

SPECIAL MEETING OF THE RIVER VALE JOINT PLANNING BOARD

THE FAIRWAYS AT EDGEWOOD, LLC

HELD ON THURSDAY, JUNE 27, 2019

7:35 P.M.

BOARD MEMBERS PRESENT:

CHAIRMAN SCOTT LIPPERT

COUNCILMAN MARK BROMBERG

ROBERT FORTSCH

GREGORY LOWE

JOHN PUCCIO

SUSAN VACCARO

PETER WAYNE

ALSO PRESENT:

MARC LIEBMAN, ESQ., BOARD ATTORNEY

CHRISTOPHER STATILE, P.E., BOARD ENGINEER

MARIA HAAG, LAND USE ADMINISTRATOR

HUDSON COURT REPORTING & VIDEO

1-800-310-1769

1 CHAIRMAN LIPPERT: Good evening, everyone.
2 This is a special meeting of the River Vale Joint
3 Planning Board on Thursday, June 27, 2019. We're
4 commencing the meeting at about 7:35. And, Marc, you
5 want to read the --

6 MR. LIEBMAN: Notice of this meeting -- this
7 meeting is being held in accordance with the Open Public
8 Meetings Act of the State of New Jersey. Notice of this
9 meeting was published in accordance with the laws and
10 posted in the proper place and --

11 CHAIRMAN LIPPERT: Let's start with saluting to
12 the flag.

13 All right. Can we have a role call, please.

14 CLERK: Mr. Lippert?

15 CHAIRMAN LIPPERT: I'm here.

16 CLERK: Mr. Lowe.

17 MR. LOWE: Here.

18 CLERK: Mr. Adamo

19 (No response.)

20 CLERK: Councilman Bromberg.

21 MR. BROMBERG: Here.

22 CLERK: Mayer Jasionowski.

23 (No response.)

24 CLERK: Mr. Fortsch.

25 MR. FORTSCH: Here.

1 CLERK: Mr. Wayne.

2 MR. WAYNE: Here.

3 CLERK: Mr. Puccio.

4 MR. PUCCIO: Here.

5 CLERK: Miss Vaccaro.

6 MS. VACCARO: Here.

7 CLERK: Mr. Liebman.

8 MR. LIEBMAN: Here.

9 CLERK: Mr. Statile.

10 MR. STATILE: Here.

11 MS. HAAG: Here.

12 CLERK: We have a quorum.

13 CHAIRMAN LIPPERT: We have one item on the
14 agenda tonight, it's to consider the application for
15 Fairways at Edgewood, LLC. We've concluded the public
16 hearing and we're here to consider a vote.

17 So I'd like to ask some of the Board members
18 what their thoughts are and how they'd like to proceed.
19 We can vote for each item of relief separately, there's a
20 site plan, there's a subdivision, there are waivers,
21 there are variances, we can vote for them in the
22 aggregate, we can discuss them one at a time, we can
23 discuss them in the aggregate.

24 Does anybody have any thoughts about that?

25 MS. VACCARO: I would suggest we discuss them

1 one at a time.

2 CHAIRMAN LIPPERT: Okay. Anyone else?

3 MR. PUCCIO: I agree.

4 CHAIRMAN LIPPERT: Okay. So we can do that.
5 Marc has a list of all the items we'll need. I guess
6 we'll do the variances and then we'll get to the site
7 plan and the subdivision.

8 MR. LIEBMAN: I sent out a list and we can go
9 down the list and I think the other way that we can do it
10 is we can go through the Draft Resolution where the
11 variances are set forth. There's a determination section
12 that starts on Page 15 and that might be a good way to
13 take those -- you know, the Board members through it. If
14 they haven't had a chance to read it that closely, we can
15 do it that way. That would be my suggestion.

16 CHAIRMAN LIPPERT: Yeah, I want to make sure
17 all the Board members have had a chance to review the
18 Draft Resolution. Why don't you call them out and we'll
19 do it that way.

20 MR. LIEBMAN: Let's start with Paragraph 19,
21 which is -- and I apologize if this gets really boring,
22 but sometimes law is like that. Paragraph 19 is a
23 finding that the Board makes that the Applicant is
24 seeking C variances and the minimus objections from the
25 RSIS, that the Application, the plans comply with the

1 applicable Zoning Ordinance and regulations and site plan
2 requirements and RSIS requirements and the Board
3 concludes that the preliminary, final, major site plan
4 approval should be granted subject to conditions that are
5 set forth herein.

6 Paragraphs 20 and 21 talks about the
7 subdivision. Your Ordinance on subdivisions is pretty
8 clear that all subdivisions are not classified as minor,
9 are considered major. Majors are anything that are more
10 than six lots, that are more than 200 feet deep, that
11 these various conditions, so this is obviously a major
12 subdivision that's being sought.

13 Paragraph 22 is a finding of the Board that
14 this is major because it involves the extension of
15 municipal utilities.

16 Paragraph 23 is the preliminary and final
17 subdivision, complies in all respects with the
18 requirements of the A1 District Zone, with the exception
19 of the variances discussed further in and that the
20 subdivision should be granted.

21 Paragraph 24 talks about a variance under
22 40:55D7-C1, commonly called a C Variance, that could be
23 granted when there's a hardship as it relates to the
24 configuration of the property or topographical conditions
25 or other unique physical conditions of the property and

1 that the variance can be granted without causing
2 substantial detriment to the public good and does not
3 substantially impair the intent and purpose of the Master
4 Plan or the Zoning Ordinance. I'm sure you all remember
5 the planner's testimony on that. The other reason for
6 relief is under 40:55D17C2, which is that the variance
7 can be granted when the Board finds that the purposes of
8 the Municipal Land Use Law are advanced by deviation of
9 the zoning requirements and the benefits of the deviation
10 substantially outweigh any detriments. And then we start
11 to get into the meat of the...

12 So with respect to the maintenance buildings
13 the height of the maintenance buildings is taller than
14 would otherwise be permitted, but the heights don't have
15 any impact on the provision of light, air, and open space
16 which are items that the MLUL calls out to be preserved.
17 We know that the height is required to accommodate the
18 maintenance equipment which is necessary to serve and
19 maintain the site and to eliminate outdoor storage of
20 maintenance equipment, but it's not included in the
21 Resolution. I think there was also testimony that is in
22 the record that by doing that storage and maintenance of
23 that equipment indoors it will reduce noise, odor, and
24 anything else that's objectionable about that.

25 Paragraph 27 has to do with the signage.

1 There's a finding that the signs are appropriately
2 numbered, there's an appropriate number of them, they're
3 in the appropriate locations, they promote safety and
4 direction for public that's coming to the signs so people
5 know which way to go.

6 Paragraph 28 has to do with the height of the
7 fence because the height is a little bit taller than
8 otherwise would be permitted, in particular, piers, the
9 piers are taller than would otherwise be permitted.

10 Paragraph 29 is variances for the size and
11 number of accessory structures. There was some
12 discussion about this because the number of structures
13 was approved previously, so that that approval's already
14 in place. There's actually going to be a decrease in
15 additional accessory structures, but to the extent that
16 variance relief is required it's granted hereof. And you
17 can see there's reference to the July 20, 2009 relief
18 that was previously granted as to the number of accessory
19 structures.

20 Paragraph 30 is variances to determine the
21 gatehouse and maintenance buildings to be located in the
22 front of the properties. They are appropriately screened
23 from neighboring properties, it improves the esthetics,
24 it improves the site design and consistency so that
25 should be approved.

1 Paragraph 31 with respect to impervious
2 coverage on the COA lot. And it's the overall impervious
3 coverage for the properties less than the maximum
4 permitted because 23 percent is proposed and 40 percent
5 is permitted and the A1 zone at least 30 percent of the
6 property's required to be landscaped and there was lots
7 of testimony about that, the property is more than
8 adequately landscaped.

9 Paragraph 32 talks about the rear yard setback
10 from the building that we're calling on the COA lot.
11 That setback violation is internal to the site, it's
12 required to maintain the building-to-building separation
13 of at least 50 feet which is required in the A1 zone and
14 there's a finding here that the location of the building
15 within the setback has no impact on the provision of
16 light, air, and open space, doesn't impact anybody across
17 the street, it's all on the property that's being
18 developed.

19 Paragraph 33 is a variance for location of the
20 landscape buffer. The landscape buffer does not start
21 along the right-of-away, it starts 10 feet from the
22 property along the right-of-way. The Applicant is still
23 providing the 25 feet of opaque landscape buffer and
24 given its location the Applicant is, in fact, really
25 providing 35 feet of landscape buffer in those limited

1 areas.

2 Paragraph 34 is the Board's finding that the
3 benefits of these improvements substantially outweigh any
4 possible detriment and the Board's finding as a fact that
5 the variances and approval to be granted without
6 substantial detriment to the public good and safety,
7 particularly in light of Applicant's efforts to
8 appropriately screen and buffer the development. There's
9 a finding by the Board that the Applicant enhances the
10 existing landscaping buffer well beyond the requirements
11 in the A1 Ordinance and I'm sure everybody remembers all
12 the discussion about the many, many plants that are going
13 to be installed on the property and the exhibits that
14 showed that.

15 There's findings also in this paragraph about
16 the continued vitality of the area and the provision of
17 housing for low and moderate income homes in furtherance
18 of the Master Plan, those are requirements of the Master
19 Plan.

20 Paragraph 35 is a finding that positive and
21 negative criteria have been met under 40:55D-70C1 and C2.

22 Paragraph 36 is with respect to the RSIS as
23 regards the sidewalks because you really don't need
24 sidewalks on two sides of all of these streets that are
25 internal to the site. And I'm sure everybody remembers

1 that there's also going to be internal walking paths so
2 there's plenty of space for pedestrians to walk.

