aware of  
 4 any responsibilities with regard to  
 5 maintaining grass on Robert Street?  
 6 MR. ENGEL: No, I'm not.  
 7 MR. SMITH: If I can ask Mr. Delduca,  
 8 why do you believe --  
 9 MR. DELDUCA: It's been a long  
 10 issue. The town used to take care of it,  
 11 but then the town found out that it was  
 12 private property and they stopped taking  
 13 care of it, and obviously [INAUDIBLE] that  
 14 property, which takes it both ways.  
 15 MR. SMITH: As a general rule of  
 16 thumb, is you're responsible for  
 17 maintenance of your property. So, to the  
 18 extent that OEG is doing that, they're  
 19 doing the right thing. If there's a piece  
 20 of their property that they're not  
 21 maintaining, that's a different issue.  
 22 But, Mr. Delduca, do you believe it's  
 23 the street, or do you believe it's part of  
 24 OEG's property?  
 25 MR. DELDUCA: Well, OEG property

Page 80

1 MR. DELDUCA: The bigger issue is  
 2 the lights in the parking lot. They're  
 3 real, real high, and when you turn onto  
 4 Robert Street or if you're coming down  
 5 across Bordentown Avenue, down Sandfield,  
 6 they blind you like you wouldn't believe.  
 7 Nobody complains about it, but it should be  
 8 brought up.  
 9 MR. SMITH: Mr. Asher, you have no  
 10 problem with our engineer taking a look at  
 11 our light issue and seeing if there's some  
 12 relatively simple resolution to it, do you?  
 13 MR. ENGEL: No problem at all.  
 14 MR. SMITH: Good.  
 15 MR. DELDUCA: And the other  
 16 question is a lot of the outside  
 17 operations, are they going to be moved  
 18 indoors, do you know? Because sometimes  
 19 those noises are all day long.  
 20 MR. SMITH: Well, in trying to  
 21 respond to that, I believe what our  
 22 architect said was the building is being  
 23 designed so that any of the loading or  
 24 unloading can be done inside the building.  
 25 If I'm wrong, somebody correct me, but that

Page 81

1 would seem, it is a new building, so it  
 2 seems to me that it is a pretty good  
 3 approach to keeping noise from the  
 4 operations under control, it would be  
 5 inside the building.  
 6 MR. DELDUCA: Particularly like 1,  
 7 2 o'clock in the morning, you know.  
 8 MR. SMITH: I'm sure they would be  
 9 happy to do that inside the building.  
 10 MR. DELDUCA: Yeah, because they  
 11 unload the trucks, like you mentioned  
 12 earlier, to bring them in if they don't do  
 13 it at night, after a certain hour.  
 14 Well, as long as they're looked into,  
 15 I'll just take it from there and I'll give  
 16 up my time.  
 17 MR. ALFIERI: Thank you for your  
 18 time, Mr. Delduca.  
 19 CHAIRMAN DAVIS: Anyone else from the  
 20 public wish to speak?  
 21 Motion to close. All in favor?  
 22 MR. TIGHE: Motion to approve the  
 23 application.  
 24 MR. SIVILLI: Second.  
 25 CHAIRMAN DAVIS: Roll call, please.

Page 83

1  
 2 (Hearing was adjourned at 9:10 p.m.)  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

Page 82

1 MS. MAGNANI: Mr. D'Addio?  
 2 MR. D'ADDIO: Yes.  
 3 MS. MAGNANI: Councilman Dalina?  
 4 MR. DALINA: Yes.  
 5 MS. MAGNANI: Mr. Macagnone?  
 6 MR. MACAGNONE: Yes.  
 7 MS. MAGNANI: Ms. Ochenge?  
 8 MS. OCHENGE: Yes.  
 9 MS. MAGNANI: Ms. Patel?  
 10 MS. PATEL: Yes.  
 11 MS. MAGNANI: Ms. Pawlowski?  
 12 MS. PAWLOWSKI: Yes.  
 13 MS. MAGNANI: Mr. Sivilli?  
 14 MR. SIVILLI: Yes.  
 15 MS. MAGNANI: Mr. Tighe?  
 16 MR. TIGHE: Yes.  
 17 MS. MAGNANI: Chairman Davis?  
 18 CHAIRMAN DAVIS: Yes.  
 19 MS. MAGNANI: Application is  
 20 approved.  
 21 MR. SMITH: Thank you, Mr. Chairman,  
 22 and members, you've done a good thing for  
 23 your town.  
 24 MR. ALFIERI: Thank you, Mr. Smith,  
 25 and good luck.

Page 84

1 C E R T I F I C A T I O N  
 2  
 3 I, DEANNA WIZBICKI, being a Registered  
 4 Court Reporter and Notary Public within and for  
 5 the State of New Jersey, do hereby certify that  
 6 the foregoing is a true and correct transcript of  
 7 the telephonic proceedings.  
 8  
 9  
 10  
 11 DEANNA WIZBICKI,  
 12 Registered License No:  
 13 30CY00001700  
 14 Notary ID No: 2330518  
 15  
 16  
 17 DATED:  
 18  
 19  
 20 This transcript is not to be  
 21 copied unless under the direct control and  
 22 supervision of the certifying reporter.  
 23  
 24  
 25

	<b>active (1)</b> 24:22	28:12;29:18;33:1; 35:8,14	73:14	<b>around (5)</b> 15:24;31:19;54:15; 62:5;65:7
<b>\$</b>	<b>activity (2)</b> 44:15,15	<b>agreeing (1)</b> 28:20	<b>applicant's (4)</b> 29:14;37:14;38:14; 72:3	<b>arranged (1)</b> 48:7
<b>\$25.00 (1)</b> 14:18	<b>actual (3)</b> 66:13;22;67:8	<b>agrees (1)</b> 72:24	<b>application (13)</b> 5:3;9:2;12:21,22,25; 65:12;66:6;67:12; 70:12,13;73:16;81:23; 82:19	<b>arrows (1)</b> 48:1
<b>\$85,000 (1)</b> 14:15	<b>actually (16)</b> 13:1;19:7,8,9;25:11; 46:4;51:5;52:11,24,24; 55:19;66:1,25;67:1,4; 79:11	<b>ahead (3)</b> 22:8;35:24;37:20	<b>application's (1)</b> 65:18	<b>Asher (5)</b> 7:8;8:5,11,18;80:9
<b>I</b>	<b>add (6)</b> 6:17;14:11;18:24; 21:15;38:18;74:6	<b>aisle (4)</b> 38:22;39:9,11,13	<b>apply (1)</b> 68:24	<b>asphalt (1)</b> 31:23
<b>[INAUDIBLE] (15)</b> 27:14;41:11;51:6; 60:7;61:3;62:4;63:14; 70:7;71:9;75:14,25; 76:14;78:13;79:7,22	<b>added (2)</b> 15:14;44:4	<b>aisles (1)</b> 39:8	<b>applicant's (1)</b> 65:18	<b>assets (1)</b> 10:11
<b>A</b>	<b>adding (1)</b> 38:6	<b>ALFIERI (22)</b> 8:10;20:21,22;22:5; 32:5;40:19;49:16; 53:15,17;54:9;55:9; 64:13;74:4,17;75:23; 76:1,5,7,10;77:14; 81:17;82:24	<b>apply (1)</b> 68:24	<b>associated (4)</b> 24:9;42:12,24;70:21
<b>A-100 (2)</b> 55:13,13	<b>addition (2)</b> 24:14;42:1	<b>alignment (2)</b> 43:2;48:12	<b>applicant's (1)</b> 65:18	<b>Associates (1)</b> 41:1
<b>A-200 (1)</b> 56:16	<b>additional (9)</b> 21:11;28:7;41:24; 42:6;43:8;44:3;68:18; 72:20;74:1	<b>allowed (1)</b> 53:23	<b>applicant's (1)</b> 65:18	<b>assuming (1)</b> 21:6
<b>A-300 (1)</b> 56:21	<b>address (15)</b> 8:18;22:15;28:13; 29:11;38:19;40:16; 46:3,9;47:25;49:19; 63:9;64:10,17;75:18, 24	<b>allowing (1)</b> 69:16	<b>applicant's (1)</b> 65:18	<b>Atlantic (1)</b> 13:7
<b>able (3)</b> 26:16;52:18;62:1	<b>addressed (5)</b> 29:13;37:15;38:23; 77:3,12	<b>allows (1)</b> 67:22	<b>applicant's (1)</b> 65:18	<b>attorney (4)</b> 5:5,14,15;21:22
<b>Absolutely (4)</b> 11:20;48:5;50:12; 51:4	<b>adequate (2)</b> 25:24;43:13	<b>almost (2)</b> 36:6;47:3	<b>applicant's (1)</b> 65:18	<b>attracted (1)</b> 17:18
<b>abundance (1)</b> 6:9	<b>adjacent (3)</b> 25:21;30:21;33:25	<b>Along (15)</b> 24:14;25:15,18; 31:15;33:10,14;34:20, 24;35:2;42:10,25;44:4; 72:6;76:15;81:14	<b>applicant's (1)</b> 65:18	<b>automobiles (1)</b> 48:16
<b>abut (1)</b> 31:13	<b>adjourned (1)</b> 83:2	<b>alongside (2)</b> 53:2;56:19	<b>applicant's (1)</b> 65:18	<b>available (5)</b> 20:20;35:21;44:17; 59:8;70:22
<b>accept (3)</b> 23:15;41:12;50:19	<b>adjust (1)</b> 63:2	<b>always (2)</b> 14:13;41:9	<b>applicant's (1)</b> 65:18	<b>Avenue (26)</b> 5:4,22;8:19;9:5; 11:3;24:12,21;25:21; 29:16,23;33:10,14; 34:24;42:7,10,13,17; 43:1,3,16;46:14;55:2; 66:1;69:7;72:6;80:5
<b>acceptable (7)</b> 8:13;28:4;42:21,23; 43:17;63:1,7	<b>adjustments (1)</b> 46:10	<b>amount (4)</b> 21:13,24,25;43:14	<b>applicant's (1)</b> 65:18	<b>average (3)</b> 17:14;18:9;42:16
<b>accepted (4)</b> 22:25;23:18;41:5; 50:5	<b>advanced (1)</b> 69:1	<b>analysis (1)</b> 42:15	<b>applicant's (1)</b> 65:18	<b>aware (2)</b> 76:19;78:3
<b>access (2)</b> 46:1;61:16	<b>aesthetics (1)</b> 29:10	<b>analyzed (1)</b> 42:5	<b>applicant's (1)</b> 65:18	<b>away (5)</b> 29:2;30:6,24;44:11; 63:2
<b>accessible (2)</b> 60:25;61:1	<b>affect (1)</b> 30:2	<b>answered (1)</b> 48:22	<b>applicant's (1)</b> 65:18	<b>Aye (2)</b> 50:24;75:10
<b>accessing (2)</b> 47:23;57:22	<b>afternoon (3)</b> 41:23;42:11,14	<b>anticipate (2)</b> 15:8,15	<b>applicant's (1)</b> 65:18	<b>B</b>
<b>accomplish (2)</b> 29:19;70:9	<b>again (7)</b> 19:23;20:16;35:3; 37:4;58:5;63:4;72:12	<b>anticipated (1)</b> 43:11	<b>applicant's (1)</b> 65:18	<b>Bachelor's (1)</b> 23:8
<b>according (1)</b> 42:15	<b>against (3)</b> 33:12;36:5;48:10	<b>anticipating (1)</b> 15:17	<b>applicant's (1)</b> 65:18	<b>back (18)</b> 38:15,16;54:24; 55:24;56:6,13;58:2,5; 59:24;60:3;61:19,19; 63:20;66:1;73:9,14,21; 74:1
<b>acknowledge (4)</b> 25:4;29:8;32:22,24	<b>ago (1)</b> 76:13	<b>appearance (1)</b> 73:3	<b>applicant's (1)</b> 65:18	<b>background (2)</b> 23:18;42:3
<b>acknowledged (1)</b> 79:7	<b>agree (10)</b> 27:24;28:6;31:17; 32:18,19;33:5,19;34:2; 39:6;48:4	<b>appeared (2)</b> 23:13;50:14	<b>applicant's (1)</b> 65:18	<b>bad (1)</b> 11:16
<b>acre (1)</b> 5:22	<b>agreed (5)</b>	<b>appearing (1)</b> 50:8	<b>applicant's (1)</b> 65:18	<b>balance (3)</b> 67:21;68:19;70:10
<b>acres (2)</b> 10:3;24:6		<b>appears (2)</b> 46:16;47:9	<b>applicant's (1)</b> 65:18	
<b>across (2)</b> 76:25;80:5		<b>applicant (8)</b> 5:15;31:17;34:9; 38:24;43:5;47:4;69:16;	<b>applicant's (1)</b> 65:18	
<b>Action (1)</b> 32:10			<b>applicant's (1)</b> 65:18	