3 Paragraph 37 goes on to talk about this, how
4 it's going to be on one side, there's going to be a path
5 also along the frontage of River Vale property along
6 River Vale Road. The installation of sidewalks on one
7 side of the street is consistent with other developments
8 in town and the Applicant's going to make a contribution
9 in lieu of installing all those sidewalks and that will
10 be determined by the governing body and the developers.
11 The Applicant has addressed the engineering comments of
12 the Board's engineer and the issues of the Fire
13 Department, and the Applicant has addressed the Police
14 Department's letter of July 2, 2018.

15 That is in a nutshell the variances that are
16 being sought and approved. I think what may interest the
17 public more than anything is all the conditions of
18 approval, which go from Page 23 to Page 30, and late
19 today there was an additional condition added that I'll
20 just read into the record because I don't think every
21 Board member got a copy of this. And this would be
22 Condition Number 27, that an irrigation system shutoff
23 control be installed at the front gatehouse if required
24 by the Township Fire Department if it is necessary to
25 ensure proper standby water pressure, so if there is a

1 fire being fought on the site you don't want the firemen
2 hooking up to the hydrant and all of a sudden the
3 automatic sprinkler goes off and water pressure to fight
4 the fire falls. That way the firemen can respond, turn
5 it off and we don't have to worry about that. I'm happy
6 to go through the other 26 conditions, Mr. Chairman, if
7 you think --

8 CHAIRMAN LIPPERT: I don't think we need to go
9 through each condition item by item. The point is that
10 there's a lot of compliance that is imposed upon the
11 Applicant and will be monitored by Mr. Statile's office
12 every step of the way.

13 I have a few things that I want to say about
14 this application because I've given it a lot of thought
15 over the last six months and I've thought about it even
16 before it came in, and I think Board members I'm sure did
17 the same because we were anticipating the application.

18 This is probably the most significant
19 application that will occur in River Vale for some time
20 and the Board has treated it very seriously. But I think
21 it's important for the public to know that what's
22 happened here didn't arise in a vacuum. The Mayor and
23 Council didn't wake up one day and say let's put 248 or
24 249 units on a golf course because we think that's a
25 great idea. There's context to this. The first thing is

1 that River Vale has an affordable housing obligation as
2 does every municipality in the State of New Jersey, and
3 this is a Constitutional requirement. And there's been
4 in the last 30 years a lot of twists and turns in the
5 ways in which municipalities have to comply with this
6 requirement. I spend a fair amount of my law practice
7 dealing with these kinds of things. I've represented
8 developers in the days when they had something called the
9 builder's remedy, which meant if the municipality didn't
10 comply with its Mount Laurel obligation they could get
11 sued. And I had a particular series of events in one
12 municipality in Bergen County, that I won't mention,
13 where they just -- the town would just say no to
14 everything and the developer, which was a big substantial
15 developer that could fund litigation, would just present
16 it's applications, the applications would get denied,
17 they would go to court and they would win it, and I lived
18 through this, and I saw this. And so not only -- and the
19 difficult part was that if the municipality had been
20 amenable to any reasonable back and forth in discussion
21 they could have done a lot better than they ended up
22 doing in court, and to add insult to injury so they did
23 worse and they spent an awful lot of money in attorneys
24 fees in a losing cause. So the administrations here, the
25 current administration, the prior administrations, have

1 dealt with our affordable housing obligation very, very
2 responsibly and they continue to do so and this is part
3 of that.

4 And so we have this obligation and as a result
5 of this obligation the Mayor and Council decided to do
6 some changes to the A1 zone that would allow this kind of
7 relatively dense development on a golf course. But there
8 are, in my view, very, very significant benefits to this
9 application. Number one, it preserves an 18 hole golf
10 course and all the amenities that go with that and I
11 think that's nice, it's a good thing for River Vale, it's
12 continued open space, it's nice to have that facility in
13 our town, and it's a lot of better than having the entire
14 golf course developed with residential units, which is
15 not out of the realm of possibility. So there's that.

16 Second, it does provide use of affordable
17 housing and we need affordable housing and people who
18 live in affordable housing units are in many cases are
19 children who can't afford to buy a single-family home in
20 River Vale that costs \$800,000 or a million dollars, or
21 whatever it is. If they're not our children they're
22 going to be our neighbors and these are people who work,
23 who have jobs, who are productive, and the cost of
24 housing, especially in northern New Jersey, in
25 communities like this, is out of hand so this, you know,

1 this is one of the reasons that the Mount Laurel Doctrine
2 developed because the Supreme Court in a series of cases
3 found that there's a Constitutional obligation for the
4 State of New Jersey to provide zoning that would allow
5 people to have a roof over their head. This was a very
6 controversial thing for a long time. I've been to
7 meetings where people were yelling about communism and
8 socialism and I'm glad to see I think we're past that
9 stuff and that our town has acted so responsibly.

10 I was also very pleased to see that Holiday
11 Farms withdrew its objection to the application. I think
12 that was a very good thing. This is not the first
13 controversial application that has ever occurred in River
14 Vale for dense housing. There was an application that
15 occurred many years ago where a bunch of citizens
16 committees were organized to oppose it and same things,
17 like this it was going to change the character of our
18 community, this is a terrible thing, how can we allow
19 this to happen and the name of that development was
20 Holiday Farms. So I'm glad to see that the folks at
21 Holiday Farms came around and decided that they could
22 support this application.

23 The other thing we have here is I think we have
24 a responsible developer, they have a track record of
25 developing properties in other communities that do well,

1 that have held up, they know what they're doing, they're
2 experienced in running golf courses. This is a good
3 thing. Look, ideally is this what we all wanted to have
4 this application and to have this housing in River Vale,
5 maybe not, but this is reality, this is where we're at.
6 And so we had a Constitutional obligation. The Mayor and
7 Council fulfilled that obligation by zoning this property
8 the way it did. We're going to produce these affordable
9 units along with these other units and, by the way, these
10 other units are going to be very nice. You know, if I
11 could afford one I might want to move there. They're the
12 kind of units that people who are empty-nesters might
13 want to move into if they wanted to move out of their
14 homes and stay in their community. So I think that's all
15 good. And, look, I recognize the people who came to
16 these meetings and were upset, I understand that, I get
17 that, it may not have seemed that way, but I get that.
18 And so I think everybody here on the Board listened very
19 carefully to what everybody had to say, everyone had
20 opportunity to say what they needed to say and every inch
21 of this Application was vetted by our professionals,
22 especially Mr. Statile, and he represents the community,
23 he has no other ax to grind and, you know, I wish I could
24 convey to you that he's no softy. I mean, the developers
25 don't come in here rubbing their heads saying, oh, good

1 we got Statile, he's a pushover. Believe me it's not
2 like that at all. So I just wanted to give, you know,
3 from my own experience, context for everybody
4 understanding that I know that some people may not be
5 satisfied -- I don't know what's going to happen here
6 tonight because everybody's got to vote here, so we'll
7 see what happens, but the Board didn't just decide one
8 day we're going to do this horrible thing to the
9 neighborhood. I don't think it's a horrible thing, I
10 think it's fulfilling our obligations and I think at
11 least we tried to, I think we did proceed as responsibly
12 as we could, and I think we did that. And with the help
13 of our professionals we took the plans and made them
14 better. And we have the same concerns that you have.
15 The other thing I want to say, the folks out in the
16 audience, you're our friends, you're our neighbors, we
17 take that seriously, we understand your concerns. So
18 that's -- you know, that's from my part, that's just a
19 little context to this. I'll hand it over to anybody
20 else who has anything else to say.

21 MR. FORTSCH: Mr. Chairman, I continue to have
22 difficulty with the maintenance buildings. I don't think
23 the golf course is going to make it, I really don't, and
24 what do we do with those buildings if the golf course
25 doesn't make it? And we're giving them 33 feet 6-inches

1 where 25 feet is permitted. I don't think we would give
2 that to an individual homeowner. And we're also looking
3 at a setback for the COA lot, 11 feet is proposed where
4 50 feet is required. We would not give that to an
5 individual homeowner. I don't think we should give that
6 to a developer.

7 CHAIRMAN LIPPERT: Yeah, you know, I've heard
8 you say that before and I tell you I couldn't disagree
9 with you more. First of all, affordable housing
10 applications are rather indulgently treated. I don't
11 think a Court would sustain that argument about a setback
12 at all. They're allowed to develop these things in the
13 most cost effective manner. I don't think the setback
14 affects anything external to the development at all. So,
15 you know, and as far as the golf course failing, look,
16 anything can fail. I don't think -- we're supposed to
17 look at something from a land use point of view and, you
18 know, does the Application meet the criteria of the
19 ordinary, does the Application meet the criteria of the
20 Municipal Land Use Law and any other applicable laws,
21 that's what we're supposed to look at and, I'll tell you
22 what, if we were to deny this Application and the golf
23 course were to fail, as you expect that it will, we've
24 still got a problem. So here we've addressed our Mount
25 Laurel obligation. The other thing you have to take in

1 mind is that you have to assume that the people who are
2 bringing this application are sophisticated investors,
3 they're putting up a lot of money to build this and they
4 don't do it lightly and that's our system, that's a
5 capitalist system, people invest capital and they take
6 risks and they assess the risk. And we have some people
7 who I think have a track record of success who have done
8 that and that's what you can do. So, you know, that's my
9 view. I respect your opinion, but I don't agree with it.