<p><b>balanced (1)</b> 69:25 <b>balancing (1)</b> 67:25 <b>Bank (2)</b> 64:11,18 <b>bar (2)</b> 13:16;51:17 <b>bars (1)</b> 20:13 <b>base (1)</b> 57:5 <b>based (1)</b> 33:22 <b>basically (17)</b> 9:20;10:6;11:11,14, 24;13:13;14:7;15:16; 16:15,19,22;43:18; 53:5;54:20;57:2;58:17; 59:1 <b>batter (1)</b> 7:24 <b>becomes (2)</b> 35:13;79:11 <b>begin (1)</b> 5:10 <b>behind (1)</b> 13:16 <b>benefit (3)</b> 32:6;41:18;50:11 <b>benefits (1)</b> 69:16 <b>Bergen (1)</b> 50:16 <b>besides (1)</b> 63:7 <b>best (1)</b> 58:21 <b>better (1)</b> 48:22 <b>bid (3)</b> 13:3;19:8,9 <b>bidding (1)</b> 13:2 <b>bigger (2)</b> 31:5;80:1 <b>bit (6)</b> 9:16;11:2;15:15,17; 32:1;70:5 <b>blind (1)</b> 80:6 <b>blinding (1)</b> 76:23 <b>block (1)</b> 5:4 <b>blue (1)</b> 57:6 <b>board (39)</b> 6:23;7:4,19;11:1,23; 12:1;15:5;17:7,8; 20:20;22:25;24:3; 25:10;28:5;41:6,9,11; 50:5,9,11,15,24;53:11,</p>	<p>21;59:9;60:4;66:5,18; 67:13,16;68:12,21; 69:22;70:18;73:3,19; 75:7,8,10 <b>boards (4)</b> 23:14,14;50:16;65:4 <b>board's (3)</b> 32:6,13;74:19 <b>Boat (1)</b> 19:19 <b>Bob (2)</b> 5:5,14 <b>Bordentown (28)</b> 5:4,21;8:19;9:5; 10:7;11:2;24:11,20; 25:21;29:16,22;31:21; 33:10,14;34:24;42:7, 10,13,17;43:1,3,16; 46:14;57:1;65:25;69:6; 72:6;80:5 <b>bordered (1)</b> 24:10 <b>borough (1)</b> 68:14 <b>borough's (1)</b> 68:10 <b>both (3)</b> 48:15;59:15;78:14 <b>bottom (2)</b> 53:7;57:16 <b>bought (1)</b> 11:3 <b>break (2)</b> 57:7;61:15 <b>bring (5)</b> 10:16;15:22;59:16; 60:2;81:12 <b>bringing (1)</b> 57:11 <b>broke (1)</b> 52:25 <b>brought (3)</b> 59:11,12;80:8 <b>buffer (11)</b> 6:15,20;30:14,17,18; 36:1,19,21,22;66:11,13 <b>Building (97)</b> 5:2;6:3,18;7:9,23; 9:4,16;10:10;12:5,12; 14:10,20,23;15:7,12, 13;16:4;21:4;24:14; 25:8,12,20;26:6;29:10; 35:13;36:12,13,16; 42:1;44:8,9;45:7,12,19, 22;46:1,7;48:20;51:5, 6,8,9,24;52:6,8,10,11, 12,15,22,23,23,25; 53:2,3,4,20;54:16,17, 18,25;55:6,14,15; 56:22,23;57:2,5,8,14, 22;58:3,6,6,17;59:18, 20,21;60:11,18,25; 61:19,20,22;62:7,9;</p>	<p>66:15;67:3;71:24; 72:14;76:17;77:1; 80:22,24;81:1,5,9 <b>buildings (11)</b> 9:21;11:15;14:2; 24:7;36:12,17,21,22; 52:7;53:6;66:8 <b>building's (1)</b> 52:6 <b>built (1)</b> 77:1 <b>bulk (2)</b> 5:24;65:14 <b>bump-out (1)</b> 54:21 <b>burden (4)</b> 68:22;69:24;70:2,19 <b>business (8)</b> 8:18;22:14;40:16; 49:18;64:9,17,22,23 <b>buy (1)</b> 9:19</p>	<p><b>candles (1)</b> 33:17 <b>capacity (4)</b> 8:24;22:20;40:24; 49:24 <b>Carballo (29)</b> 7:21;49:11,15,18,22, 25;50:1,7,12;51:1,4; 53:12,19,22,25;54:4,7, 11;55:11;58:23;59:7, 17;60:9,16,24;61:10, 23;62:10;64:4 <b>C-A-R-B-A-L-L-O (1)</b> 49:18 <b>care (5)</b> 26:13;78:10,13;79:2, 4 <b>carry (1)</b> 52:19 <b>cars (1)</b> 76:23 <b>case (5)</b> 6:24;57:23;66:20; 69:12;75:1 <b>caution (3)</b> 5:25;6:9;47:24 <b>cement (1)</b> 56:9 <b>center (1)</b> 46:14 <b>certain (5)</b> 10:24;28:6;60:1; 68:24;81:13 <b>certainly (10)</b> 63:19;67:13,18; 68:21;69:17,23;70:1; 74:15;77:20,22 <b>cetera (1)</b> 7:15 <b>CFO (1)</b> 59:9 <b>CHAIRMAN (55)</b> 5:6,11;7:6;8:5,8,22; 21:19;22:6,8;23:22,25; 26:20,25;27:2,13;28:9; 34:6,12,35;22,24; 37:12,13,18,20;38:9; 39:25;40:6,8,11;41:12; 44:18;49:2,5,9;50:21, 23,25;60:13,15;64:1,2, 70:24;73:8;74:5,17,21, 22;75:1,5,20;81:19,25; 82:17,18,21 <b>change (1)</b> 39:7 <b>changes (2)</b> 27:15;63:1 <b>character (2)</b> 69:6,18 <b>charged (1)</b> 51:8 <b>Charles (4)</b> 31:12;46:25;76:4,5</p>	<p><b>Chase (1)</b> 20:9 <b>check (2)</b> 63:18;79:18 <b>Chicago (1)</b> 12:14 <b>Chief (1)</b> 9:6 <b>Christine (5)</b> 7:25;64:6,9,15,21 <b>circulation (2)</b> 7:19;43:22 <b>cite (1)</b> 68:24 <b>cities (1)</b> 50:18 <b>City (4)</b> 12:14;13:7;20:8,11 <b>Civil (1)</b> 23:8 <b>clarification (1)</b> 28:24 <b>clarify (2)</b> 60:3;71:18 <b>clarity (1)</b> 55:9 <b>classification (1)</b> 68:8 <b>Clean (1)</b> 13:21 <b>cleaned (1)</b> 32:9 <b>clean-up (1)</b> 64:5 <b>clear (2)</b> 59:14;73:20 <b>clearing (1)</b> 33:25 <b>client (1)</b> 14:14 <b>close (6)</b> 59:2;61:21,24;62:12; 75:21;81:21 <b>closed (1)</b> 17:5 <b>closest (4)</b> 30:23;61:5;66:23; 67:5 <b>clue (1)</b> 78:2 <b>code (1)</b> 59:1 <b>coffee (1)</b> 61:15 <b>Cofone (13)</b> 7:25;64:6,9,15,23, 24;65:8,17;70:22; 71:17;73:7,9;74:25 <b>C-O-F-O-N-E (2)</b> 64:9,17 <b>collected (2)</b> 41:21;56:20 <b>colorized (1)</b></p>
<b>C</b>				
<p><b>C1 (3)</b> 67:14,16;68:23 <b>C2 (2)</b> 67:14;68:24 <b>cages (8)</b> 10:20;12:18,19,23; 20:2,4;51:12,14 <b>calculation (2)</b> 33:21;34:4 <b>call (8)</b> 7:7;22:7;32:10;40:9; 49:8;54:20;56:24; 81:25 <b>called (9)</b> 8:6;10:11;11:9;18:3; 19:18;22:10;40:13; 49:13;64:6 <b>calls (1)</b> 68:17 <b>Camden (1)</b> 50:17 <b>came (3)</b> 6:5;11:11;21:10 <b>Can (61)</b> 5:6,7,19;10:20,23; 13:15;15:23;17:13; 22:11;23:23;39:4,5,6; 40:9,19;43:8,11;45:15; 46:3,8,9,21;48:5; 49:14;50:10;51:15; 53:8;54:16;55:14;57:1, 18,25;58:2,8,14,15; 59:21;60:22;62:12,12, 19,21;63:3,14;64:13; 65:10;67:13;68:21; 69:22;71:18;73:15,17; 74:2;75:20,22;76:1,7; 77:14,20;78:7;80:24</p>	<p><b>Chase (1)</b> 20:9 <b>check (2)</b> 63:18;79:18 <b>Chicago (1)</b> 12:14 <b>Chief (1)</b> 9:6 <b>Christine (5)</b> 7:25;64:6,9,15,21 <b>circulation (2)</b> 7:19;43:22 <b>cite (1)</b> 68:24 <b>cities (1)</b> 50:18 <b>City (4)</b> 12:14;13:7;20:8,11 <b>Civil (1)</b> 23:8 <b>clarification (1)</b> 28:24 <b>clarify (2)</b> 60:3;71:18 <b>clarity (1)</b> 55:9 <b>classification (1)</b> 68:8 <b>Clean (1)</b> 13:21 <b>cleaned (1)</b> 32:9 <b>clean-up (1)</b> 64:5 <b>clear (2)</b> 59:14;73:20 <b>clearing (1)</b> 33:25 <b>client (1)</b> 14:14 <b>close (6)</b> 59:2;61:21,24;62:12; 75:21;81:21 <b>closed (1)</b> 17:5 <b>closest (4)</b> 30:23;61:5;66:23; 67:5 <b>clue (1)</b> 78:2 <b>code (1)</b> 59:1 <b>coffee (1)</b> 61:15 <b>Cofone (13)</b> 7:25;64:6,9,15,23, 24;65:8,17;70:22; 71:17;73:7,9;74:25 <b>C-O-F-O-N-E (2)</b> 64:9,17 <b>collected (2)</b> 41:21;56:20 <b>colorized (1)</b></p>			

<p>52:21  <b>colors (1)</b>                      53:3  <b>comfortable (1)</b>                      69:23  <b>coming (16)</b>                      9:1;11:25;13:4;                      16:17;18:1,16,17;21:3,                      14;55:5,6;57:10;59:25;                      60:6;77:2;80:4  <b>comment (8)</b>                      26:12;28:7;71:15,17,                      22;72:12;75:19;77:13  <b>comments (7)</b>                      27:23,25;29:7;72:11;                      76:11,12;77:10  <b>commercial (2)</b>                      9:21;68:9  <b>company (12)</b>                      9:8;10:4,11,15;11:9;                      12:8;14:7;18:3,7;                      19:18;21:23;22:1  <b>complains (1)</b>                      80:7  <b>completely (1)</b>                      61:20  <b>completes (1)</b>                      32:17  <b>compliance (3)</b>                      22:4;36:14;60:8  <b>compliant (2)</b>                      66:2;70:14  <b>complies (1)</b>                      39:10  <b>comply (4)</b>                      34:9;36:18;39:5;                      40:4  <b>concern (1)</b>                      72:20  <b>concerning (1)</b>                      43:25  <b>concerns (1)</b>                      7:20  <b>conclude (1)</b>                      68:21  <b>concludes (1)</b>                      75:1  <b>conclusion (3)</b>                      6:5;43:24;75:2  <b>conclusionary (1)</b>                      75:4  <b>conclusions (1)</b>                      41:18  <b>concrete (2)</b>                      12:20;51:19  <b>concur (1)</b>                      44:1  <b>condition (2)</b>                      6:1,6  <b>conditions (1)</b>                      31:25  <b>connect (2)</b>                      31:16;52:7</p>	<p><b>Connecticut (1)</b>                      19:17  <b>connection (1)</b>                      43:15  <b>connects (1)</b>                      56:14  <b>consider (1)</b>                      67:11  <b>consideration (1)</b>                      47:14  <b>construct (1)</b>                      5:19  <b>constructed (1)</b>                      13:6  <b>construction (2)</b>                      19:3;51:21  <b>Consulting (1)</b>                      64:24  <b>contained (1)</b>                      51:7  <b>contains (4)</b>                      52:1,3,4,5  <b>contingency (1)</b>                      74:9  <b>contingent (1)</b>                      74:14  <b>continue (1)</b>                      23:23  <b>contributed (1)</b>                      14:15  <b>control (2)</b>                      33:3;81:4  <b>conversation (1)</b>                      28:10  <b>convey (1)</b>                      17:8  <b>Cornell (13)</b>                      26:23;27:13;28:9;                      34:6,12;37:14;38:9;                      70:25;71:2,8,14,20;                      72:18  <b>Cornell's (5)</b>                      26:22;27:22;28:20;                      35:9;65:20  <b>corner (5)</b>                      48:8;60:18;67:2,2,6  <b>correctly (2)</b>                      38:18;71:7  <b>Councilman (1)</b>                      82:3  <b>count (2)</b>                      38:11,15  <b>country (1)</b>                      9:24  <b>County (20)</b>                      22:15;29:15,17;                      32:22;34:23,25;43:4,5,                      9;47:17;50:15,16;72:4,                      21,25;73:9,22,22;                      74:13,14  <b>couple (4)</b>                      18:18;19:6,15;65:8  <b>course (3)</b></p>	<p>6:11,22;65:17  <b>create (1)</b>                      57:5  <b>created (1)</b>                      15:8  <b>creating (1)</b>                      22:4  <b>credentials (4)</b>                      23:4;41:10;50:11,20  <b>criteria (8)</b>                      67:15,17,19;68:23,                      24;69:1,11;70:1  <b>crossing (1)</b>                      48:17  <b>curb (2)</b>                      31:21,22  <b>curbs (2)</b>                      31:12,14  <b>current (1)</b>                      23:10  <b>currently (5)</b>                      14:25;15:2;19:15;                      24:18;76:22  <b>cursor (1)</b>                      54:15  <b>Customers (2)</b>                      18:14,17  <b>cut (1)</b>                      62:7</p>	<p>9:22  <b>dedication (5)</b>                      72:21,25;73:13,24;                      74:9  <b>deep (6)</b>                      10:20;12:10,15,23;                      24:13;57:6  <b>deeper (1)</b>                      12:17  <b>deficiencies (1)</b>                      38:12  <b>deficient (2)</b>                      36:8,24  <b>definitely (2)</b>                      62:7;69:5  <b>Degree (1)</b>                      23:8  <b>delay (3)</b>                      42:16,22,23  <b>delays (1)</b>                      42:12  <b>DELDUCA (18)</b>                      75:25;76:3,4,6,9,12;                      77:11;78:7,9,22,25;                      79:17,20;80:1,15;81:6,                      10,18  <b>D-E-L-D-U-C-A (1)</b>                      76:9  <b>deliver (1)</b>                      20:12  <b>delivering (3)</b>                      19:15;20:1,7  <b>DEP (1)</b>                      32:24  <b>department (5)</b>                      14:20;79:8,19,22,23  <b>describe (2)</b>                      7:23;25:7  <b>design (3)</b>                      8:3;42:2;70:15  <b>designates (1)</b>                      68:7  <b>designation (2)</b>                      69:7;72:5  <b>designed (2)</b>                      58:8;80:23  <b>detention (1)</b>                      25:9  <b>determination (1)</b>                      34:13  <b>determine (2)</b>                      29:15;72:4  <b>detriment (2)</b>                      69:12,15  <b>detriments (1)</b>                      69:18  <b>developed (2)</b>                      66:7;67:20  <b>development (4)</b>                      5:23;68:6,10,18  <b>diameter (2)</b>                      20:6;51:15  <b>difference (1)</b></p>	<p>37:9  <b>different (5)</b>                      53:1,3;57:7;70:5;                      78:21  <b>dimensions (1)</b>                      66:25  <b>directional (1)</b>                      48:1  <b>directly (1)</b>                      36:12  <b>disability (1)</b>                      60:22  <b>disagree (1)</b>                      65:22  <b>discharged (1)</b>                      42:7  <b>discovered (1)</b>                      6:25  <b>discuss (2)</b>                      28:17,22  <b>discussed (5)</b>                      30:18;34:21;35:19;                      51:13;66:21  <b>discussing (1)</b>                      31:24  <b>discussion (1)</b>                      72:13  <b>discussions (1)</b>                      34:25  <b>dispatcher (1)</b>                      16:20  <b>distance (4)</b>                      37:3;43:7,13;66:22  <b>distances (1)</b>                      57:25  <b>distribution (1)</b>                      32:20  <b>district (2)</b>                      36:2;67:22  <b>districts (1)</b>                      67:24  <b>divided (1)</b>                      57:2  <b>dock (3)</b>                      47:24;62:17;63:21  <b>documents (1)</b>                      65:19  <b>done (7)</b>                      16:11;29:11;42:16;                      47:21;54:21;80:24;                      82:22  <b>door (16)</b>                      45:23,25;46:2;56:9,                      10,11,13;58:4;59:3,3,                      60:19;61:6,8,21,24;                      62:12  <b>doors (13)</b>                      45:18,22;52:12;                      55:17;56:8;57:18,20,                      20,21,24;60:19,23,24  <b>double (3)</b>                      15:12,19;63:18  <b>doubling (2)</b></p>
<b>D</b>				
		<p><b>D'ADDIO (4)</b>                      23:15,20;82:1,2  <b>Dalina (2)</b>                      82:3,4  <b>Dante (2)</b>                      8:9;20:21  <b>data (2)</b>                      41:22;42:5  <b>dated (2)</b>                      27:5;41:14  <b>DAVIS (25)</b>                      5:6,11,13;8:8;22:8;                      23:22;27:2;35:24;                      37:13,20;40:11;41:12;                      44:18;49:9;50:21,23;                      60:15;64:2;74:21;75:5,                      20;81:19,25;82:17,18  <b>day (8)</b>                      16:11;17:9,14;18:5,                      9,18;43:10;80:19  <b>days (3)</b>                      16:25;17:2,10  <b>deal (3)</b>                      7:18;74:8,10  <b>deals (1)</b>                      12:10  <b>decided (1)</b>                      10:6  <b>decides (1)</b>                      22:2  <b>deck (1)</b></p>		