10 COUNCILMAN BROMBERG: I could also add after
11 reviewing the Ordinance, you know, one more time
12 specifically looking at that point the Ordinance that was
13 passed over a year ago, there is a section there,
14 permitted accessory uses, to address your concern with
15 that and accessory uses shall be permitted in conjunction
16 with a golf course use provided such operation's clearly
17 incidental and support its use of a golf course. So
18 those accessory buildings by ordinance would not be able
19 to be used for anything else, that's my understanding.
20 You guys are the attorneys, but this is the Ordinance
21 that we passed. So the entire project hinges on
22 preserving the open space of the 18 holes and whatever
23 is, you know, these accessory buildings that you're
24 concerned with have to be used for a golf course. If
25 there was ever something else or this, you know, this

1 would be a monumental redo of everything, so I don't
2 really see that happening.

3 MS. VACCARO: I do have a question. Could
4 these accessory buildings ever set a precedent for
5 industrial facility and if the golf course ever were to
6 God forbid, we don't want that to happen, but if it would
7 ever go out of business would this become an industrial
8 site?

9 CHAIRMAN LIPPERT: It's not zoned for
10 industrial use, so I think the clear answer is no.

11 MR. STATILE: If the golf course were to cease
12 operation, surely something's going to come in and
13 replace it, I don't know what it would be, but they would
14 have to come back before this Board. So those accessory
15 buildings, the first question would be what are you doing
16 with those buildings out there, you can take them down,
17 and you could do what you want to do, I don't know what
18 they're going to do but, you know, housing -- again I
19 have no idea what they're going to do with the property,
20 but whatever it would be it would still have to come back
21 for site plan approval to this Board and that lingering
22 thought would still be in the minds of the Board looking
23 at the site what are these big buildings for now if you
24 don't need them anymore, what are you doing with them.

25 MS. VACCARO: I'm thinking of Colleen Lund

1 property, that's what I'm thinking about.

2 MR. STATILE: The maintenance buildings they're
3 proposing. I mean, if they change the use of the
4 property from golf to something else, if the golf course
5 were to fail, the question comes to the Board --

6 MS. VACCARO: And again I'm going to state, I'm
7 thinking about what happened with Colleen Lund.

8 MR. LIEBMAN: And I'm asking what's that about?

9 MR. STATILE: I'm not familiar with Colleen
10 Lund. What happened?

11 MS. VACCARO: What happened with the use and we
12 went bank in history, that's all I'm saying.

13 MR. LIEBMAN: That appeal that we had with the
14 zoning office.

15 MR. STATILE: That's different though.

16 MR. LIEBMAN: That was a very unique situation.

17 MR. STATILE: Here it's very clean and very
18 clear what's going on here.

19 MR. LIEBMAN: That was a question of whether
20 the use predated the Ordinance.

21 MS. VACCARO: Okay.

22 MR. LIEBMAN: And this is very different.

23 MR. FORTSCH: I have another problem with the
24 COA units being segregated in one spot as opposed to
25 disbursed throughout the development. I lived in a

1 Hovnanian complex when I was first married and the COA
2 units were disbursed throughout the development. I could
3 picture people saying that's where the poor people live.

4 CHAIRMAN LIPPERT: Yeah, you know, I -- that
5 was a common theme in the '90s and the planners in those
6 days had that concern and I think that's a legitimate
7 concern. The difference nowadays is that there are
8 affordable housing advocacy groups that are parties to
9 all the applications that have to be approved by the
10 Court because that's our system now. And what's Kevin's
11 --

12 MR. LIEBMAN: Special master.

13 CHAIRMAN LIPPERT: Kevin Walsh's group, Fair
14 Housing --

15 MR. LIEBMAN: Fair Share.

16 CHAIRMAN LIPPERT: Fair Share, and these people
17 are the most zealous affordable housing people you could
18 possibly imagine. They live for advocating for the
19 development of affordable housing. Municipalities are
20 frightened to death of them and they're parties to all
21 the litigation that goes on. And they've vetted this
22 application and they've approved it. And that, you know,
23 speaks very loudly to me.

24 COUNCILMAN BROMBERG: Are we open to just
25 general questions? I just want a couple clarifications.

1 CHAIRMAN LIPPERT: Sure.

2 COUNCILMAN BROMBERG: Page 11, with respect to
3 the acreage of each of the lots, there's the .4 acres
4 anticipated to be dedicated to Bergen County. I just
5 want to clarify that is for roadway improvements?

6 MR. STATILE: Yes.

7 COUNCILMAN BROMBERG: That's what I thought, I
8 just wanted to make sure. So they're donating that
9 acreage for the betterment of the roadways in the general
10 area. Okay.

11 On Page 24, Item 6, I believe, two access
12 points. Did we discuss two or three access points during
13 construction, Chris.

14 MR. STATILE: They have one now so we wanted at
15 least two, that's satisfactory.

16 COUNCILMAN BROMBERG: You're satisfied with the
17 two, that they'll be able to do this without jam ups or
18 detriments to traffic flow for the neighbors?

19 MR. STATILE: Yes.

20 COUNCILMAN BROMBERG: Was there going to be a
21 punch list for the developer's agreement that is going to
22 be turned over to the Council with respect to the bike
23 path, the street lighting, were there other issues that
24 were--

25 MR. LIEBMAN: So the way that my office drafts

1 the developer's agreements is every one of these 27
2 conditions goes into it and then we take the review
3 letters from the Board Engineer and from the Police
4 Department and Fire Department and all of the conditions
5 from their letters. I've never heard it described as
6 punch list, but that's a good way to describe it.

7 COUNCILMAN BROMBERG: To make sure we don't
8 miss anything.

9 CHAIRMAN LIPPERT: I'm sure there will be a
10 list of things that need to be --

11 MR. LIEBMAN: And Chris of course will get the
12 developer's agreement also and then the Borough Attorney.

13 COUNCILMAN BROMBERG: I'm sure you wouldn't let
14 that happen, but I just want to make sure that we do our
15 part too.

16 MR. LIEBMAN: Yeah, we'll get it done.

17 COUNCILMAN BROMBERG: Thank you. That was it.

18 MS. VACCARO: Are we going into the document in
19 more detail?

20 CHAIRMAN LIPPERT: Yeah, we can.

21 MS. VACCARO: Because Page 26, second paragraph
22 really needs further clarification on remediation work.
23 I really need to get a better understanding of that.

24 MR. LIEBMAN: Let's go back a little bit, if we
25 can, to Page 25.

1 MS. VACCARO: Actually back to Page 23.

2 MR. LIEBMAN: It's addressed in a couple of
3 different places.

4 MS. VACCARO: Going back to the soil testing,
5 on February 28 there was testimony, I actually brought it
6 up and I apologize if I didn't drill down deeper, but
7 from I understand there was core samples tested and we
8 were not privy to what those core testing samples were
9 and I was not around because of a family situation, but I
10 felt the core samples should have been directed by the
11 Town of River Vale and we should have paid that. I'd
12 really like to get some clarification on that.

13 CHAIRMAN LIPPERT: Chris can address it.

14 MS. VACCARO: Okay.

15 MR. STATILE: Yes, after this matter was
16 brought up the Township's LSRP, the Licensed Site
17 Remediation Professional, which actually works for our
18 office as well, she's our sub-consultant, she and I met
19 with the Applicant and their soils engineer who undertook
20 the first round of testing, and what she did she went
21 through those and she reviewed them and said, look, I
22 want to do additional testing, so she basically directed
23 herself where exactly she wanted the additional testing
24 to be taken. So she did that. The Applicant went out
25 and took more samples under her office's actual

1 direction.

2 MS. VACCARO: So she chose those sites?

3 MR. STATILE: Yeah, she chose the sites and she
4 witnessed the testing and she witnessed the handling of
5 materials as well. The results came back, I think there
6 was only one location that was -- that had some
7 contamination, that's going to be remediated by the
8 Applicants. Out of all the entire site they looked at
9 there was one.

10 CHAIRMAN LIPPERT: And we're going to monitor
11 that?

12 MR. STATILE: She's going to monitor it, the
13 LSRP's going to monitor that for the Township, she works
14 for the Township. She does not work for the Applicant.

15 MS. VACCARO: My apologies. Could you explain
16 what the LSRP is?

17 MR. STATILE: Licensed Site Remediation
18 Professional. In New Jersey now -- NJDEP got smart, they
19 said, you know what, we're not going to pay for this
20 anymore, we're gonna make everybody in New Jersey who's
21 got a contaminated site pay for their own professional
22 who takes the place of DEP, essentially, and has to
23 certify at the end of the day that everything is clean.
24 So DEP sort of walked away from all the responsibility,
25 now it goes on the professional's back, which I hope

1 they're insured for that as well. So that's how the
2 program works and we have on your own LSRP in town.

3 MR. LIEBMAN: So we included a number of
4 conditions to really protect the town in that area and it
5 starts at Condition Number 11 on Page 25. Mr. Chairman,
6 I think maybe I should spread this out on the record a
7 little bit just so it's front and center.

8 The Applicant shall comply with all regulations
9 of the New Jersey Department of Environmental Protection
10 including but without limitation of submission of
11 required data, LSRP oversight for remediation work,
12 report of any incidents mandated by DEP regulations to
13 the DEP Hotline, reporting obligations as required,
14 copies of the reports and data will be submitted to the
15 Township Environmental Consultant Lois Spagnola, the
16 environmental group or her successor as appointed by the
17 Township for review prior to submission to the DEP. So
18 our professionals will see everything in real time as
19 it's happening before it even goes to DEP.

20 Condition 12 is that the Applicant's going to
21 copy the Board Environmental Consultant and Engineer on
22 all correspondence to the DEP and keep us advised of any
23 remediation work.

24 And Paragraph 13 was concerning specifically at
25 Miss Spagnola's request and that's that the applicant

1 shall indemnify the Township for any claims arising from
2 any contamination. I really felt like that was honestly
3 legally unnecessary because how can the Township have any
4 responsibility. It's not our property anyway.