<p>15:16;21:8  <b>down (17)</b>                  12:16,16;13:14;21:7,                  10;31:6;32:21;57:10,                  10,11,15;62:7,13;76:1;                  77:2;80:4,5  <b>drainage (3)</b>                  24:16;25:16;32:21  <b>drawing (2)</b>                  54:12,13  <b>drawings (5)</b>                  53:8,10,12;54:6,8  <b>drill (2)</b>                  12:16;13:13  <b>drive (6)</b>                  39:8,9,11,13;46:13,                  17  <b>drives (2)</b>                  24:8;48:3  <b>driveway (7)</b>                  31:18;38:21;39:2;                  46:20;48:7,9,14  <b>driveways (2)</b>                  24:20;41:22  <b>driving (1)</b>                  76:24  <b>due (1)</b>                  35:6  <b>duly (5)</b>                  8:20;22:16;40:18;                  49:20;64:11  <b>during (4)</b>                  41:23;42:10,13,20  <b>Dynamics (1)</b>                  19:18</p>	<p><b>either (4)</b>                  35:11;52:13;55:22;                  75:3  <b>elaborate (1)</b>                  10:21  <b>Electric (1)</b>                  19:19  <b>elevation (6)</b>                  52:21;56:25,25;                  57:15,17,17  <b>eliminated (1)</b>                  46:15  <b>else (3)</b>                  18:23;32:15;81:19  <b>else's (1)</b>                  19:4  <b>employ (1)</b>                  15:1  <b>employed (6)</b>                  8:24;9:3,6;22:19;                  40:23;49:23  <b>employee (8)</b>                  24:15;25:15,18,19;                  26:7,10;34:1;42:18  <b>employees (12)</b>                  15:1,3,11,18,20;                  20:23;21:3,14,24;22:1;                  44:13;68:16  <b>employment (1)</b>                  68:13  <b>empty (2)</b>                  11:15,23  <b>enclosers (1)</b>                  40:3  <b>enclosures (1)</b>                  40:1  <b>end (6)</b>                  12:21;43:10;55:1;                  56:9,10,19  <b>ends (1)</b>                  16:16  <b>energy (3)</b>                  13:8,9,21  <b>Engel (36)</b>                  7:8;8:6,14,16,23,25;                  9:12,15;11:8;12:8;                  13:1,22;14:3,17,24;                  15:2,10;16:3,14;17:2,                  12,16;18:13,15,20,24,                  25;20:19,21;21:2,12;                  51:12;59:23;78:3,6;                  80:13  <b>E-N-G-E-L (2)</b>                  8:16,18  <b>engineer (14)</b>                  7:12,17;22:12;23:1,                  11;29:15;35:15,19;                  37:15;38:14,23;70:5;                  72:3;80:10  <b>Engineering (8)</b>                  22:22;23:9,10;42:21;                  54:12;71:21,23;72:10  <b>Engineers (1)</b></p>	<p>41:2  <b>ENGLE (1)</b>                  11:5  <b>Englewood (6)</b>                  10:13;15:10,14;16:6;                  21:7,9  <b>enough (4)</b>                  15:6;26:23;61:25;                  62:11  <b>enter (1)</b>                  43:11  <b>enters (1)</b>                  43:14  <b>entire (2)</b>                  26:4;62:11  <b>entrance (7)</b>                  31:18;39:2;46:13,16;                  48:3,11;61:10  <b>environmental (1)</b>                  31:25  <b>environmentally-sensitive (1)</b>                  30:3  <b>equal (2)</b>                  63:6,17  <b>erosion (1)</b>                  33:3  <b>established (1)</b>                  69:19  <b>et (1)</b>                  7:15  <b>eve (2)</b>                  52:17;58:15  <b>even (1)</b>                  12:17  <b>evening (4)</b>                  9:8;20:17;49:16;                  66:12  <b>event (2)</b>                  74:10,14  <b>everybody (4)</b>                  8:25;20:4,18;77:23  <b>everybody's (1)</b>                  20:16  <b>everyone (3)</b>                  21:7;42:8;43:2  <b>example (2)</b>                  10:25;12:14  <b>except (1)</b>                  28:6  <b>exclusively (2)</b>                  19:20;47:3  <b>existing (27)</b>                  6:1,3,6,20;16:1,12,                  14;24:2,19;29:21;                  31:25;38:1,2,3,6;39:4;                  44:8;52:7;56:14;66:4,                  8,9;67:20;71:25;72:15,                  19;73:18  <b>exists (1)</b>                  69:22  <b>exit (4)</b>                  43:11;46:13;48:3,9  <b>exiting (5)</b></p>	<p>42:12,17,24;57:23;                  58:1  <b>exits (1)</b>                  43:15  <b>expand (2)</b>                  10:14;69:17  <b>expansion (1)</b>                  68:16  <b>experience (1)</b>                  23:10  <b>expert (4)</b>                  7:18;40:13;41:5;                  65:3  <b>express (1)</b>                  11:22  <b>extent (1)</b>                  78:18</p>	<p>58:14,16;63:6,18;66:2,                  4,13;67:5;73:5;74:2  <b>fence (1)</b>                  36:5  <b>few (3)</b>                  29:7;44:20;65:14  <b>fill (1)</b>                  18:6  <b>final (2)</b>                  5:2,18  <b>Financial (1)</b>                  9:7  <b>find (3)</b>                  10:4;63:16,23  <b>finding (1)</b>                  70:18  <b>fine (4)</b>                  28:17;60:4;63:24;                  77:13  <b>finish (1)</b>                  16:18  <b>finished (1)</b>                  77:10  <b>fire (2)</b>                  57:23;58:1  <b>first (12)</b>                  6:5;7:7;16:15,17;                  17:17;27:20;28:2,2,3;                  29:3;70:25;77:17  <b>fit (1)</b>                  62:1  <b>fitness (1)</b>                  18:2  <b>fits (1)</b>                  51:5  <b>five (3)</b>                  6:18;7:7;10:3  <b>fixtures (1)</b>                  26:8  <b>flat (1)</b>                  9:19  <b>fleet (1)</b>                  18:4  <b>flood (3)</b>                  25:1;30:2;32:24  <b>floor (4)</b>                  13:14;52:20;55:13,                  21  <b>follows (5)</b>                  8:20;22:17;40:18;                  49:21;64:12  <b>foot (6)</b>                  5:19;12:2;25:12;                  30:14;33:17;42:1  <b>footage (1)</b>                  37:4  <b>form (1)</b>                  9:20  <b>formal (1)</b>                  69:20  <b>former (1)</b>                  9:20  <b>fortification (1)</b></p>
<b>F</b>				
<p style="text-align: center;"><b>E</b></p> <p><b>earlier (6)</b>                  26:12;37:21;66:12,                  19;68:13;81:12  <b>ease (1)</b>                  65:24  <b>easement (12)</b>                  29:21;33:12;65:25;                  71:5,11,12;72:2,17;                  73:1,12,18,24  <b>easier (2)</b>                  61:13,14  <b>easily (1)</b>                  55:23  <b>East (2)</b>                  22:15;24:12  <b>easy (1)</b>                  45:14  <b>economic (4)</b>                  5:23;17:20;68:5,10  <b>effect (1)</b>                  7:5  <b>efficiently (1)</b>                  43:12  <b>egress (1)</b>                  24:19</p>	<p><b>either (4)</b>                  35:11;52:13;55:22;                  75:3  <b>elaborate (1)</b>                  10:21  <b>Electric (1)</b>                  19:19  <b>elevation (6)</b>                  52:21;56:25,25;                  57:15,17,17  <b>eliminated (1)</b>                  46:15  <b>else (3)</b>                  18:23;32:15;81:19  <b>else's (1)</b>                  19:4  <b>employ (1)</b>                  15:1  <b>employed (6)</b>                  8:24;9:3,6;22:19;                  40:23;49:23  <b>employee (8)</b>                  24:15;25:15,18,19;                  26:7,10;34:1;42:18  <b>employees (12)</b>                  15:1,3,11,18,20;                  20:23;21:3,14,24;22:1;                  44:13;68:16  <b>employment (1)</b>                  68:13  <b>empty (2)</b>                  11:15,23  <b>enclosers (1)</b>                  40:3  <b>enclosures (1)</b>                  40:1  <b>end (6)</b>                  12:21;43:10;55:1;                  56:9,10,19  <b>ends (1)</b>                  16:16  <b>energy (3)</b>                  13:8,9,21  <b>Engel (36)</b>                  7:8;8:6,14,16,23,25;                  9:12,15;11:8;12:8;                  13:1,22;14:3,17,24;                  15:2,10;16:3,14;17:2,                  12,16;18:13,15,20,24,                  25;20:19,21;21:2,12;                  51:12;59:23;78:3,6;                  80:13  <b>E-N-G-E-L (2)</b>                  8:16,18  <b>engineer (14)</b>                  7:12,17;22:12;23:1,                  11;29:15;35:15,19;                  37:15;38:14,23;70:5;                  72:3;80:10  <b>Engineering (8)</b>                  22:22;23:9,10;42:21;                  54:12;71:21,23;72:10  <b>Engineers (1)</b></p>	<p>41:2  <b>ENGLE (1)</b>                  11:5  <b>Englewood (6)</b>                  10:13;15:10,14;16:6;                  21:7,9  <b>enough (4)</b>                  15:6;26:23;61:25;                  62:11  <b>enter (1)</b>                  43:11  <b>enters (1)</b>                  43:14  <b>entire (2)</b>                  26:4;62:11  <b>entrance (7)</b>                  31:18;39:2;46:13,16;                  48:3,11;61:10  <b>environmental (1)</b>                  31:25  <b>environmentally-sensitive (1)</b>                  30:3  <b>equal (2)</b>                  63:6,17  <b>erosion (1)</b>                  33:3  <b>established (1)</b>                  69:19  <b>et (1)</b>                  7:15  <b>eve (2)</b>                  52:17;58:15  <b>even (1)</b>                  12:17  <b>evening (4)</b>                  9:8;20:17;49:16;                  66:12  <b>event (2)</b>                  74:10,14  <b>everybody (4)</b>                  8:25;20:4,18;77:23  <b>everybody's (1)</b>                  20:16  <b>everyone (3)</b>                  21:7;42:8;43:2  <b>example (2)</b>                  10:25;12:14  <b>except (1)</b>                  28:6  <b>exclusively (2)</b>                  19:20;47:3  <b>existing (27)</b>                  6:1,3,6,20;16:1,12,                  14;24:2,19;29:21;                  31:25;38:1,2,3,6;39:4;                  44:8;52:7;56:14;66:4,                  8,9;67:20;71:25;72:15,                  19;73:18  <b>exists (1)</b>                  69:22  <b>exit (4)</b>                  43:11;46:13;48:3,9  <b>exiting (5)</b></p>	<p>42:12,17,24;57:23;                  58:1  <b>exits (1)</b>                  43:15  <b>expand (2)</b>                  10:14;69:17  <b>expansion (1)</b>                  68:16  <b>experience (1)</b>                  23:10  <b>expert (4)</b>                  7:18;40:13;41:5;                  65:3  <b>express (1)</b>                  11:22  <b>extent (1)</b>                  78:18</p>	<p>58:14,16;63:6,18;66:2,                  4,13;67:5;73:5;74:2  <b>fence (1)</b>                  36:5  <b>few (3)</b>                  29:7;44:20;65:14  <b>fill (1)</b>                  18:6  <b>final (2)</b>                  5:2,18  <b>Financial (1)</b>                  9:7  <b>find (3)</b>                  10:4;63:16,23  <b>finding (1)</b>                  70:18  <b>fine (4)</b>                  28:17;60:4;63:24;                  77:13  <b>finish (1)</b>                  16:18  <b>finished (1)</b>                  77:10  <b>fire (2)</b>                  57:23;58:1  <b>first (12)</b>                  6:5;7:7;16:15,17;                  17:17;27:20;28:2,2,3;                  29:3;70:25;77:17  <b>fit (1)</b>                  62:1  <b>fitness (1)</b>                  18:2  <b>fits (1)</b>                  51:5  <b>five (3)</b>                  6:18;7:7;10:3  <b>fixtures (1)</b>                  26:8  <b>flat (1)</b>                  9:19  <b>fleet (1)</b>                  18:4  <b>flood (3)</b>                  25:1;30:2;32:24  <b>floor (4)</b>                  13:14;52:20;55:13,                  21  <b>follows (5)</b>                  8:20;22:17;40:18;                  49:21;64:12  <b>foot (6)</b>                  5:19;12:2;25:12;                  30:14;33:17;42:1  <b>footage (1)</b>                  37:4  <b>form (1)</b>                  9:20  <b>formal (1)</b>                  69:20  <b>former (1)</b>                  9:20  <b>fortification (1)</b></p>