5 MS. VACCARO: Right.

6 MR. LIEBMAN: But just in case.

7 MS. VACCARO: I noticed that as well.

8 MR. LIEBMAN: So we're well protected.

9 CHAIRMAN LIPPERT: And the same thing if you
10 look at storm water management, there's going to be
11 annual reports submitted for that, for the storm water
12 retention system.

13 MR. LIEBMAN: And all these conditions goes
14 into the developer's agreement which becomes a contract
15 between the developer and the Township.

16 CHAIRMAN LIPPERT: Other items, other
17 questions? All right. I guess we'll start taking one by
18 one.

19 MR. LEIBMAN: You can, Mr. Chairman or I think
20 I only heard comments with respect to two items of, I
21 don't even want to say contention, because I think it was
22 really more civil than that. There was some concerns
23 about the height of Building A and then there were some
24 concerns about the 100 percent affordable component. The
25 only variance on that was the rear yard setback as it

1 goes from the COA lot to the other residential lot. So
2 if you were going to vote on this in pieces I would vote
3 it on -- I would separate those two pieces out and vote
4 on everything else. I didn't hear any comments about the
5 fencing, I didn't hear any comments about the signage or
6 anything else.

7 CHAIRMAN LIPPERT: All right. If everyone else
8 is amenable to doing it that way, that would work for me.
9 Why don't we take the two that were somewhat, I don't
10 want to say in dispute, but people raised concerns.

11 MR. LIEBMAN: So then I would suggest that
12 somebody make a motion to approve the height of
13 Maintenance Building A at 33 feet 6 inches and
14 one-and-a-half stories where 25 feet and one story is
15 permitted and then we could move on from there.

16 CHAIRMAN LIPPERT: Anyone want to make that
17 motion.

18 MR. PUCCIO: I'll make the motion to move.

19 CHAIRMAN LIPPERT: Anyone second.

20 MR. WAYNE: I'll second it.

21 CHAIRMAN LIPPERT: Any discussion? All right
22 let's have a roll call.

23 CLERK: Mr. Lippert.

24 CHAIRMAN LIPPERT: Yes.

25 CLERK: Mr. Lowe.

1 MR. LOWE: Yes.

2 CLERK: Mr. Fortsch.

3 MR. FORTSCH: No.

4 CLERK: Mr. Wayne.

5 MR. WAYNE: Yes.

6 CLERK: Mr. Puccio.

7 MR. PUCCIO: Yes.

8 CLERK: Ms. Vaccaro.

9 MS. VACCARO: No.

10 COUNCILMAN BROMBERG: One more for the record.

11 I should be on that list.

12 CLERK: Sorry.

13 COUNCILMAN BROMBERG: That's okay.

14 CLERK: Councilman Bromberg.

15 COUNCILMAN BROMBERG: I vote yes.

16 MR. LIEBMAN: The next item I think would be a
17 vote on the rear yard setback for the COA building to the
18 residential lot behind it, it's 50 feet required and 11
19 feet proposed.

20 CHAIRMAN LIPPERT: Do I hear a motion on that?

21 MR. WAYNE: I'll make the motion.

22 CHAIRMAN LIPPERT: Is there a second?

23 Well, I'll second it.

24 Discussion? Let's have a role call.

25 CLERK: Mr. Lippert.

1 CHAIRMAN LIPPERT: Yes.

2 CLERK: Mr. Lowe.

3 MR. LOWE: Yes.

4 CLERK: Councilman Bromberg.

5 COUNCILMAN BROMBERG: Yes.

6 CLERK: Mr. Fortsch.

7 MR. FORTSCH: No.

8 CLERK: Mr. Wayne.

9 MR. WAYNE:

10 CLERK: Mr. Puccio.

11 MR. PUCCIO: No.

12 CLERK: Ms. Vaccaro.

13 MS. VACCARO: No.

14 MR. LIEBMAN: All right. So the approvals of
15 those variances are concluded and I think somebody should
16 make a motion to approval the form of the Resolution as
17 drafted for the balance.

18 CHAIRMAN LIPPERT: Just to be clear, this
19 motion would encompass the rest of the relief which would
20 be site plan approvals, subdivision approval, and the
21 other variances?

22 MR. LEIBMAN: Right, and the waiver under the
23 RSIS for the sidewalks, the fence at 5 feet instead of
24 three feet, it piers at 3 feet instead of 6 feet, the
25 area for the maintenance buildings and the height of the

1 other maintenance buildings, Buildings B after C.

2 CHAIRMAN LIPPERT: Anyone want to make that
3 motion?

4 Well, I'll make that motion. Do I hear a
5 second?

6 MR. PUCCIO: I'll second.

7 CHAIRMAN LIPPERT: Role call.

8 CLERK: Mr. Lippert.

9 CHAIRMAN LIPPERT: Yes.

10 CLERK: Mr. Lowe.

11 MR. LOWE: Yes.

12 CLERK: Councilman Bromberg.

13 COUNCILMAN BROMBERG: Yes.

14 CLERK: Mr. Fortsch.

15 MR. FORTSCH: No.

16 CLERK: Mr. Wayne.

17 MR. WAYNE: Yes.

18 CLERK: Mr. Puccio.

19 MR. PUCCIO: Yes.

20 CLERK: Ms. Vaccaro.

21 MS. VACCARO: Yes.

22 MR. LIEBMAN: That concludes the matter.

23 Mr. Chairman, I have a copy of the Resolution I had ask
24 you to sign.

25 (Whereupon meeting is closed.)

1 MS. DARSA: Darlene Darcy, 23 Holiday Court
2 River Vale.

3 There are a number of things I want to address.
4 First of all, Mr. Lippert, as a former teacher, as a
5 parent, I was appalled at how rudely you addressed a lot
6 of people that were in the audience completely concerned
7 about what was going to happen when that development
8 started to go up. You should be the leader and set an
9 example and it was a very poor example. I spoke to you
10 directly and after that you calmed down for like one
11 meeting and then it went back to the same thing. I had
12 asked probably in February or March as a former chemistry
13 teacher and bio teacher I was most concerned about the
14 impervious allowance. I called the DEP a number of
15 times, I couldn't get through, they didn't call me back.
16 I even called Suez because of indications that there
17 could be issues with too much water coming down until I
18 found out that everything was being diverted to those two
19 ponds. So back in February or March many of you may
20 remember I asked about the impervious allowance and it
21 didn't make sense to me. So you said to me, it's on the
22 record, Miss Darsa we didn't get a chance to finish
23 tonight, I promise you at the next meeting we will
24 address it, but it will be addressed.

25 CHAIRMAN LIPPERT: And we did that, we did

1 that.

2 MS. DARSA: We absolutely did not.

3 CHAIRMAN LIPPERT: We did that.

4 MS. DARSA: Excuse me, let me finish. You did
5 not. The next meeting on the record again you said I'm
6 sorry Miss Darsa we didn't get a chance to address it,
7 but there be addressed. So at the very last meeting I
8 had spoken to, I forget the engineer's name, the woman,
9 and over the weeks she had said I have to let the planner
10 talk about it, she's the one. So at the meeting when the
11 planner got up to speak she was talking about landscaping
12 and the landscaping was this percentage and therefore it
13 was okay for the impervious. So I got up at that
14 meeting, and it was the meeting where the lawyer that we
15 hired, you know, decided to kind of like throw in the
16 towel --

17 CHAIRMAN LIPPERT: Wait, wait, wait, excuse me,
18 I gotta interrupt you. The lawyer that you hired did not
19 decide of his own volition to throw in the towel. I want
20 this to be clear on the record, he received direction
21 from your Board of Trustees.

22 MS. DARSA: That's correct. That's correction.
23 So it didn't matter to me. I wanted to get some answers.
24 So I stood up and I addressed the planner after I
25 addressed Miss -- I forget her name.

1 MR. STATILE: Gavin.

2 MS. DARSA: Gavin, and I said to her what's the
3 deal with the impervious allowance, you had said you
4 didn't really know that, when the planner speaks she will
5 address it. And at that time Mr. Statile, and I have
6 nothing against you, Mr. Statile, but it took until the
7 last meeting for you to pipe in and say, yes, it's -- the
8 impervious is being considered, the numbers we use don't
9 just deal with the nine holes, they deal with the entire
10 golf course.

11 CHAIRMAN LIPPERT: So you did get an answer to
12 that question.

13 MS. DARSA: Mr. Lippert, you have to be kidding
14 me. Yes, I got an answer --

15 CHAIRMAN LIPPERT: I'm not kidding, I'm totally
16 serious. I'm listening to every word that you said and
17 I'm deadly serious.

18 MS. DARSA: That fact was known back in
19 February or March.

20 CHAIRMAN LIPPERT: What fact.

21 MS. DARSA: The fact that it was as a result of
22 the entire golf course.

23 CHAIRMAN LIPPERT: Okay.

24 MS. DARSA: But it took until I got back up
25 that last day to get that answer. That is totally

1 irresponsible and not fair to the people who you claim
2 you know everybody was up onboard. I want to say I --

3 CHAIRMAN LIPPERT: Your Board obviously didn't
4 feel that way, the Board of your community didn't feel
5 that way or else they wouldn't have withdrawn their
6 objection, would they have?

7 MS. DARSA: I wasn't privy because I'm not on
8 the Board. No, no, I'm not on the Board so I can't
9 answer that. I was not privy to it discussion, but I
10 would like to thank the two of you, Mr. Fortsch and Miss
11 Vaccaro, because I feel that out of everybody on the
12 Board the two of you took the time to raise questions.
13 I've never been to a Planning Board before, but I found
14 it unbelievable that all of those months nobody else was
15 really -- I think Mr. Bromberg you raised a few questions
16 during the course of meetings, but I found it amazing
17 that no one else was looking at this and bringing up
18 issues. So I want to thank the two of you and
19 Mr. Bromberg. I just find it amazing.