<p>13:12  <b>forward (1)</b>                  20:14  <b>forwarding (1)</b>                  6:12  <b>found (1)</b>                  78:11  <b>foundation (4)</b>                  12:11,15;20:12;                  51:22  <b>foundations (4)</b>                  10:20;12:23;13:13;                  19:14  <b>four (3)</b>                  45:6,11;57:18  <b>fourth (1)</b>                  7:21  <b>FOWLER (42)</b>                  37:18,19,21;38:5,20;                  39:11,16,21,23,25;                  40:6;44:20,21,22,25;                  45:5,11,23;46:12,20;                  47:9,22;48:6,19;49:1;                  60:13,14,16;61:8,18;                  62:2,14,22;63:11,14,                  25;65:22;70:24;71:3,                  10;73:8;74:22  <b>Fowler's (4)</b>                  49:12;51:3;58:19;                  65:20  <b>framing (1)</b>                  9:18  <b>Frank (1)</b>                  76:3  <b>frequently (1)</b>                  46:18  <b>Friday (1)</b>                  17:3  <b>front (17)</b>                  6:2;25:10,20;29:25;                  30:8,22;45:9;50:8;                  53:19;56:24;65:23;                  67:8;71:4,18,19;72:7;                  79:3  <b>frontage (1)</b>                  44:5  <b>functions (1)</b>                  52:10  <b>further (2)</b>                  32:5;72:5  <b>future (5)</b>                  13:21;20:9;72:23;                  73:3,15</p>	<p><b>generally (2)</b>                  9:14;42:15  <b>generated (1)</b>                  41:25  <b>gets (7)</b>                  16:11;51:10;52:13;                  54:21;56:3,4,20  <b>goes (10)</b>                  16:7;45:24;56:2,3,5,                  11;60:20,20;61:7;79:1  <b>gold (1)</b>                  32:11  <b>gonna (30)</b>                  9:7;12:3,4,5,6;13:4,                  7,20;15:12,19,19;18:7;                  25:13;27:24,25;28:16;                  29:5;32:1,3;38:16;                  46:15;47:7,16,18;                  49:12;51:2;56:22;                  59:12;74:12;79:10  <b>good (10)</b>                  18:5;43:1;44:25;                  49:4,16;77:23;80:14;                  81:2;82:22,25  <b>goods (1)</b>                  18:2  <b>gotta (1)</b>                  59:17  <b>governmental (2)</b>                  25:4;29:9  <b>grading (2)</b>                  29:6;32:16  <b>graduate (2)</b>                  23:6;50:13  <b>grant (3)</b>                  15:6;34:8;67:13  <b>grass (3)</b>                  76:15;78:1,5  <b>gray (1)</b>                  57:7  <b>greasing (1)</b>                  74:7  <b>great (4)</b>                  21:18;35:20;58:18;                  74:10  <b>green (3)</b>                  14:7,8,9  <b>grew (1)</b>                  10:4  <b>ground (1)</b>                  12:19  <b>Group (2)</b>                  50:1;64:24  <b>Grove (1)</b>                  19:17  <b>grow (1)</b>                  10:8  <b>grows (1)</b>                  22:1  <b>growth (5)</b>                  15:15,18;42:3,4;                  68:18  <b>guess (2)</b></p>	<p>30:14;46:2  <b>guided (1)</b>                  68:2  <b>gutters (2)</b>                  56:18;57:11</p> <p style="text-align: center;"><b>H</b></p> <p><b>Hackensack (2)</b>                  49:20;50:2  <b>Half (2)</b>                  64:10,17  <b>handicap (8)</b>                  45:5;46:11;58:20;                  60:17;61:5;62:16;63:2,                  12  <b>handicapped (2)</b>                  45:13;58:24  <b>handle (1)</b>                  46:21  <b>happen (3)</b>                  12:5;52:11;74:12  <b>happy (6)</b>                  32:12;41:9;59:23;                  60:2;77:22;81:9  <b>hard (1)</b>                  63:16  <b>hardship (1)</b>                  67:19  <b>hazard (3)</b>                  25:1;30:2;32:25  <b>heading (1)</b>                  18:10  <b>headquarters (1)</b>                  20:9  <b>hear (4)</b>                  5:6,8;62:21;71:10  <b>Hearing (4)</b>                  44:18;75:20;77:18;                  83:2  <b>heavy (6)</b>                  16:10;17:21;51:16,                  20,21;57:5  <b>height (4)</b>                  6:19;52:17;57:8;                  66:15  <b>help (2)</b>                  9:1;74:10  <b>helpful (1)</b>                  74:15  <b>Hi (1)</b>                  44:21  <b>high (3)</b>                  19:16;52:15;80:3  <b>hire (2)</b>                  15:23;22:2  <b>historical (1)</b>                  42:4  <b>historically (1)</b>                  9:17  <b>history (3)</b>                  11:2,17,18  <b>hoist (1)</b></p>	<p>58:8  <b>Hold (1)</b>                  10:22  <b>holes (1)</b>                  13:14  <b>home (1)</b>                  65:9  <b>hoping (4)</b>                  7:10;13:2,18;15:20  <b>horizontally (2)</b>                  52:24;53:2  <b>host (2)</b>                  53:23;54:3  <b>hour (1)</b>                  81:13  <b>hours (8)</b>                  16:2,5,22;17:9;                  41:24;42:11,14,20  <b>house (4)</b>                  30:23;37:4,6;79:3  <b>houses (2)</b>                  30:22;31:5  <b>housing (1)</b>                  10:19  <b>Hudson (1)</b>                  50:15</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea (2)</b>                  20:4;51:16  <b>identified (1)</b>                  6:14  <b>identifies (1)</b>                  68:4  <b>identify (1)</b>                  54:9  <b>Im (1)</b>                  49:25  <b>imagine (3)</b>                  58:11;65:10;68:15  <b>immediate (1)</b>                  29:22  <b>impact (2)</b>                  42:6;72:7  <b>impacting (2)</b>                  66:3,9  <b>importance (1)</b>                  19:2  <b>important (3)</b>                  68:1,14;72:13  <b>importantly (3)</b>                  42:25;57:23;68:6  <b>improvement (1)</b>                  77:6  <b>improvements (8)</b>                  24:16;25:7;31:10;                  34:18,22;47:6;73:11,                  23  <b>inch (3)</b>                  51:20;63:5,17  <b>inclined (1)</b>                  74:19</p>	<p><b>include (2)</b>                  21:1;74:2  <b>included (1)</b>                  42:3  <b>including (2)</b>                  74:5,18  <b>incoming (2)</b>                  17:22,23  <b>inconsistencies (1)</b>                  38:13  <b>incorporate (1)</b>                  73:15  <b>increase (1)</b>                  66:14  <b>indicated (1)</b>                  47:4  <b>indicates (1)</b>                  32:8  <b>individuals (1)</b>                  16:21  <b>indoors (1)</b>                  80:18  <b>indulgence (1)</b>                  8:22  <b>industrial (3)</b>                  6:16;11:21;68:9  <b>industry (1)</b>                  15:9  <b>information (1)</b>                  28:1  <b>Ingress (1)</b>                  24:19  <b>initial (1)</b>                  34:25  <b>initially (1)</b>                  21:3  <b>inquiries (1)</b>                  77:15  <b>inside (8)</b>                  46:7;48:20;57:14;                  62:6,12;80:24;81:5,9  <b>installation (1)</b>                  14:14  <b>instead (1)</b>                  73:1  <b>instruct (1)</b>                  39:16  <b>intent (1)</b>                  70:10  <b>intention (1)</b>                  7:6  <b>International (2)</b>                  10:12;12:10  <b>intersection (1)</b>                  31:19  <b>into (30)</b>                  9:25;12:19;14:8;                  17:17;30:15;31:21;                  47:14;48:21;51:18;                  52:9,25;55:19;56:2,3,5,                  14,20;57:2;59:18,20,                  21;60:11,20,21;61:19,                  20;62:18;63:21;73:15;</p>
<p style="text-align: center;"><b>G</b></p> <p><b>gas (1)</b>                  74:7  <b>gavel (1)</b>                  58:9  <b>General (4)</b>                  19:18;29:7;72:11;                  78:15</p>				