20 When we flood, which I believe we will, okay
21 who do we go back to. Nobody, none of you on the Board
22 are living where we're living. Okay? We're dealing with
23 traffic problems.

24 MR. LEIBMAN: Okay. Ma'am, we allocate five
25 minutes for each member of the public to speak.

1 MS. DARSA: That's fine. Thank you.

2 MR. LEIBMAN: Anyone else?

3 MR. VENDAL: If I may?

4 CHAIRMAN LIPPERT: You may.

5 MR. VENDAL: Thank you. My name is John Vendal
6 [sp], I live at 128 River Vale Parkway, River Vale, New
7 Jersey.

8 I'm not going to make any comments on what you
9 had just decided, but I was interested in a couple of
10 different things, one of which was we've now created a
11 piece of land that was very, very valuable and much more
12 value than it was before you made your vote. I'm
13 wondering when do we start collecting taxes on that
14 increased value.

15 MR. LEIBMAN: It's up to the tax assessor and
16 do that.

17 MR. VENDAL: Will he do it tomorrow?

18 MR. LEIBMAN: No, because even though the Board
19 took action tonights it' not final final final yet. This
20 decision has to get published in the newspaper, then
21 there's a waiting period.

22 MR. STATILE: You have to file the plans too.

23 MR. LEIBMAN: They have to file a subdivision
24 plat, it's a big piece of plastic that takes about a
25 month to get everybody sign it that's supposed to sign it

1 and file it. I don't think they have County approval
2 yet.

3 MR. STATILE: No, no County approval yet.

4 MR. LEIBMAN: They probably don't have final
5 DEP approval yet. So I think they're some ways away from
6 getting final approval. When final approval will be
7 done, I'd say probably by the end of year. So I would
8 say by next year I think the tax assessor has until
9 January 10th to put it in his book and I would not be
10 surprised to see a change in the assessment on the
11 parcel. Once the property is subdivided the new tax lots
12 have to be assigned and then I would expect to see some
13 changes done.

14 MR. VENDAL: Well, I hope so because --

15 MR. LEIBMAN: The other thing is as the project
16 gets built the tax assessor goes out and puts what's
17 called added assessments on the property. So as the
18 construction starts the tax assessor starts to --

19 MR. VENDAL: Because the best I could figure
20 that the property was worth on the tax roll somewhere
21 around plus or minus \$5 million, and t's now worth
22 \$100 million.

23 MR. LEIBMAN: I don't know about the numbers,
24 but I would say it's worth a lot more.

25 AUDIENCE MEMBER: No, the property unimproved.

1 I was just basing that on 300,000 -- I live in the low
2 rent district of town and we're talking about \$350,000
3 minimum for a single-family building lot, so you double
4 it, 700,000, multiply it by 125, then you come in at 85
5 to a hundred million dollars, give or take.

6 MR. LEIBMAN: It's going to be highly
7 beneficial --

8 MR. VENDAL: I'm interested in seeing those
9 taxes flow in.

10 The other thing, now, I understand that you
11 can't implement it until they have final approval. The
12 other thing I was wondering is who is going to be
13 responsible for vetting who comes on this property to do
14 anything, whether it's construction, inspection, looking
15 around, or whatever, to ensure that each and every person
16 is a legal resident of this country, that is not a sexual
17 violator and does not have an outstanding criminal
18 record?

19 CHAIRMAN LIPPERT: Who does that for your
20 property?

21 MR. VENDAL: I want to know who's going to do
22 it for how town.

23 CHAIRMAN LIPPERT: Who does it for your
24 property?

25 MR. VENDAL: Me.

1 CHAIRMAN LIPPERT: Good job so they'll do it
2 for theirs.

3 MR. VENDAL: Okay. They will be vetting it to
4 make sure that we don't people in our town that could
5 cause problems?

6 MR. LEIBMAN: I'm sure there are people in your
7 town that are sexual predators, I'm sure there are people
8 in town that are convicted felons and I'm sure that
9 they're here, as there are in every community, and I'm
10 sure there are people in this town that are drug addicts,
11 and there's good people and there's bad people and
12 nobody's going to tell the Applicant who they can hire or
13 not hire. Those are their decisions too make. I can't
14 give you any different answer than that. There are
15 section offenders in the church.

16 MR. VENDAL: And they're identified.

17 MR. LEIBMAN: Sometimes 40 years later.

18 MR. VENDAL: Well, if they're identified, we
19 should know.

20 MR. LEIBMAN: Sir, your comments are gratuitous
21 and unwelcome.

22 MR. VENDAL: Okay. The last thing I have is,
23 it didn't come up during discussion but originally there
24 was an estimate of additional children that we might see
25 and I was just wondering what -- is everyone comfortable

1 with 11 more children in this development?

2 MR. LEIBMAN: 11?

3 MR. VENDAL: That was the number that was
4 published, estimated, 11, could be 12.

5 CHAIRMAN LIPPERT: Could be more.

6 MR. VENDAL: Well, this is 11 for the main
7 development and 20 plus or mine for the other.

8 CHAIRMAN LIPPERT: Look, our school population
9 has been going like this for the last 10 years. Our
10 school system has a the capacity of what's going to being
11 generated.

12 MR. VENDAL: I haven't noticed my school taxes
13 going down like this.

14 CHAIRMAN LIPPERT: I pay the same taxes that
15 you do.

16 MR. VENDAL: Okay.

17 CHAIRMAN LIPPERT: My children went through the
18 system where each school got renovated after they left
19 and I keep paying taxes. That's the way we do it in this
20 country.

21 MR. VENDAL: I'm just asking is everyone
22 comfortable with those numbers or do we foresee a
23 problem?

24 COUNCILMAN BROMBERG: No, if anything it may be
25 a benefit to help fill classrooms.

1 MR. VENDAL: Well, I hear you, but to me the
2 smaller the classroom the better they are, but that's
3 your opinion not mine.

4 Well, thank you so much.

5 MS. MUSKA: Stephanie Muska, M-U-S-K-A, 867
6 River Vale Road.

7 I do want to bring up the population for the
8 school issue again because I really don't think that you
9 listened, but if you look at the population, yes, you're
10 in town, I don't know how old your children are,
11 Mr. Lippert.

12 CHAIRMAN LIPPERT: They're grown adults.

13 MS. MUSKA: They're grown adults. I don't know
14 how old you are, but I do know that the people who live
15 just around the corner from me all of their children went
16 to school with my sister, one just passed away, he was
17 about 90, there are other people who are selling, I'm
18 make thanking a point.

19 CHAIRMAN LIPPERT: I don't follow that, though.

20 MS. MUSKA: My sister is --

21 CHAIRMAN LIPPERT: Ninety?

22 MS. MUSKA: Their children went to school with
23 my sister.

24 CHAIRMAN LIPPERT: In 1990?

25 MS. MUSKA: No.

1 CHAIRMAN LIPPERT: I'm not getting what you're
2 saying.

3 MS. MUSKA: Then listen. The people who live,
4 elderly, their children have all graduated, some around
5 the same time as my sister. They're in their 80s, 90s,
6 they're moving. The people who will take the place of
7 them will be bringing young children in. There are about
8 five houses around the corner from me who will be selling
9 because they're in advanced years. My father and his
10 surrounding community are all advanced years, in their
11 late 70s, 80s and 90s. There are probably five to ten
12 people within five minutes walk from his house who will
13 be selling. Their homes will be purchased by people most
14 likely with children, who will then be filling the
15 schools within next five to ten years I foresee because
16 of the advanced age of people currently living in town
17 that those homes will be sold and there will be a
18 population increase for the school system. So the fact
19 that you're not even considering the fact that the
20 demographic has -- is changing because of the age of
21 people is ridiculous. There are so many homes turning
22 over.

23 MR. LEIBMAN: Are you saying that the Board
24 should discriminate against people of children --

25 MS. MUSKA: No.

1 MR. LEIBMAN: -- because it sounds like you
2 are.

3 MS. MUSKA: No, what I am saying is you're not
4 taking into consideration that the population in the
5 school will be going back up soon because the demographic
6 will be changing and so when you don't look at the people
7 who are going to be moving in and think to yourself,
8 well, those extra 30 kids, yes, tomorrow there will be a
9 problem, but those extra 30 kids in five or ten years may
10 be a problem. Yeah, there are not a lot of children
11 there right now, but that's because the people living in
12 town are passed the age of bearing children, but they
13 will be moving out. There will be a population changes.

14 MR. LEIBMAN: I don't know how long you've
15 lived in Bergen County, but I've lived here for about 50
16 years.

17 MS. MUSKA: Me too.

18 MR. LEIBMAN: There's cycle that kind of
19 happens and you see it, right?

20 MS. MUSKA: Yes, but the cycle is going to be
21 starting again and I don't think you're paying attention
22 to that cyclical nature. And I have lived in River Vale
23 since I was seven.

24 MR. LEIBMAN: The nice thing about developments
25 like this and those of us in the land use community see

1 this, is housing of this style really doesn't attract
2 many families. It's just a fact, it doesn't, and it's
3 not because -- I have a mother who lives in a complex
4 like that, 24 units and the building's been up for about
5 15 years and there has never been a school age child in
6 that complex ever.

7 MS. MUSKA: Your mother doesn't live in a
8 community like this in 24 units. This is going to be 250
9 plus 250 plus 25. It's a different units.

10 MR. LEIBMAN: We've seen these before. Will it
11 attract school aged children, yes, it will, is it going
12 to be 11, I don't know, could be five, sure, could be
13 zero, sure, could be 15. Let's call it 50, okay, 50
14 kids. They're not all going to be in the same grade, 50
15 kids spread out over 12 grades, how many kids a grade is
16 that? Is that really going to have an impact on your
17 schools? Probably not. I'm pretty comfortable saying
18 that.

19 MR. STATILE: Something to think about too,
20 what drives student population are bedrooms. Studies
21 have been done by Rutgers on school planning and that
22 study showed it's the bedroom count is what drives the
23 children. Now the developer -- the owner of this
24 property could have put 250 single-family homes on the
25 property, they could have said, you know what, it's an A1

1 zone, we'll put roads in, we'll put 250 homes with three
2 and four and five-bedroom houses, because that's what we
3 have in River Vale. So now the bedroom counts have just
4 ballooned. So what you have to do is look at 250 houses
5 with 3, 4 bedrooms versus the total number of bedrooms
6 counts that the cluster development -- the cluster
7 actually produced, that's what you're comparing it too
8 because the owner of the golf course has the right
9 tomorrow even come back with a subdivision plan and say
10 you know what we decided the heck with the townhouses,
11 we're going to put 250 single-family homes here, we'll
12 put the roads in, and that's where you get a larger
13 student population explosion because these are four, five
14 six bedrooms, probably four, five. Most houses in that
15 area are four or five bedrooms so you get that number of
16 bedrooms up there.

17 This developer had now confined to a small
18 area, he's got two-bedroom units and a couple
19 three-bedroom units so it's a lot less bedroom intensive
20 than you see there and it helps the school system. You
21 don't have that driving force of kids out of two bedroom
22 units. You can actually Google the studies or I can
23 email them to you if you want. That's the way you look
24 at the balance test. On this particular tract, yes they
25 could put the 250 houses. I've seen the plans for the

1 subdivision of the entire tract, I've seen that already,
2 and it's equivalent to the number of units that they
3 proposed, the townhouses. So the question is two-bedroom
4 townhouses, five-bedroom homes, where are the kids going
5 to come out of. Obviously single-family houses are the
6 biggest drivers of the school population. I always tell
7 my towns single-family houses are losers, there's no
8 benefit in subdivisions because the more houses you
9 develop you're just increasing that student population.
10 You're not chasing the dollar around by having more
11 taxes, as you just pointed out, because those taxes will
12 invariably go to the school system, so more single-family
13 houses, you never really catch up.

14 MS. MUSKA: As for the look, I would prefer it
15 would prefer the one-acre lot.

16 MR. STATILE: But you're talking about school
17 children and that was your point. That's the kind of
18 balance you look at sometimes.

19 MR. PUCCIO: I just want to clarify. One thing
20 is, it is and was in my mind and our minds the school
21 population of student moving in. A couple of different
22 things looking at, first of all, the high school has just
23 graduated this last class of over 300 students. We've
24 had classes that were 330 students all four levels. We
25 don't see a bump in 300 or above, we have 300 or less

1 moving in. Our largest bump in the school system right
2 now is currently sixth grade that has -- that we'll see
3 the biggest bump in K through 12. Yes, the numbers will
4 change in the future, but our numbers are decreasing,
5 we're decreasing actually numbers of sections in the K
6 through 5 because we're not seeing large numbers at this
7 current time. As well as sections, we can't break
8 sections lower than I think the Board of Ed policy is,
9 the standards is 15 students. So right now we're seeing
10 a decrease from K through 12 in our school system as well
11 as, another way to look at it is, when people move out
12 the concern was are a lot of River Vale residents going
13 to move out of their homes in town to purchase one of
14 these new homes. And it shows no, the majority of people
15 are not going to move out of their homes to pay 800 to a
16 million dollars in these homes which, looking into, was
17 saying well, if they move into their single-family home
18 right now that's going to occupy a new family with
19 children, but the majority of the people in other
20 developments it doesn't happen. Some people may, but
21 it's not going to open up new homes because most people
22 in River Vale are going to stay in their homes and not
23 paying 8 to a million dollars for a home that they
24 already have in River Vale. But our numbers are, we can
25 concede, we looked into it, I am very concerned about our

1 numbers, K to 12 is on a decrease. Like I said, a couple
2 years ago we're looking at 330, 325 students per class.
3 Our largest class right now is 300 or less.

4 COUNCILMAN BROMBERG: If I may just continue
5 that because this is a worthwhile discussion I believe
6 from somebody who's obviously intimately involved in
7 this. If we were to allow the school population by
8 planning to continue to decrease then the kids moving up
9 might have less choices of class. Now, everybody wants
10 smaller class size, that I agree with, but if you don't
11 have enough kids to fill certain things we may not be
12 able to offer several languages, we may just put
13 everybody into Spanish and French because there's not
14 enough kids to be distributed to classes in the higher
15 levels.

16 MR. PUCCIO: In some schools, yeah, that could
17 happen, we're unique, though, in a sense because we have
18 two high schools, so we're fortunate, unlike other K
19 through 12 districts, that we can still use utilize a
20 teacher between both buildings that would be sufficient.
21 So if we're ever in a situation, and we have been, where
22 certain things are low enrollment, we're in a nice
23 position where we have a teacher go between two buildings
24 in the District unlike a K to 12 might not have that
25 opportunity.

1 COUNCILMAN BROMBERG: But you still need those
2 students to make that worthwhile. So it may not be able
3 to be offered.

4 MR. PUCCIO: Correct, and I don't foresee us
5 going lower, but then again, there's student interest in
6 what they want, but our numbers are actually decreasing.

7 COUNCILMAN BROMBERG: For what you see for what
8 the numbers that have been discussed may help to modulate
9 not explode and certainly help to avoid continued
10 decrease, but it may modulate the numbers that is what
11 we're expecting.

12 MR. PUCCIO: Yeah, they're looking steady right
13 now, they are. So, again, I have interest in it, I have
14 looked at it, those were one of my concerns and, as I
15 said, looking at a family moves out and moves into one of
16 these units, well, that's a very low percentage because
17 that will open up a new house and that will bring in new
18 children, but looking into it and reviewing and looking
19 into other projects that specifically this developer did,
20 it's not a high percentage.

21 CHAIRMAN LIPPERT: Other points you'd like to
22 make?

23 MS. MUSKA: I think I'm going to stop now
24 because I'm a little angry at the way you spoke to my
25 father so I'm going to just stop now.

1 CHAIRMAN LIPPERT: Anyone else?

2 MS. CIRQUEZ: My name the Nancy Cirquez. I
3 live at 60112 ale Court in River Vale. This is new, this
4 whole process is very new to me about this development.
5 I travel a lot and I wasn't really aware.

6 The one they think that I'm very, very
7 concerned about is the toxicity of the land. I don't
8 know what kinds of studies that have been done about that
9 land. I do know I've heard rumors that there used to be
10 a gas station that was there years ago and it wasn't
11 taken care of properly. There's a lot of concern that
12 I'm hearing about the toxicity of the land. I don't know
13 what kinds of reports were done actually, how
14 professional they were, to what extent they were done,
15 but I do know that there is a rapid increase in chronic
16 disease because of toxicity in land and because of even
17 as simple as pesticide use which is all over a golf
18 course. Once that land has been dug up there's a lot of
19 things that can happen to our health because it goes into
20 our water supply. So I don't know -- I'd like to know
21 what kind of research was done in the toxicity of the
22 land.

23 CHAIRMAN LIPPERT: Have you attended any of the
24 hearings?

25 MS. CIRQUEZ: I have not.

1 CHAIRMAN LIPPERT: Maybe then Chris will
2 summarize that.

3 MS. CIRQUEZ: Yes, please.

4 MR. STATILE: Two points to raise, first of
5 all, when this developer purchased the property they did
6 their own due diligence, they undertook their own soil
7 samples of the site and I presume being they're a large
8 developer they probably did a Phase I investigation. The
9 Phase I investigation would have identified any prior
10 like gas stations or other uses of the property, they go
11 way back on the mapping to see what was there originally.
12 They hire a consultant, they look at photographs back to
13 the 1930S, they look at a maps and it goes back even
14 farther than that. They can actually identify old gas
15 stations, old homes, et cetera, and from there we do a
16 Phase II looking for underground storage tanks,
17 underground gasoline tanks, what may be the case.

18 CHAIRMAN LIPPERT: These are all done by
19 licensed professionals.

20 MR. STATILE: Right, because they have
21 responsibilities to the property owner, they vet make
22 sure there's none of these type of things you can find
23 there.

24 Number two, the second question in terms of the
25 soil toxicity, as I said, the Applicant undertook soil

1 samples, they review those samples for clean -- our
2 licensed remediation specialist she was not satisfied she
3 had them go back and take more samples in areas she
4 believed it would be most likely to find pesticide use
5 greens and tee boxes is where you see the higher
6 concentrations of pesticides. So she made them go back
7 and resample under her firm's oversight as well to make
8 sure the sample were actually taken there, actually
9 properly obtained by the laboratory and I think they had
10 found one location where there might have been some hits
11 on the pesticide use out of the entire nine holes that
12 they looked at that, and that's also been done as well.
13 I'm can tell unlike some other developments where we were
14 allowed to get through without those type of
15 investigations this developer plus this Board undertook
16 that initiative to make sure they were done properly.
17 That's all I can tell you. I wasn't party to the Phase I
18 investigation.

19 MS. CIRQUEZ: I know there was a biochemist
20 that was here last week and he was very concerned about
21 the toxicity of the land and I think that should be
22 noted. I'm not a professional in this. I know about it
23 because I come from a farming community in Pennsylvania
24 where there was a lot of issues with that, there was a
25 lot of cancer in that community and a lot of various

1 chronic illnesses and I just hope that it was addressed
2 properly to the best of everybody's ability because I
3 think it concerns not only us and our children, but our
4 children's children and as it goes down the line.

5 CHAIRMAN LIPPERT: We have the same concerns
6 that you have and I think all the Board members are very
7 comfortable that it was addressed properly by a
8 professional.

9 A Mr. Lippert, I must tell you that you are a
10 real bully. I don't appreciate the way you speak 20
11 people. You spoke to a lot of people.