<p>81:14  <b>introducing (1)</b>          69:20  <b>inventory (3)</b>          33:21;34:3,15  <b>invested (1)</b>          14:5  <b>investment (1)</b>          14:1  <b>invokements (1)</b>          42:24  <b>issue (12)</b>          35:13;48:16;63:4,9;          76:16;77:11,18;78:10,          21;79:11;80:1,11  <b>issues (4)</b>          7:19;28:22;76:18;          79:16  <b>item (5)</b>          27:24;29:14;31:8;          33:9;34:19  <b>items (9)</b>          28:11,14,16,20,21;          33:1;37:15;38:10;43:9</p>	<p><b>keep (1)</b>          75:12  <b>keeping (1)</b>          81:3  <b>key (1)</b>          55:12  <b>killing (1)</b>          27:9  <b>kind (6)</b>          15:6;16:10,24;26:23;          48:11;76:23  <b>Knowing (1)</b>          52:22  <b>knows (1)</b>          43:3</p>	<p>79:15  <b>license (1)</b>          50:14  <b>licensed (9)</b>          5:15;7:12,22;22:11;          23:5,11,19;32:7;50:5  <b>lieu (1)</b>          33:22  <b>lift (1)</b>          52:19  <b>light (5)</b>          26:8;57:14;77:18,19;          80:11  <b>lighter (1)</b>          17:4  <b>lighting (7)</b>          7:15;24:17;25:9;          26:3,10,16;33:7  <b>lightly (1)</b>          31:11  <b>lights (3)</b>          76:21;77:2;80:2  <b>limit (1)</b>          68:15  <b>limited (1)</b>          75:18  <b>limiting (1)</b>          21:23  <b>Line (19)</b>          22:15;30:25;37:7;          65:25;69:21;71:6,6,11,          13,24;72:1,2,7,14,16,          17,20;73:18,21  <b>linear (1)</b>          51:8  <b>Lines (5)</b>          22:22;33:18;55:17,          24;57:9  <b>lineup (1)</b>          8:4  <b>lion's (1)</b>          70:14  <b>listen (1)</b>          58:18  <b>little (8)</b>          9:15;11:1;19:1;          23:17;32:1;46:22;          54:21;70:4  <b>live (3)</b>          14:4;15:24;76:4  <b>living (1)</b>          45:3  <b>LLC (1)</b>          64:24  <b>loaded (3)</b>          52:13;55:22;59:20  <b>loading (9)</b>          24:8,8;25:13;26:5;          47:23;62:17;63:11,21;          80:23  <b>loads (1)</b>          48:20  <b>located (10)</b></p>	<p>9:4;24:20,25;25:2;          30:23;44:6,14;50:2;          57:24;59:4  <b>location (9)</b>          5:3;44:10;45:24;          46:2;58:20,21;69:6,17;          72:7  <b>locations (2)</b>          24:19;69:3  <b>locker (4)</b>          45:24;60:21;61:9,12  <b>long (15)</b>          11:17;51:6,14,24,25;          52:22;54:17,17;55:15,          16;56:24;61:25;62:11;          78:9;80:19  <b>look (8)</b>          7:24;20:4;51:2;          66:24;69:19;77:21,23;          80:10  <b>looked (6)</b>          6:4;43:21;45:15;          48:12;62:19;81:14  <b>looking (6)</b>          10:14;20:14;28:15;          35:9;63:5;71:14  <b>looks (6)</b>          45:25;53:20;62:25;          63:6,19,24  <b>loop (1)</b>          65:7  <b>lot (12)</b>          5:4;14:6;18:19;31:2;          35:12;48:9,10,21;          76:22;77:19;80:2,16  <b>lounge (4)</b>          52:5;54:23;56:12;          61:13  <b>loving (1)</b>          65:9  <b>low (2)</b>          56:19;58:2  <b>low-pitched (1)</b>          58:13  <b>LSRP (1)</b>          32:2  <b>luck (1)</b>          82:25</p>	<p>54:17;61:10,16;77:4  <b>maintain (2)</b>          26:9;57:25  <b>maintaining (4)</b>          76:15;78:1,5,21  <b>maintenance (1)</b>          78:17  <b>major (1)</b>          50:18  <b>majority (2)</b>          28:11,13  <b>makes (3)</b>          37:8;61:13,13  <b>making (2)</b>          61:6;73:19  <b>man (5)</b>          56:10;57:20;59:3;          60:19,19  <b>management (1)</b>          7:8  <b>manager (1)</b>          22:22  <b>Manasquan (2)</b>          40:17;41:2  <b>maneuver (1)</b>          63:21  <b>maneuvering (2)</b>          44:7,11  <b>manufacture (2)</b>          9:18;19:19  <b>manufacturer (1)</b>          9:18  <b>manufacturing (3)</b>          16:11;24:5;54:19  <b>many (6)</b>          14:2,25;15:7;23:13;          36:2;79:5  <b>map (1)</b>          55:12  <b>March (2)</b>          10:9,16  <b>mark (1)</b>          53:16  <b>massive (4)</b>          13:5,9,10;14:4  <b>master (5)</b>          68:2,4,7,17;69:7  <b>Matawan (1)</b>          9:25  <b>matches (1)</b>          53:6  <b>material (7)</b>          51:9,10,21;55:21,25;          58:9;60:10  <b>Materials (13)</b>          5:2;7:9;9:4,14,16;          10:10;12:6;17:23;18:1;          59:10,16,25;60:6  <b>matter (1)</b>          77:21  <b>may (19)</b>          7:1,4;27:11;28:7,22,          23;30:15;42:8;44:21;</p>
<p style="text-align: center;"><b>J</b></p>	<p style="text-align: center;"><b>L</b></p>	<p><b>Lakewood (3)</b>          22:16,23;40:17  <b>land (5)</b>          65:13;68:7,9,25;69:9  <b>landscape (1)</b>          25:17  <b>landscaped (1)</b>          30:14  <b>landscaping (5)</b>          7:15;24:17;25:9;          33:6;69:21  <b>language (1)</b>          7:2  <b>large (4)</b>          12:12,21;19:25;20:5  <b>larger (1)</b>          10:4  <b>last (4)</b>          7:24;8:15;14:4;76:8  <b>late (1)</b>          20:17  <b>later (1)</b>          32:1  <b>law (3)</b>          65:14;68:25;69:9  <b>lawful (1)</b>          67:17  <b>leaders (2)</b>          56:20;57:10  <b>least (2)</b>          30:2;59:3  <b>leave (2)</b>          17:15;60:1  <b>left (1)</b>          57:16  <b>less (1)</b>          17:1  <b>letter (6)</b>          27:22;32:2,7;65:20,          21;71:20  <b>level (3)</b>          43:2;55:20;69:15  <b>levels (1)</b>          43:17  <b>liability (1)</b></p>	<p style="text-align: center;"><b>M</b></p> <p><b>MACAGNONE (13)</b>          21:21;35:22,23,25;          36:8,11,17,23;37:2,8,          11;82:5,6  <b>magic (1)</b>          7:2  <b>MAGNANI (16)</b>          5:1,7,16;54:6;75:9,          11;82:1,3,5,7,9,11,13,          15,17,19  <b>main (7)</b>          46:13;49:19;50:2;</p>	<p><b>maneuvering (2)</b>          44:7,11  <b>manufacture (2)</b>          9:18;19:19  <b>manufacturer (1)</b>          9:18  <b>manufacturing (3)</b>          16:11;24:5;54:19  <b>many (6)</b>          14:2,25;15:7;23:13;          36:2;79:5  <b>map (1)</b>          55:12  <b>March (2)</b>          10:9,16  <b>mark (1)</b>          53:16  <b>massive (4)</b>          13:5,9,10;14:4  <b>master (5)</b>          68:2,4,7,17;69:7  <b>Matawan (1)</b>          9:25  <b>matches (1)</b>          53:6  <b>material (7)</b>          51:9,10,21;55:21,25;          58:9;60:10  <b>Materials (13)</b>          5:2;7:9;9:4,14,16;          10:10;12:6;17:23;18:1;          59:10,16,25;60:6  <b>matter (1)</b>          77:21  <b>may (19)</b>          7:1,4;27:11;28:7,22,          23;30:15;42:8;44:21;</p>
<p style="text-align: center;"><b>K</b></p>	<p style="text-align: center;"><b>L</b></p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>M</b></p>

<p>48:23;61:3,6;62:15; 70:25;71:19;72:8;73:1, 2,11 <b>Maybe (3)</b> 39:16;77:21;79:23 <b>McDonough (1)</b> 41:1 <b>mean (3)</b> 30:17;61:1;79:20 <b>means (1)</b> 55:18 <b>measure (1)</b> 73:17 <b>measured (6)</b> 71:5,8,25;72:15; 73:4,20 <b>measurement (1)</b> 72:19 <b>meet (5)</b> 43:6,7;68:9,22;69:23 <b>meeting (2)</b> 67:18;75:12 <b>meetings (2)</b> 18:17;66:20 <b>MEMBER (5)</b> 41:11;59:9;60:4; 75:7,8 <b>MEMBERS (6)</b> 50:24;53:21;66:18; 68:13;75:10;82:22 <b>memory (1)</b> 49:4 <b>men's (1)</b> 52:4 <b>mention (2)</b> 77:5,5 <b>mentioned (8)</b> 14:13;20:23;37:3,5; 71:4;73:10;77:7;81:11 <b>met (3)</b> 29:17;43:5;70:19 <b>metal (3)</b> 9:21;53:4;58:5 <b>middle (1)</b> 57:4 <b>Middlesex (3)</b> 32:22;43:4;72:4 <b>might (4)</b> 7:19;29:19;72:22; 79:18 <b>Mike (10)</b> 35:22;37:18,20; 44:21,21,23;47:15; 60:13;62:21;63:16 <b>Mile (2)</b> 64:10,18 <b>mill (1)</b> 13:16 <b>mind (2)</b> 25:6;53:9 <b>minimal (1)</b> 43:14 <b>minimum (2)</b></p>	<p>36:6;70:8 <b>minute (1)</b> 10:22 <b>misquoted (1)</b> 39:9 <b>modes (1)</b> 59:15 <b>money (1)</b> 14:6 <b>more (18)</b> 6:22;10:8;14:22; 15:22,25;17:20;19:1,5; 22:2,4;25:23;30:24; 42:25;46:18;57:22; 68:6;69:20;77:11 <b>Morgan (1)</b> 20:9 <b>morning (6)</b> 16:5,6;41:23;42:10, 13;81:7 <b>most (5)</b> 16:10;27:24;31:1; 46:17;68:1 <b>Motion (9)</b> 23:15,20,22;50:19; 75:5,7,21;81:21,22 <b>moved (4)</b> 9:25;17:16;58:22; 80:17 <b>movements (1)</b> 30:6 <b>moving (3)</b> 18:8;54:15;62:5 <b>much (7)</b> 17:3,25;33:12;45:4; 58:9,11;74:8 <b>multiple (1)</b> 24:6 <b>municipal (1)</b> 65:13 <b>municipality (1)</b> 54:5 <b>must (1)</b> 6:8 <b>muted (1)</b> 62:24 <b>myself (1)</b> 63:7</p>	<p><b>nature (2)</b> 28:12;48:18 <b>N-A-Z-Z-A-R-O (1)</b> 64:16 <b>Nazzaro-Cofone (1)</b> 64:16 <b>near (2)</b> 19:12,23 <b>nearest (2)</b> 37:3,6 <b>necessary (10)</b> 25:5;29:10;34:2,5, 15;43:9;46:11;52:18; 63:22;70:8 <b>need (14)</b> 6:19,23;7:1;13:12; 21:10;28:23,24;38:16; 47:24;53:17;63:1; 65:22;72:22;73:1 <b>needed (6)</b> 7:4;10:4;12:15; 19:13;26:2;28:8 <b>needs (4)</b> 11:1;19:11,23;47:20 <b>negative (2)</b> 69:11,25 <b>neighbor (1)</b> 77:24 <b>neighborhood (2)</b> 30:21;76:24 <b>Neurotechnology (2)</b> 11:10,16 <b>New (45)</b> 5:16;7:22;8:19;9:5, 25;10:13,18;11:21; 12:4,13;13:3,9,21;14:9, 23;15:7,7,8,18;7; 19:21;20:8,23;22:16, 22,23;23:12;24:14,15; 25:20;31:21,22;32:11, 24;40:17;41:3;44:9; 45:12;48:8;49:11,20; 50:18;64:11,18;67:2; 81:1 <b>Newark (1)</b> 50:17 <b>next (10)</b> 6:16;40:10;49:3,8, 10;55:7;56:15,21; 62:16;63:12 <b>nice (1)</b> 20:7 <b>night (3)</b> 16:8,21;81:13 <b>nights (2)</b> 65:8,9 <b>nine (1)</b> 23:12 <b>NJDOT's (1)</b> 42:4 <b>NJIT (1)</b> 50:13 <b>Nobody (1)</b></p>	<p>80:7 <b>noise (3)</b> 23:18;62:8;81:3 <b>noises (1)</b> 80:19 <b>nonconformity (2)</b> 66:4,9 <b>none (2)</b> 44:19;75:20 <b>normal (1)</b> 7:14 <b>north (4)</b> 24:12;36:12;52:3; 54:24 <b>northeast (3)</b> 45:7,12;60:18 <b>note (1)</b> 8:11 <b>notice (2)</b> 7:1;8:12 <b>noticed (1)</b> 7:4 <b>notices (1)</b> 8:12 <b>notify (1)</b> 75:15 <b>November (1)</b> 41:15 <b>NTECH (1)</b> 11:10 <b>nuclear (1)</b> 19:19 <b>Number (20)</b> 7:11;15:18;17:14; 20:24,25;29:14,24; 31:24;32:21,23;33:16, 20,23;35:25;38:11,12; 66:7;71:22;72:12; 77:16 <b>numbers (1)</b> 38:17</p>	<p><b>objection (5)</b> 22:5;34:13;37:16; 74:4,8 <b>objectives (1)</b> 68:11 <b>obviously (10)</b> 9:10;15:25;17:4,20; 57:21;58:7;61:13;65:7; 78:13;79:6 <b>occasion (1)</b> 18:16 <b>occur (1)</b> 67:23 <b>occurs (1)</b> 62:4 <b>ocean (1)</b> 13:14 <b>Ochenge (2)</b> 82:7,8 <b>o'clock (1)</b> 81:7 <b>October (2)</b> 14:5;41:21 <b>OEG (13)</b> 5:1;7:9;8:6;9:3,13, 16;10:10;11:24;18:3; 24:5;30:25;78:18,25 <b>OEG's (1)</b> 78:24 <b>off (5)</b> 13:6;24:20,21;51:10; 56:1 <b>offer (1)</b> 27:23 <b>office (10)</b> 52:5;54:22;56:7,12; 58:3;60:20;61:9,12,16, 17 <b>Officer (1)</b> 9:7 <b>offices (1)</b> 54:22 <b>old (2)</b> 6:7;11:19 <b>once (1)</b> 21:4 <b>one (27)</b> 5:25;10:17,25;11:13; 16:24;19:17;20:15; 24:21;26:14;29:6;38:9; 43:20;56:15;57:19; 60:19,20;62:14;66:17, 21;67:1,25;68:12; 70:24;75:14;76:12,17, 21 <b>ones (2)</b> 51:18;77:4 <b>only (2)</b> 28:21;46:16 <b>onsite (1)</b> 32:16 <b>onto (6)</b> 17:24;18:1;26:17;</p>
	<b>N</b>		<b>O</b>	
	<p><b>name (9)</b> 5:13;8:15;40:20; 64:14;75:18,22,24; 76:3,8 <b>namely (1)</b> 6:14 <b>narrative (1)</b> 10:23 <b>narrow (1)</b> 55:15 <b>natural (1)</b> 57:14</p>	<p><b>nice (1)</b> 20:7 <b>night (3)</b> 16:8,21;81:13 <b>nights (2)</b> 65:8,9 <b>nine (1)</b> 23:12 <b>NJDOT's (1)</b> 42:4 <b>NJIT (1)</b> 50:13 <b>Nobody (1)</b></p>	<p><b>Oberman (67)</b> 7:11;22:10,14,18,21; 23:2,6,18;24:1,4;25:11, 25;26:4,14,21;27:5,7, 10,11,16,19,21;28:10, 19,25;29:1,4;30:11,13; 31:8;32:14,17;33:4,8; 34:14,16,19;35:18,20; 36:4,10,16,20;37:1,6, 10,21,25;38:8,25; 39:13,19,22,24;40:4; 43:8;44:2,45:20;46:5; 47:4;59:7;63:8;66:11; 67:7;72:24;73:10; 77:20 <b>O-B-E-R-M-A-N (1)</b> 22:14 <b>Oberman's (1)</b> 58:25</p>	