12 CHAIRMAN LIPPERT: I see I've done a wonderful
13 job of intimidating you.

14 MS. CIRQUEZ: Not in a kind way at all. I am
15 very surprised that you on this Board actually.

16 CHAIRMAN LIPPERT: Thank you.

17 MS. CIRQUEZ: Thank you.

18 CHAIRMAN LIPPERT: Anyone else.

19 COUNCILMAN BROMBERG: Can I make a comment, if
20 you don't mind.

21 CHAIRMAN LIPPERT: Sure.

22 COUNCILMAN BROMBERG: I apologize if there
23 might have been individuals along the way that felt
24 insulted and slighted, but I just wanted to thank the
25 Chairman. I think that you've done an excellent job

1 running these hearings. This has to be some sort of
2 record. I think we've had 12 Planning Board meetings in
3 a six-month period in this year, I don't know if that
4 record will ever be broken, many of them going three
5 hours. So they can become tedious with a lot of
6 legalese. We've heard from a lot of professionals. What
7 I can assure the public is that we pride ourselves as
8 appointed or elected officials is we hire excellent
9 professionals that we can rely on.

10 CHAIRMAN LIPPERT: I thought you were going to
11 say you hire us.

12 COUNCILMAN BROMBERG: Appointed, we didn't hire
13 you because we're paying you nothing.

14 But in all seriousness our engineer, our DEP
15 person, environmental person, Lois Spagnola, who we've
16 had many dealings with her in the past and have a high
17 regards for her company, the attorneys, you know,
18 Mr. Liebman, who did an excellent job getting this
19 Resolution together in a timely fashion. So I'd like to
20 thank all my colleagues.

21 I know that sometimes, you know, it appears
22 that we might just be sitting here listening to
23 professionals, but I'm confident everybody was very
24 diligent in taking notes and ferreting out the
25 information that they needed to make this decision

1 because I see what has gone on over the past six months
2 so I thank all my colleagues for this.

3 CHAIRMAN LIPPERT: Thank you for that and I
4 want to thank all the Board members because it's been a
5 lot of work and we've had a lot of meetings and I'd like
6 to thank Maria and everybody else who's been involved,
7 and Mr. Statile and Mr. Liebman, both of whom have put an
8 awful lot of work into this. And I'm proud that you
9 represent River Vale as the professionals that you are.

10 MR. STATILE: Thanks, Scott.

11 COUNCILMAN BROMBERG: Maria Haag thank you for
12 all that you've done getting paperwork and getting us
13 onboard so we can have these meetings and be productive
14 thank you.

15 MS. HAAG: Thank you.

16 CHAIRMAN LIPPERT: Motion to adjourn?

17 COUNCILMAN BROMBERG: I'll make a motion to
18 adjourn.

19 CHAIRMAN LIPPERT: I'm second it.

20 All in favor?

21 (All Board members replied in the
22 affirmative simultaneously.)

23

24 (Hearing concluded at approximately

25 8:47 p.m.)

C E R T I F I C A T E

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

I, MARIA F. PIOTROWSKI, a Registered Professional Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the Planning Board.

I further certify that I am neither attorney nor counsel for, nor related to or employed by any of the parties to the action in which this deposition was taken; and further, that I am not a relative or employee of any attorney or counsel employed in this case, nor am I financially interested in this action.

Maria F. Piotrowski, RPR
Registered Professional Reporter

A	32:5,24	23:1	applicable	approved
Al 5:18 8:5	33:7,24,25	air 6:15	5:1 17:20	7:13,25
8:13 9:11	53:1,7	8:16	applicant	10:16 21:9
13:6 44:25	adequately	ale 50:3	4:23 8:22	21:22
approval	8:8	allocate	8:24 9:9	approxim...
10:18	adjourn	35:24	10:11,13	55:24
ability 53:2	55:16,18	allow 13:6	11:11	area 9:16
able 18:18	administ...	14:4,18	24:19,24	22:10 26:4
22:17	12:25	48:7	25:14 26:8	30:25
48:12 49:2	administ...	allowance	26:25	45:15,18
absolutely	12:24,25	32:14,20	39:12	areas 9:1
33:2	ADMINIST...	34:3	51:25	52:3
access 22:11	1:20	allowed	Applicant's	argument
22:12	adults 41:12	17:12	9:7 10:8	17:11
accessory	41:13	52:14	26:20	arising 27:1
7:11,15,18	advanced 6:8	amazing	Applicants	asked 32:12
18:14,15	42:9,10,16	35:16,19	25:8	32:20
18:18,23	advised	amenable	application	asking 20:8
19:4,14	26:22	12:20 28:8	3:14 4:25	40:21
accommodate	advocacy	amenities	11:14,17	assess 18:6
6:17	21:8	13:10	11:19 13:9	assessment
accurate	advocating	amount 12:6	14:11,13	37:10
56:6	21:18	angry 49:24	14:14,22	assessments
acreage 22:3	affirmative	annual 27:11	15:4,21	37:17
22:9	55:22	answer 19:10	17:18,19	assessor
acres 22:3	afford 13:19	34:11,14	17:22 18:2	36:15 37:8
Act 2:8	15:11	34:25 35:9	21:22	37:16,18
acted 14:9	affordable	39:14	applicat...	assigned
action 36:19	12:1 13:1	answers	12:16,16	37:12
56:9,12	13:16,17	33:23	17:10 21:9	assume 18:1
actual 24:25	13:18 15:8	anticipated	appointed	assure 54:7
Adamo 2:18	17:9 21:8	22:4	26:16 54:8	attended
add 12:22	21:17,19	anticipa...	54:12	50:23
18:10	27:24	11:17	appreciate	attention
added 10:19	age 42:16,20	anybody 3:24	53:10	43:21
37:17	43:12 44:5	8:16 16:19	appropriate	attorney
addicts	aged 44:11	anymore	7:2,3	1:18 23:12
39:10	agenda 3:14	19:24	appropri...	56:7,11
additional	aggregate	25:20	7:1,22 9:8	attorneys
7:15 10:19	3:22,23	anyway 27:4	approval 5:4	12:23
24:22,23	ago 14:15	apologies	9:5 19:21	18:20
39:24	18:13 48:2	25:15	30:16,20	54:17
address	50:10	apologize	37:1,3,5,6	attract 44:1
18:14	agree 4:3	4:21 24:6	37:6 38:11	44:11
24:13 32:3	18:9 48:10	53:22	approval's	audience
32:24 33:6	agreement	appalled	7:13	16:16 32:6
34:5	22:21	32:5	approvals	37:25
addressed	23:12	appeal 20:13	30:14,20	automatic
10:11,13	27:14	appears	approve	11:3
17:24 24:2	agreements	54:21	28:12	avoid 49:9

aware 50:5	Bergen 12:12	boxes 52:5	48:23	49:9
awful 12:23	22:4 43:15	break 47:7	built 37:16	certify
55:8	best 37:19	bring 41:7	bully 53:10	25:23 56:5
ax 15:23	53:2	49:17	bump 46:25	56:7
<hr/>	better 12:21	bringing	47:1, 3	cetera 51:15
B	13:13	18:2 35:17	bunch 14:15	Chairman 1:9
B 31:1	16:14	42:7	business	2:1, 11, 15
back 12:20	23:23 41:2	broken 54:4	19:7	3:13 4:2, 4
19:14, 20	betterment	Bromberg	buy 13:19	4:16 11:6
23:24 24:1	22:9	1:10 2:20	<hr/>	11:8 16:21
24:4 25:5	beyond 9:10	2:21 18:10	C	17:7 19:9
25:25	big 12:14	21:24 22:2	C 4:24 5:22	21:4, 13, 16
32:11, 15	19:23	22:7, 16, 20	31:1 56:1	22:1 23:9
32:19	36:24	23:7, 13, 17	56:1	23:20
34:18, 24	biggest 46:6	29:10, 13	C2 9:21	24:13
35:21 43:5	47:3	29:14, 15	call 2:13	25:10 26:5
45:9 51:11	bike 22:22	30:4, 5	4:18 28:22	27:9, 16, 19
51:12, 13	bio 32:13	31:12, 13	29:24 31:7	28:7, 16, 19
52:3, 6	biochemist	35:15, 19	32:15	28:21, 24
bad 39:11	52:19	40:24 48:4	44:13	29:20, 22
balance	bit 7:7	49:1, 7	called 5:22	30:1, 18
30:17	23:24 26:7	53:19, 22	12:8 32:14	31:2, 7, 9
45:24	Board 1:1, 8	54:12	32:16	31:23
46:18	1:18, 19	55:11, 17	37:17	32:25 33:3
ballooned	2:3 3:17	brought 24:5	calling 8:10	33:17
45:4	4:13, 17, 23	24:16	calls 6:16	34:11, 15
bank 20:12	5:2, 13 6:7	buffer 8:20	calmed 32:10	34:20, 23
basically	9:9 10:21	8:20, 23, 25	cancer 52:25	35:3 36:4
24:22	11:16, 20	9:8, 10	capacity	38:19, 23
basing 38:1	15:18 16:7	build 18:3	40:10	39:1 40:5
bearing	19:14, 21	builder's	capital 18:5	40:8, 14, 17
43:12	19:22 20:5	12:9	capitalist	41:12, 19
bedroom	23:3 26:21	building	18:5	41:21, 24
44:22 45:3	33:21 35:3	8:10, 14	care 50:11	42:1 49:21
45:19, 21	35:4, 8, 8	27:23	carefully	50:1, 23
bedrooms	35:12, 13	28:13	15:19	51:1, 18
44:20 45:5	35:21	29:17 38:3	case 27:6	53:5, 12, 16
45:5, 14, 15	36:18	building's	51:17	53:18, 21
45:16	42:23 47:8	44:4	56:11	53:25
believe 16:1	52:15 53:6	building...	cases 13:18	54:10 55:3
22:11	53:15 54:2	8:12	14:2	55:16, 19
35:20 48:5	55:4, 21	buildings	catch 46:13	chance 4:14
believed	56:6	6:12, 13	cause 12:24	4:17 32:22
52:4	Board's 9:2	7:21 16:22	39:5	33:6
beneficial	9:4 10:12	16:24	causing 6:1	change 14:17
38:7	body 10:10	18:18, 23	cease 19:11	20:3 37:10
benefit	book 37:9	19:4, 15, 16	center 26:7	47:4
40:25 46:8	boring 4:21	19:23 20:2	certain	changes 13:6
benefits 6:9	Borough	30:25 31:1	48:11, 22	37:13
9:3 13:8	23:12	31:1 48:20	certainly	43:13