<p>42:13;51:11;80:3  <b>open (4)</b>                  49:6;52:12;75:5,7  <b>Opening (2)</b>                  32:23;65:25  <b>operation (11)</b>                  9:10;16:2,13,14,19,                  22,24;17:9;21:9;62:3,4  <b>operations (3)</b>                  10:15;80:17;81:4  <b>opportunity (6)</b>                  13:3,18;19:9;65:18;                  66:24;75:3  <b>opposed (2)</b>                  57:20;75:11  <b>order (4)</b>                  10:24;27:21;42:19;                  77:17  <b>ordinance (7)</b>                  34:9;36:14,19;39:15;                  70:11,16;73:6  <b>organized (1)</b>                  75:12  <b>out (16)</b>                  5:25;18:6,10;22:3;                  41:20;42:12,17;48:21;                  51:10;56:4;57:8;61:14;                  62:20;65:8;76:23;                  78:11  <b>Outcome (1)</b>                  32:10  <b>outside (2)</b>                  61:22;80:16  <b>outweigh (1)</b>                  69:17  <b>over (13)</b>                  7:13;9:23;10:17;                  14:18;15:11;19:1,14;                  21:15;23:9;27:1;33:17;                  46:17;55:15  <b>overgrown (1)</b>                  76:20  <b>own (1)</b>                  54:1  <b>owned (1)</b>                  11:9  <b>owner (1)</b>                  64:25</p>	<p><b>Park (1)</b>                  20:8  <b>parking (47)</b>                  7:15;24:7,15;25:8,                  15,17,18,19,22;26:1,7,                  10;29:25;30:1,4,5,8,16,                  17;33:11;34:1,17;35:6,                  12;36:4;37:23;38:1,3,                  4,6,11;39:18,20;44:3,                  12;45:6;48:2,9,10,21;                  58:20;59:2;60:17;                  62:16;76:22;77:19;                  80:2  <b>part (7)</b>                  13:21;31:1;54:17;                  56:3;58:25;72:13;                  78:23  <b>partial (2)</b>                  31:9;35:8  <b>particular (2)</b>                  16:4;56:2  <b>particularly (2)</b>                  44:4;81:6  <b>Patel (2)</b>                  82:9,10  <b>pathway (1)</b>                  35:7  <b>pathways (1)</b>                  35:10  <b>Patterson (1)</b>                  50:17  <b>paved (2)</b>                  47:10,13  <b>pavement (1)</b>                  47:6  <b>Pawlowski (2)</b>                  82:11,12  <b>PE (2)</b>                  23:5,19  <b>peak (6)</b>                  41:23;42:11,14,20;                  52:16,16  <b>pedestrian (2)</b>                  35:7,10  <b>Penn (1)</b>                  23:7  <b>people (7)</b>                  15:23;16:20;22:2;                  35:12;42:16;61:14;                  76:24  <b>per (1)</b>                  17:14  <b>percent (2)</b>                  17:22;50:15  <b>percentage (1)</b>                  60:1  <b>perform (2)</b>                  33:20;34:3  <b>Perhaps (1)</b>                  46:8  <b>period (1)</b>                  75:19  <b>permission (1)</b></p>	<p>8:5  <b>permit (3)</b>                  14:19;32:23,25  <b>person (2)</b>                  7:9;75:15  <b>perspective (1)</b>                  30:16  <b>phone (1)</b>                  45:3  <b>photos (1)</b>                  20:3  <b>pick (1)</b>                  58:8  <b>piece (2)</b>                  56:3;78:19  <b>plan (21)</b>                  5:3,18;14:10;38:18;                  40:2;45:8,9;46:5;                  47:20,25;55:13;61:3;                  63:5;66:25;68:2,4,7,                  17;69:7;70:9,21  <b>planner (7)</b>                  6:13,25;8:1;29:13;                  39:2;65:1;68:2  <b>planners (2)</b>                  67:21;69:10  <b>planner's (1)</b>                  6:12  <b>planning (4)</b>                  23:13;64:7;65:4;                  70:17  <b>plans (3)</b>                  38:12;58:25;67:1  <b>please (9)</b>                  8:9,14;24:1;55:8;                  64:13;75:23;76:8,10;                  81:25  <b>pleasure (1)</b>                  50:8  <b>plenty (1)</b>                  63:19  <b>pm (1)</b>                  83:2  <b>point (5)</b>                  11:22;55:20;61:5,11;                  73:25  <b>pole (3)</b>                  47:10,13,18  <b>poles (1)</b>                  26:8  <b>portion (6)</b>                  47:10;54:18,19;56:7;                  58:3;67:4  <b>portions (1)</b>                  25:2  <b>positive (1)</b>                  69:25  <b>possible (4)</b>                  29:19;59:3;74:9;                  75:13  <b>preclude (1)</b>                  70:18  <b>pre-engineer (1)</b></p>	<p>58:6  <b>pre-existing (1)</b>                  67:17  <b>pre-history (2)</b>                  11:6,8  <b>preliminary (2)</b>                  5:2,18  <b>prepare (2)</b>                  43:8;66:20  <b>prepared (1)</b>                  46:6  <b>presented (1)</b>                  59:9  <b>president (1)</b>                  49:25  <b>press (1)</b>                  75:14  <b>pretty (3)</b>                  13:25;33:12;81:2  <b>previously (6)</b>                  6:9;22:25;24:4;                  30:19;41:5;51:13  <b>primarily (1)</b>                  47:1  <b>principal (2)</b>                  40:25;64:25  <b>prior (3)</b>                  11:24;50:9;72:4  <b>private (1)</b>                  78:12  <b>probably (7)</b>                  15:22;21:10;42:8;                  45:19;47:25;48:22;                  51:19  <b>problem (4)</b>                  62:13;79:10;80:10,                  13  <b>proceed (1)</b>                  76:11  <b>process (2)</b>                  51:7,8  <b>product (6)</b>                  12:6;19:1,2;52:2,19,                  19  <b>production (1)</b>                  10:19  <b>products (1)</b>                  19:6  <b>professional (8)</b>                  7:12,17,25;22:12;                  23:11;32:8;50:20;65:1  <b>profile (1)</b>                  19:16  <b>project (7)</b>                  13:4,19;14:2,4,6,11;                  22:21  <b>projected (2)</b>                  41:24;42:2  <b>projects (1)</b>                  29:22  <b>proof (4)</b>                  68:22;69:24;70:2,19  <b>proper (1)</b></p>	<p>38:15  <b>properties (1)</b>                  24:3  <b>property (26)</b>                  5:21;9:3;24:9,23;                  26:4;30:25;31:3;33:18;                  37:7;40:2;44:8;55:3,4;                  69:21;71:6;73:21;                  78:12,14,17,20,24,25;                  79:2,12,13,15  <b>property's (1)</b>                  24:24  <b>proposed (17)</b>                  7:23;24:18;25:22,24;                  29:25;30:1,6,14,18;                  31:14;33:24;36:13;                  45:6;56:24;67:3;71:24;                  72:14  <b>proposing (2)</b>                  25:12,14  <b>provide (5)</b>                  8:1;32:12;34:15;                  57:13;68:8  <b>provided (5)</b>                  7:2;32:3;34:24;                  37:22;48:4  <b>providing (8)</b>                  31:10;33:9;34:20;                  35:5;36:3;57:12;69:2,4  <b>proximity (1)</b>                  24:24  <b>public (6)</b>                  75:2,6,14,16;77:10;                  81:20  <b>pull (2)</b>                  59:21;62:18  <b>pump (1)</b>                  76:18  <b>punt (1)</b>                  45:20  <b>purchase (2)</b>                  10:7;13:15  <b>purchased (3)</b>                  10:10,16;12:9  <b>purposes (2)</b>                  20:24;68:25  <b>put (7)</b>                  9:19;12:12;30:5;                  51:11,18;53:19;58:10  <b>putting (4)</b>                  14:10;19:21;20:10;                  74:13</p>
<b>P</b>		<b>Q</b>		
<p><b>packages (1)</b>                  53:15  <b>page (2)</b>                  55:7;71:20  <b>panel (1)</b>                  14:18  <b>panels (3)</b>                  14:1,19,22  <b>paperwork (1)</b>                  16:9  <b>parameters (1)</b>                  42:21</p>	<p><b>per (1)</b>                  17:14  <b>percent (2)</b>                  17:22;50:15  <b>percentage (1)</b>                  60:1  <b>perform (2)</b>                  33:20;34:3  <b>Perhaps (1)</b>                  46:8  <b>period (1)</b>                  75:19  <b>permission (1)</b></p>	<p><b>per (1)</b>                  17:14  <b>percent (2)</b>                  17:22;50:15  <b>percentage (1)</b>                  60:1  <b>perform (2)</b>                  33:20;34:3  <b>Perhaps (1)</b>                  46:8  <b>period (1)</b>                  75:19  <b>permission (1)</b></p>	<p><b>qualified (1)</b>                  65:2  <b>qualify (1)</b>                  67:18  <b>quick (1)</b>                  20:22  <b>quietest (1)</b>                  62:5</p>	

<p><b>quite (5)</b> 15:15,17;19:24; 45:21;68:3</p>	<p>64:14,21;75:24</p>	<p><b>request (1)</b> 17:6</p>	<p>36:5;45:1;47:12;48:9; 50:10;54:2,16;59:6; 71:5,25;72:5,15,19; 73:5,20,23;74:25; 77:25;78:19</p>	<p>76:25;80:5</p>
<p><b>R</b></p>	<p><b>Red (2)</b> 64:10,18</p>	<p><b>requested (4)</b> 33:15,22;65:15,16</p>	<p><b>rises (2)</b> 69:14,14</p>	<p><b>sanitary (1)</b> 32:18</p>
<p><b>racks (2)</b> 51:11;55:25</p>	<p><b>redesign (1)</b> 26:16</p>	<p><b>requesting (2)</b> 30:10;37:17</p>	<p><b>River (1)</b> 24:13</p>	<p><b>satisfaction (1)</b> 63:10</p>
<p><b>radius (1)</b> 63:17</p>	<p><b>redidsic (1)</b> 13:15</p>	<p><b>require (7)</b> 29:20;34:8;35:1; 67:10;72:25;73:2,5</p>	<p><b>Riverton (1)</b> 19:10</p>	<p><b>satisfied (1)</b> 70:1</p>
<p><b>rail (6)</b> 17:19,19,24;59:11, 25;60:7</p>	<p><b>referring (2)</b> 60:9;71:15</p>	<p><b>required (12)</b> 6:3,16;32:23,25; 34:23;38:2;39:15;58:1; 68:20;70:3,9;72:21</p>	<p><b>Road (21)</b> 22:15;31:10;32:22; 34:17,22;40:17;56:17; 57:1;64:10,18;67:6,9; 72:1,4,16;76:25;77:6; 79:8,19,22,23</p>	<p><b>satisfy (1)</b> 41:8</p>
<p><b>railroad (1)</b> 24:22</p>	<p><b>regard (2)</b> 77:25;78:4</p>	<p><b>requirement (3)</b> 36:1,19;66:17</p>	<p><b>Robert (31)</b> 24:10,21;25:15; 26:18;30:19,21,22; 31:1,10,11,13,15,17,20, 20;33:18,25;34:22; 44:5;46:17,23;47:2,11; 55:3;76:15,18;77:6; 78:1,5;79:1;80:4</p>	<p><b>Saturday (1)</b> 17:10</p>
<p><b>rainwater (1)</b> 57:11</p>	<p><b>regarding (1)</b> 38:21</p>	<p><b>requirements (5)</b> 29:12,16;34:10;43:6; 70:15</p>	<p><b>roadway (4)</b> 29:19,22;65:24,24</p>	<p><b>Saturdays (1)</b> 17:5</p>
<p><b>range (1)</b> 68:8</p>	<p><b>registered (1)</b> 49:11</p>	<p><b>requires (1)</b> 74:14</p>	<p><b>Robert (31)</b> 24:10,21;25:15; 26:18;30:19,21,22; 31:1,10,11,13,15,17,20, 20;33:18,25;34:22; 44:5;46:17,23;47:2,11; 55:3;76:15,18;77:6; 78:1,5;79:1;80:4</p>	<p><b>saying (1)</b> 21:12</p>
<p><b>RAO (1)</b> 32:10</p>	<p><b>reinforce (1)</b> 13:17</p>	<p><b>requiring (3)</b> 73:11,22,24</p>	<p><b>residences (2)</b> 47:2;67:7</p>	<p><b>saw (1)</b> 27:16</p>
<p><b>rate (1)</b> 42:4</p>	<p><b>reinforced (1)</b> 12:20</p>	<p><b>residential (4)</b> 6:17;30:20;46:23; 66:23</p>	<p><b>residents (2)</b> 62:8;75:13</p>	<p><b>Sayerville (6)</b> 10:18;13:24;14:15, 20;19:10;65:2</p>
<p><b>rather (4)</b> 72:1,16;73:13,25</p>	<p><b>reinforcement (2)</b> 12:11;19:24</p>	<p><b>respects (2)</b> 43:6;44:2</p>	<p><b>resolution (6)</b> 20:24;21:23;60:6; 74:3,19;80:12</p>	<p><b>scale (1)</b> 63:5</p>
<p><b>raw (8)</b> 17:23;18:1;51:9,9; 58:9;59:10,16,24</p>	<p><b>reinforcements (1)</b> 19:13</p>	<p><b>respond (5)</b> 26:22;27:21;75:4; 77:15;80:21</p>	<p><b>roof (6)</b> 20:15;52:16;56:17, 19;58:13,14</p>	<p><b>schedule (1)</b> 17:4</p>
<p><b>Rea (33)</b> 7:16;40:12,16,21,21, 22,25;41:1,7,13,16,20; 43:23;44:1,16,21,23; 45:2,9,17;46:4,19,22; 47:15;48:5,14,22;49:6; 62:15,21,23;63:13,16</p>	<p><b>reiterating (1)</b> 61:2</p>	<p><b>respond (5)</b> 26:22;27:21;75:4; 77:15;80:21</p>	<p><b>room (8)</b> 10:8;15:14;45:3,25; 60:21;61:9,12;63:20</p>	<p><b>Science (1)</b> 23:8</p>
<p><b>R-E-A (2)</b> 40:16,21</p>	<p><b>related (1)</b> 24:16</p>	<p><b>responsibilities (1)</b> 78:4</p>	<p><b>rooves (1)</b> 14:1</p>	<p><b>screen (1)</b> 53:20</p>
<p><b>read (3)</b> 28:16;71:7;72:13</p>	<p><b>relating (3)</b> 43:13;55:14;80:12</p>	<p><b>responsible (3)</b> 76:14;78:16;79:14</p>	<p><b>roll (3)</b> 9:20,22;81:25</p>	<p><b>second (8)</b> 16:16;22:7;23:16,23; 50:21,22;75:8;81:24</p>
<p><b>reading (1)</b> 72:11</p>	<p><b>releasing (1)</b> 10:13</p>	<p><b>reverse (1)</b> 77:17</p>	<p><b>rolled (1)</b> 9:19</p>	<p><b>second (8)</b> 16:16;22:7;23:16,23; 50:21,22;75:8;81:24</p>
<p><b>real (2)</b> 80:3,3</p>	<p><b>relief (9)</b> 53:5;66:16;67:14; 68:20;69:13;70:3,20, 20;79:10</p>	<p><b>review (15)</b> 6:12;24:2;27:14,16, 20,22;38:14;65:12,18, 20,21;71:20,22,23; 72:10</p>	<p><b>roof (6)</b> 20:15;52:16;56:17, 19;58:13,14</p>	<p><b>second (1)</b> 23:21</p>
<p><b>really (9)</b> 17:25;22:3;31:15; 35:2,3;67:5;70:8,8; 74:16</p>	<p><b>relocated (2)</b> 47:19,21</p>	<p><b>reviewed (3)</b> 6:23;8:12;27:5</p>	<p><b>room (8)</b> 10:8;15:14;45:3,25; 60:21;61:9,12;63:20</p>	<p><b>secondly (3)</b> 6:6,11;51:2</p>
<p><b>rear (1)</b> 55:20</p>	<p><b>remaining (1)</b> 33:1</p>	<p><b>responsibilities (1)</b> 78:4</p>	<p><b>Route (1)</b> 10:1</p>	<p><b>seconds (1)</b> 42:20</p>
<p><b>reason (2)</b> 70:16,17</p>	<p><b>Remedial (1)</b> 32:10</p>	<p><b>responsible (3)</b> 76:14;78:16;79:14</p>	<p><b>rule (1)</b> 78:15</p>	<p><b>section (10)</b> 27:20,20;29:5;31:9; 33:3,4,6,8;34:18;72:10</p>
<p><b>rebar (1)</b> 51:17</p>	<p><b>remediation (1)</b> 32:8</p>	<p><b>reverse (1)</b> 77:17</p>	<p><b>Run (2)</b> 24:13;62:3</p>	<p><b>SED (2)</b> 5:23;68:5</p>
<p><b>recall (1)</b> 11:18</p>	<p><b>remember (1)</b> 39:1</p>	<p><b>review (15)</b> 6:12;24:2;27:14,16, 20,22;38:14;65:12,18, 20,21;71:20,22,23; 72:10</p>	<p><b>running (1)</b> 21:5</p>	<p><b>sediment (1)</b> 33:3</p>
<p><b>received (1)</b> 50:13</p>	<p><b>removed (2)</b> 44:6;55:22</p>	<p><b>revised (1)</b> 39:4</p>	<p><b>safe (1)</b> 35:10</p>	<p><b>seeing (1)</b> 80:11</p>
<p><b>recommend (1)</b> 34:7</p>	<p><b>repeat (1)</b> 76:2</p>	<p><b>Rich (4)</b> 7:11;22:10;35:17; 47:16</p>	<p><b>safely (2)</b> 43:12;45:16</p>	<p><b>seeking (3)</b> 5:17,24;12:2</p>
<p><b>record (14)</b> 8:23;22:19;28:19; 32:7,13;34:11,14; 40:20,23;49:23;59:14;</p>	<p><b>replacement (2)</b> 33:21;34:3</p>	<p><b>Richard (1)</b> 22:14</p>	<p><b>safety (2)</b> 30:7;35:13</p>	<p><b>seem (4)</b> 45:13;46:1;60:21; 81:1</p>
	<p><b>report (19)</b> 6:13;26:22,24;27:1, 5,8,12;28:11,21;32:19, 20;35:18;37:16;38:10; 41:14;43:19;71:3,15; 72:9</p>	<p><b>Right (30)</b> 9:16;10:13;15:10; 16:3;18:3;20:7;21:8, 12;22:9;27:18;33:11;</p>	<p><b>salespeople (1)</b> 18:16</p>	<p><b>seems (2)</b> 46:13;81:2</p>
	<p><b>representing (1)</b> 9:8</p>		<p><b>same (2)</b> 27:15;35:7</p>	<p><b>selected (1)</b> 57:6</p>
			<p><b>Sandfield (2)</b></p>	<p><b>sell (1)</b> 13:19</p>
			<p><b>S</b></p>	<p><b>SEP (1)</b> 36:2</p>

<p><b>separate (2)</b> 44:14;76:16</p> <p><b>separately (1)</b> 53:16</p> <p><b>separates (1)</b> 30:20</p> <p><b>serious (1)</b> 13:25</p> <p><b>service (2)</b> 24:23;43:17</p> <p><b>set (1)</b> 66:1</p> <p><b>setback (7)</b> 6:2;65:23;66:3;71:4, 24;72:7,14</p> <p><b>settings (1)</b> 51:23</p> <p><b>settle (1)</b> 47:17</p> <p><b>seven (1)</b> 16:25</p> <p><b>several (1)</b> 61:2</p> <p><b>sewer (1)</b> 32:18</p> <p><b>shades (1)</b> 57:7</p> <p><b>shape (1)</b> 11:16</p> <p><b>share (3)</b> 41:9;53:8;70:15</p> <p><b>shed (1)</b> 56:18</p> <p><b>sheet (3)</b> 54:10;55:10;56:21</p> <p><b>shield (1)</b> 77:22</p> <p><b>shift (7)</b> 16:5,6,8,11,15,17,17</p> <p><b>ship (1)</b> 9:22</p> <p><b>shop (2)</b> 15:11;20:2</p> <p><b>shore (1)</b> 13:7</p> <p><b>short (2)</b> 11:10;23:4</p> <p><b>show (2)</b> 56:17;63:15</p> <p><b>shows (3)</b> 55:12,13;67:1</p> <p><b>side (10)</b> 24:10,11;45:7,12; 47:13;52:8;54:24;55:3, 4;62:9</p> <p><b>sidewalk (3)</b> 31:15,22;35:1</p> <p><b>sidewalks (6)</b> 31:12,14;34:20,23; 35:6,10</p> <p><b>simple (1)</b> 80:12</p> <p><b>Simplistically (1)</b></p>	<p>56:16</p> <p><b>sister (1)</b> 18:2</p> <p><b>site (69)</b> 5:3,18,22;6:7;7:11, 13;9:10,14;10:5,7,17; 11:3,9,11,15,17,19,25; 15:1,3;16:1,23;17:15, 15,17,18,24;18:1,8,12; 21:4;24:2,7,16,18,23; 25:3,5;29:6;30:20; 32:7,9,15;33:24;34:22; 36:18;41:14,21,22; 42:25;43:7,11,13,15, 21,22;46:5;48:8;53:7; 58:25;66:24;67:4,20; 68:4,16;70:9,13,21; 72:10</p> <p><b>sites (1)</b> 11:21</p> <p><b>sitting (1)</b> 47:10</p> <p><b>situation (1)</b> 74:11</p> <p><b>SIVILLI (4)</b> 50:22;81:24;82:13, 14</p> <p><b>six (2)</b> 17:2;20:6</p> <p><b>size (4)</b> 15:13,16;20:7;70:13</p> <p><b>skyscraper (1)</b> 12:13</p> <p><b>slow (1)</b> 76:1</p> <p><b>small (3)</b> 11:13;16:8;52:3</p> <p><b>smaller (1)</b> 58:4</p> <p><b>Smith (105)</b> 5:5,7,9,13,14;8:21; 9:9,13;10:22;11:6,20; 12:24;13:20,23;14:12, 21,25;15:5;16:1,12,23; 17:6,13;18:11,14,18, 21;20:19;21:6,18;22:6, 9,18,24;23:3,17,25; 25:6,23;26:1,11,20; 27:4,9,18;28:2,18; 29:1;30:9,12;31:7; 32:4,15;33:2,6;34:11, 17;35:16,20;40:8,12, 22;41:4,8,13,17;43:20, 24;44:16;49:3,10,22; 50:4,10,25;53:10,14, 18,24;54:2,58;59:6, 22;60:12;64:3,20;65:6, 10;70:22;74:6,24;77:8, 14,16;78:7,15;79:9,18, 25;80:9,14,20;81:8; 82:21,24</p> <p><b>soil (1)</b> 33:2</p>	<p><b>solar (5)</b> 14:1,4,10,14,22</p> <p><b>somebody (2)</b> 60:22;80:25</p> <p><b>somebody's (1)</b> 61:9</p> <p><b>sometimes (2)</b> 12:17;80:18</p> <p><b>somewhere (1)</b> 42:19</p> <p><b>sorry (4)</b> 15:3,4;31:22;71:11</p> <p><b>sort (1)</b> 11:14</p> <p><b>sounds (1)</b> 21:18</p> <p><b>south (2)</b> 24:11,12</p> <p><b>southwest (1)</b> 48:8</p> <p><b>space (5)</b> 10:13;33:13;45:6; 69:2,5</p> <p><b>spaces (19)</b> 25:22;37:23,24;38:1, 6;44:3,13;45:6,11,13, 16;46:11;58:20,24; 59:2;60:17;62:17;63:2, 12</p> <p><b>speak (7)</b> 20:16;21:17;28:14; 72:23;75:13,16;81:20</p> <p><b>speaking (2)</b> 54:10;55:10</p> <p><b>special (2)</b> 24:25;68:5</p> <p><b>specifically (2)</b> 68:3;72:9</p> <p><b>speculation (1)</b> 21:16</p> <p><b>spell (4)</b> 8:14;40:20;64:14; 76:7</p> <p><b>spilling (1)</b> 33:17</p> <p><b>spillover (3)</b> 26:13,17;77:19</p> <p><b>spot (2)</b> 61:5;62:20</p> <p><b>spots (3)</b> 38:3,4;63:12</p> <p><b>spur (1)</b> 24:22</p> <p><b>square (4)</b> 5:19;12:2;25:12; 42:1</p> <p><b>Sressbar (1)</b> 12:9</p> <p><b>standard (3)</b> 26:8;32:11;70:6</p> <p><b>standpoint (1)</b> 39:6</p> <p><b>stands (1)</b></p>	<p>33:11</p> <p><b>star (1)</b> 75:15</p> <p><b>start (4)</b> 11:12;13:4;79:11,15</p> <p><b>starting (1)</b> 31:4</p> <p><b>starts (3)</b> 16:5,7,15</p> <p><b>State (10)</b> 5:16;23:7,12,14; 29:5;40:19;64:13;65:5; 75:22,23</p> <p><b>stated (1)</b> 24:4</p> <p><b>statement (2)</b> 32:3;75:4</p> <p><b>states (2)</b> 23:13;71:23</p> <p><b>stating (1)</b> 34:14</p> <p><b>station (2)</b> 74:7;76:19</p> <p><b>statutes (1)</b> 67:15</p> <p><b>statutory (6)</b> 67:17,19;68:22; 69:24;70:2,19</p> <p><b>stay (1)</b> 61:22</p> <p><b>steel (17)</b> 9:17,19,22;10:19; 12:9,18,19,22;14:8,9; 16:4;17:21,22;20:1; 53:6;58:7;62:5</p> <p><b>still (4)</b> 14:22;31:9;59:23; 70:10</p> <p><b>stopped (2)</b> 78:12;79:5</p> <p><b>stored (1)</b> 56:1</p> <p><b>storm (1)</b> 32:20</p> <p><b>straight (1)</b> 43:2</p> <p><b>straightening (1)</b> 16:9</p> <p><b>strategically (1)</b> 57:24</p> <p><b>Street (45)</b> 24:11,21;25:15; 26:18;30:19,22,22,24; 31:1,10,11,13,15,18,20, 20;33:9,13,18;34:1,22; 44:5;46:17,23,25,25; 47:3,11,12;49:19;50:3; 52:16;55:3;58:16;76:4, 5,15,18,25;77:6;78:1,5, 23;79:1;80:4</p> <p><b>Streets (4)</b> 31:13;34:21;46:24; 47:1</p>	<p><b>Stressbar (2)</b> 10:11;16:4</p> <p><b>striping (1)</b> 35:11</p> <p><b>strong (3)</b> 13:12;19:13,24</p> <p><b>structure (2)</b> 66:1,23</p> <p><b>structures (3)</b> 13:11,11;67:18</p> <p><b>studied (1)</b> 41:13</p> <p><b>studs (1)</b> 9:21</p> <p><b>study (1)</b> 41:19</p> <p><b>stuff (1)</b> 16:10</p> <p><b>subject (1)</b> 66:6</p> <p><b>submarines (2)</b> 19:20,22</p> <p><b>submission (1)</b> 65:19</p> <p><b>submit (1)</b> 32:6</p> <p><b>submitted (3)</b> 20:3;53:11,13</p> <p><b>substantial (3)</b> 42:9;69:12,15</p> <p><b>substantially (1)</b> 70:14</p> <p><b>sufficient (2)</b> 69:2,4</p> <p><b>suggestion (1)</b> 35:9</p> <p><b>Suite (5)</b> 22:15;40:17;49:19; 64:10,18</p> <p><b>summarizes (1)</b> 43:18</p> <p><b>Sunday (2)</b> 17:3;62:3</p> <p><b>superstructure (1)</b> 12:12</p> <p><b>supposed (1)</b> 60:23</p> <p><b>sure (17)</b> 21:13;23:6;28:4; 40:21;41:20;45:21; 46:9;58:10;59:4,6; 61:1,4,6;62:4,23;66:5; 81:8</p> <p><b>surrounding (3)</b> 7:13;23:12;24:3</p> <p><b>swear (2)</b> 8:9,10</p> <p><b>sworn (10)</b> 8:6,20;22:10,16; 40:14,18;49:14,20; 64:6,11</p> <p><b>system (3)</b> 32:18,20;57:12</p>
---	---	---	---	---

<p><b>Systems (2)</b> 10:12;12:9</p>	<p><b>title (2)</b> 64:22,23</p>	<p>31:2</p>	<p><b>up (26)</b> 10:9;12:12;13:4; 16:9;18:6;19:4,21; 20:5,10;21:4,16;32:9; 36:5;38:18;44:4,8; 47:17;48:9;51:8;52:25; 53:6;57:9;59:24;79:1; 80:8;81:16</p>	<p>17:25;41:22;42:9 <b>volumes (3)</b> 42:2;43:16;46:21</p>
<b>T</b>				
<p><b>T-100 (1)</b> 55:12 <b>talk (6)</b> 7:10;18:25;19:6; 29:2;69:10,11 <b>talks (2)</b> 67:7;69:1 <b>tall (2)</b> 13:11;52:23 <b>team (2)</b> 66:19,21 <b>technical (11)</b> 27:14,16,19;28:12, 13,16,21;67:11;71:21, 23;72:9 <b>template (2)</b> 63:17,23 <b>ten (4)</b> 6:18;11:12,24;74:1 <b>Terrific (2)</b> 33:2;44:16 <b>test (1)</b> 70:4 <b>testified (7)</b> 8:20;22:17;40:18; 49:21;64:12;66:11; 70:6 <b>testify (1)</b> 40:14 <b>testifying (1)</b> 64:25 <b>testimony (11)</b> 8:7;22:11;28:1; 29:13;37:2,22;44:2; 49:14;59:10;64:7;75:2 <b>texture (1)</b> 53:4 <b>thanks (1)</b> 44:25 <b>thick (1)</b> 51:20 <b>thinking (2)</b> 62:2;67:16 <b>third (1)</b> 7:16 <b>thought (3)</b> 29:18;34:4;39:17 <b>three (4)</b> 24:18;53:1,3;57:2 <b>three-story (1)</b> 57:13 <b>throughout (4)</b> 16:20,21;20:1;65:4 <b>thumb (1)</b> 78:16 <b>TIGHE (5)</b> 23:16;50:19;81:22; 82:15,16</p>	<p><b>today (3)</b> 26:24;32:11;69:22 <b>together (3)</b> 9:1;46:10;58:10 <b>toilets (2)</b> 52:4;54:23 <b>told (2)</b> 76:13;79:6 <b>Tonight (7)</b> 5:1,17;9:1;12:1; 44:22;50:9;73:17 <b>tons (3)</b> 58:12,12,12 <b>top (2)</b> 57:4;58:14 <b>torn (1)</b> 31:6 <b>Total (6)</b> 25:21;37:23,24;38:1, 1,7 <b>tower (2)</b> 12:13;20:10 <b>town (5)</b> 67:23;78:10,11;79:4; 82:23 <b>township (5)</b> 26:9;35:14;79:12,13, 14 <b>tracks (1)</b> 59:19 <b>tractor (5)</b> 47:23;61:21,22; 62:18,19 <b>traffic (23)</b> 7:18,18;35:7,17,19; 38:23;40:13;41:2,5,14, 18,22,24;42:2,3,6,9,21; 43:10,14,16,19;46:23 <b>trailer (3)</b> 61:25;62:18,19 <b>trailers (2)</b> 18:5;47:23 <b>train (3)</b> 59:18,19;60:10 <b>transport (1)</b> 17:21 <b>Transportation (2)</b> 41:1;59:15 <b>transported (1)</b> 17:23 <b>Transporting (1)</b> 18:3 <b>trash (2)</b> 40:1,2 <b>traveled (1)</b> 31:11 <b>traveling (1)</b> 42:9 <b>tree (3)</b> 33:20;34:3,9 <b>tree-lined (1)</b></p>	<p><b>trench (1)</b> 55:18 <b>trenches (2)</b> 61:24;62:11 <b>Trenton (1)</b> 50:16 <b>trigger (1)</b> 72:22 <b>tri-state (1)</b> 9:23 <b>truck (27)</b> 17:25;24:7;25:13; 26:5;30:6;35:7;42:18; 44:7,11,15;52:20; 54:23;55:17,19,20,22, 23;56:1,5;57:18,20; 58:4;59:13,20;62:12; 63:11,20 <b>trucks (15)</b> 17:14;18:4,6,9; 48:16,19;51:11;52:9, 12;55:1,5;59:21;61:18; 62:6;81:11 <b>true (3)</b> 13:24;16:25;48:23 <b>try (2)</b> 63:22;67:21 <b>Trying (2)</b> 74:8;80:20 <b>turn (1)</b> 80:3 <b>turned (1)</b> 30:15 <b>turning (2)</b> 48:17;63:17 <b>two (10)</b> 5:24;7:11;24:20; 35:5;51:1;57:7,19; 60:19;66:19;77:4</p>	<p><b>updated (4)</b> 26:24;71:21,22;72:9 <b>upgrade (1)</b> 31:17 <b>upon (1)</b> 11:11 <b>use (12)</b> 10:21;12:21;13:14, 16;14:8;24:9;58:8; 65:13;68:7,25;69:8,9 <b>used (5)</b> 12:7;46:18;47:2,3; 78:10 <b>uses (2)</b> 68:9;69:4 <b>using (2)</b> 11:13;51:22 <b>utility (2)</b> 47:10,18 <b>utilizing (1)</b> 46:23</p>	<p style="text-align: center;"><b>W</b></p> <p><b>wait (1)</b> 77:9 <b>waiting (1)</b> 51:11 <b>waiver (19)</b> 26:18;28:23;29:24; 30:8,10,13,16;31:9; 33:9,15,16,20;34:8,20; 35:5,8;39:6;70:7,20 <b>waivers (9)</b> 8:3;26:15;28:15,17; 37:17;38:21;65:15; 70:4,7 <b>wall (2)</b> 52:16;58:16 <b>wants (2)</b> 67:23;77:23 <b>warehouse (2)</b> 5:20;12:3 <b>water (4)</b> 19:12,23;24:25; 32:19 <b>way (16)</b> 13:23;17:20;33:11; 45:14;47:12;48:6; 56:17;59:5;71:5,25; 72:5,12,15,20;73:5,23 <b>ways (1)</b> 78:14 <b>week (3)</b> 16:25;17:3,10 <b>weight (2)</b> 58:11,12 <b>welcome (1)</b> 39:24 <b>well-recognized (1)</b> 7:17 <b>weren't (1)</b> 79:7 <b>west (5)</b> 24:10;47:13;52:8; 55:4;57:17 <b>westerly (2)</b> 46:17;48:10 <b>western (2)</b> 67:3;69:21 <b>Westfield (1)</b> 41:3 <b>wetlands (2)</b> 25:2;30:3 <b>what's (6)</b> 12:14;21:13;32:9; 46:7;74:12;79:25 <b>whichever (1)</b> 56:2 <b>whole (2)</b> 11:17,18</p>
<b>V</b>				
<b>U</b>				
<b>U</b>				
<b>U</b>				

<b>wide (4)</b> 39:3;48:15;51:25; 55:16	23:14;29:12;65:4; 67:22,23	27:11	<b>33 (1)</b> 32:23	<b>7 (3)</b> 29:14;71:22;72:12
<b>widening (3)</b> 29:20;72:1,16	<b>Zoom (1)</b> 66:20	<b>1978 (1)</b> 23:7	<b>34 (1)</b> 10:1	<b>70 (1)</b> 36:1
<b>width (2)</b> 38:22,22	<b>0</b>	<b>1980 (1)</b> 50:13	<b>35 (1)</b> 15:11	<b>70-foot (1)</b> 6:20
<b>windmill (1)</b> 13:6	<b>07701 (1)</b> 64:19	<b>1986 (2)</b> 50:3,14	<b>37 (1)</b> 38:5	<b>78 (1)</b> 33:24
<b>windmills (2)</b> 12:25;13:10	<b>1</b>	<b>2</b>	<b>395 (1)</b> 10:1	<b>8</b>
<b>windows (1)</b> 57:13	<b>1 (9)</b> 5:4;16:18;33:9; 34:19;55:16;57:19; 63:5,17;81:6	<b>2 (3)</b> 55:17;57:19;81:7	<b>4</b>	<b>8 (2)</b> 29:24;51:15
<b>wish (2)</b> 75:13;81:20	<b>10 (2)</b> 36:6;58:13	<b>20 (2)</b> 6:20;21:15	<b>4 (4)</b> 18:9;33:20;55:17; 57:19	<b>9</b>
<b>wishes (1)</b> 75:16	<b>100 (1)</b> 12:16	<b>200 (2)</b> 64:10,18	<b>40 (4)</b> 23:9;42:19;52:15; 58:15	<b>9 (4)</b> 5:4;30:13;35:25; 75:15
<b>within (11)</b> 24:25;29:20;36:21, 22;42:20;51:7;52:10, 11,13;73:11,23	<b>11 (1)</b> 31:8	<b>2008 (1)</b> 9:25	<b>400 (3)</b> 51:24;55:15;65:3	<b>9:00 (1)</b> 16:15
<b>witness (8)</b> 7:7,16,21;22:7; 40:10;49:8,10;65:3	<b>113 (3)</b> 25:22;37:22;38:6	<b>201 (1)</b> 22:15	<b>43 (1)</b> 42:19	<b>9:10 (1)</b> 83:2
<b>witnesses (1)</b> 7:7	<b>12 (3)</b> 16:9;31:24;65:21	<b>2013 (1)</b> 68:3	<b>45-degree (2)</b> 39:17,19	<b>90 (1)</b> 17:22
<b>women's (1)</b> 52:4	<b>120 (1)</b> 15:3	<b>2016 (3)</b> 10:6;11:4;17:17	<b>5</b>	<b>910 (1)</b> 22:15
<b>word (1)</b> 21:24	<b>125 (2)</b> 64,10,17	<b>2019 (6)</b> 10:9,10,16;14:5; 41:15,21	<b>5 (2)</b> 16:16,18	
<b>words (1)</b> 28:5	<b>12th (1)</b> 6:13	<b>2020 (4)</b> 26:24;27:6;65:21; 72:8	<b>50 (7)</b> 6:2,15;30:14;50:15; 66:2,13;73:5	
<b>work (7)</b> 11:14;15:21;17:10; 28:8;29:18;35:14;47:8	<b>13 (1)</b> 18:4	<b>2022 (1)</b> 42:3	<b>50-foot (1)</b> 36:1	
<b>working (3)</b> 19:7,25;20:11	<b>130 (4)</b> 15:4,4,5;38:1	<b>23 (1)</b> 24:6	<b>55 (2)</b> 76:4,5	
<b>works (3)</b> 48:12,15;63:15	<b>13th (2)</b> 71:19;72:8	<b>23.15 (1)</b> 5:22	<b>57 (2)</b> 6:4;66:4	
<b>wrong (1)</b> 80:25	<b>14.5 (1)</b> 39:3	<b>24 (2)</b> 17:9;65:1	<b>5-minute (1)</b> 75:19	
<b>Y</b>	<b>140 (2)</b> 30:24;37:7	<b>24-hour (1)</b> 16:24	<b>6</b>	
<b>yard (4)</b> 6:2;29:25;65:23; 71:4	<b>1431 (1)</b> 40:16	<b>270 (1)</b> 20:8	<b>6 (5)</b> 5:3;17:10;18:9; 41:15;51:15	
<b>yards (1)</b> 30:8	<b>146 (1)</b> 38:2	<b>28 (1)</b> 32:21	<b>6:00 (1)</b> 16:7	
<b>year (4)</b> 13:5;14:5;20:1;42:2	<b>147.22 (1)</b> 67:4	<b>3</b>	<b>60 (5)</b> 36:9,24;51:14;63:6, 18	
<b>years (6)</b> 11:13,19,24;23:9; 65:1;79:5	<b>15 (1)</b> 39:14	<b>3 (5)</b> 16:7,9;33:16;55:17; 57:19	<b>6001 (4)</b> 5:21;8:18;9:4;10:7	
<b>York (2)</b> 12:14;20:8	<b>150 (3)</b> 11:18;37:23;38:7	<b>3,000 (1)</b> 14:19	<b>60-foot (1)</b> 61:25	
<b>Z</b>	<b>1500-foot (1)</b> 20:10	<b>30 (8)</b> 15:11;21:2,9,10,11, 15;52:17;58:16	<b>62,000 (1)</b> 25:12	
<b>zone (5)</b> 5:23;6:17;66:3,15; 68:6	<b>160 (2)</b> 51:25;55:16	<b>30/35 (1)</b> 15:18	<b>62,430 (3)</b> 5:19;12:2;41:25	
<b>zoning (5)</b>	<b>17 (3)</b> 18:5;26:24;27:6	<b>301 (1)</b> 49:19	<b>7</b>	
	<b>171 (2)</b> 49:19;50:2	<b>30-degree (1)</b> 39:21		