changing 42:20 43:6	class 46:23 48:2, 3, 9	come 15:25 19:12, 14	5:17	consider 3:14, 16
character 14:17	48:10	19:20 38:4	comply 4:25 12:5, 10	consider... 43:4
chasing 46:10	classes 46:24 48:14	39:23 45:9	26:8	considered 5:9 34:8
chemistry 32:12	classified 5:8	comes 20:5 38:13	component 27:24	considering 42:19
child 44:5	classroom 41:2	comfortable 39:25	concede 47:25	consistency 7:24
children 13:19, 21 39:24 40:1 40:17 41:10, 15 41:22 42:4 42:7, 14, 24 43:10, 12 44:11, 23 46:17 47:19 49:18 53:3 53:4	classrooms 40:25	40:22	concentr... 52:6	consistent 10:7
children's 53:4	classrooms 40:25	44:17 53:7	concern 18:14 21:6 21:7 47:12	Constitu... 12:3 14:3 15:6
choices 48:9	clean 20:17 25:23 52:1	coming 7:4 32:17	concerned 18:24 32:6 32:13	construc... 22:13 37:18 38:14
chose 25:2, 3	clear 5:8 19:10 20:18 30:18 33:20	commencing 2:4	47:25 50:7 52:20	consultant 26:15, 21 51:12
Chris 22:13 23:11 24:13 51:1	clearly 18:16	10:11	concerning 26:24	contamin... 25:21
CHRISTOPHER 1:19	CLERK 2:14 2:16, 18, 20 2:22, 24	27:20 28:4 28:5 36:8 39:20	concerns 16:14, 17 27:22, 24 28:10	contamin... 25:7 27:2
chronic 50:15 53:1	3:1, 3, 5, 7 3:9, 12	committees 14:16	49:14 53:3 53:5	contention 27:21
church 39:15	28:23, 25 29:2, 4, 6, 8 29:12, 14	common 21:5 5:22	concluded 3:15 30:15 55:24	context 11:25 16:3 16:19
Cirquez 50:2 50:2, 25 51:3 52:19 53:14, 17	29:25 30:2 30:4, 6, 8 30:10, 12 31:8, 10, 12 31:14, 16 31:18, 20	communities 13:25 14:25	concludes 5:3 31:22	continue 13:2 16:21 48:4, 8
citizens 14:15	closed 31:25	community 14:18 15:14, 22 35:4 39:9 42:10 43:25 44:8 52:23, 25	condition 10:19, 22 11:9 26:5 26:20	continued 9:16 13:12 49:9
civil 27:22	closely 4:14	44:18	conditions 5:4, 11, 24 5:25 10:17	contract 27:14
claim 35:1	cluster 45:6 45:6	15:14, 22 35:4 39:9 42:10 43:25 44:8 52:23, 25	11:6 23:2 23:4 26:4 27:13	contribu... 10:8
claims 27:1	COA 8:2, 10 17:3 20:24	company 54:17	confident 54:23	control 10:23
clarific... 23:22 24:12	21:1 28:1 29:17	comparing 45:7	configur... 5:24	controve... 14:6, 13
clarific... 21:25	colleagues 54:20 55:2	completely 32:6	confined 45:17	convey 15:24
clarify 22:5 46:19	collecting 36:13	complex 21:1 44:3, 6	conjunction 18:15	convicted 39:8
	Colleen 19:25 20:7 20:9	compliance 11:10		copies 26:14 copy 10:21
		complies		

26:21	16:23,24	deal 34:3,9	describe	deviation
31:23	17:15,23	34:9	23:6	6:8,9
core 24:7,8	18:16,17	dealing 12:7	described	difference
24:10	18:24 19:5	35:22	23:5	21:7
corner 41:15	19:11 20:4	dealings	design 7:24	different
42:8	23:11	54:16	detail 23:19	20:15,22
correct	34:10,22	dealt 13:1	determin...	24:3 36:10
33:22 49:4	35:16 45:8	death 21:20	4:11	39:14 44:9
correction	50:18	decide 16:7	determine	46:21
33:22	courses 15:2	33:19	7:20	difficult
correspo...	court 1:25	decided 13:5	determined	12:19
26:22	12:17,22	14:21	10:10	difficulty
cost 13:23	14:2 17:11	33:15 36:9	detriment	16:22
17:13	21:10 32:1	45:10	6:2 9:4,6	diligence
costs 13:20	50:3	decision	detriments	51:6
Council	coverage 8:2	36:20	6:10 22:18	diligent
11:23 13:5	8:3	54:25	develop	54:24
15:7 22:22	created	decisions	17:12 46:9	directed
Councilman	36:10	39:13	developed	24:10,22
1:10 2:20	criminal	decrease	8:18 13:14	direction
18:10	38:17	7:14 47:10	14:2	7:4 25:1
21:24 22:2	criteria	48:1,8	developer	33:20
22:7,16,20	9:21 17:18	49:10	12:14,15	directly
23:7,13,17	17:19	decreasing	14:24 17:6	32:10
29:10,13	current	47:4,5	27:15	disagree
29:14,15	12:25 47:7	49:6	44:23	17:8
30:4,5	currently	dedicated	45:17	disbursed
31:12,13	42:16 47:2	22:4	49:19 51:5	20:25 21:2
40:24 48:4	cycle 43:18	deep 5:10	51:8 52:15	discrimi...
49:1,7	43:20	deeper 24:6	developer's	42:24
53:19,22	cyclical	demographic	22:21 23:1	discuss 3:22
54:12	43:22	42:20 43:5	23:12	3:23,25
55:11,17		denied 12:16	27:14	22:12
counsel 56:8	D	dense 13:7	developers	discussed
56:11	Darcy 32:1	14:14	10:10 12:8	5:19 49:8
count 44:22	Darlene 32:1	deny 17:22	15:24	discussion
country	Darsa 32:1	DEP 25:22,24	developing	7:12 9:12
38:16	32:22 33:2	26:12,13	14:25	12:20
40:20	33:4,6,22	26:17,19	development	28:21
counts 45:3	34:2,13,18	26:22	9:8 13:7	29:24 35:9
45:6	34:21,24	32:14 37:5	14:19	39:23 48:5
County 12:12	35:7 36:1	54:14	17:14	disease
22:4 37:1	data 26:11	Department	20:25 21:2	50:16
37:3 43:15	26:14	10:13,24	21:19 32:7	dispute
couple 21:25	day 11:23	23:4,4	40:1,7	28:10
24:2 36:9	16:8 25:23	26:9	45:6 50:4	distributed
45:18	34:25	Departme...	developm...	48:14
46:21 48:1	days 12:8	10:14	10:7 43:24	district
course 11:24	21:6	deposition	47:20	5:18 38:2
13:7,10,14	deadly 34:17	56:9	52:13	48:24

districts 48:19	56:10	16:3 25:20	42:18,19	fence 7:7 30:23
diverted 32:18	empty-ne... 15:12	35:2,11	44:2	fencing 28:5
Doctrine 14:1	encompass 30:19	36:25 48:9	fail 17:16 17:23 20:5	ferreting 54:24
document 23:18	ended 12:21	48:13	failing 17:15	fight 11:3
doing 6:22 12:22 15:1 19:15,24 28:8	engineer 1:19 10:12 23:3 24:19 26:21 54:14	54:23 55:6	fair 12:6 21:13,15 21:16 35:1	figure 37:19
dollar 46:10	engineer's 33:8	everybody's 16:6 53:2	Fairways 1:3 3:15	file 36:22 36:23 37:1
dollars 13:20 38:5 47:16,23	engineering 10:11	exactly 24:23	falls 11:4	fill 40:25 48:11
donating 22:8	enhances 9:9	example 32:9 32:9	familiar 20:9	filling 42:14
double 38:3	enrollment 48:22	excuse 33:4 33:17	families 44:2	final 5:3,16 36:19,19 36:19 37:4 37:6,6 38:11
Draft 4:10 4:18	ensure 10:25 38:15	excellent 53:25 54:8 54:18	family 24:9 47:18 49:15	financially 56:12
drafted 30:17	entire 13:13 18:21 25:8 34:9,22 46:1 52:11	exception 5:18	far 17:15	find 35:19 51:22 52:4
drafts 22:25	environm... 26:9,15,16 26:21 54:15	excuse 33:4 33:17	farming 52:23	finding 4:23 5:13 7:1 8:14 9:2,4 9:9,20
drill 24:6	equipment 6:18,20,23	exhibits 9:13	Farms 14:11 14:20,21	findings 9:15
drivers 46:6	equivalent 46:2	existing 9:10	farther 51:14	finds 6:7
drives 44:20 44:22	especially 13:24 15:22	expect 17:23 37:12	fashion 54:19	fine 36:1
driving 45:21	ESQ 1:18	expecting 49:11	father 42:9 49:25	finish 32:22 33:4
drug 39:10	essentially 25:22	experience 16:3	favor 55:20	fire 10:12 10:24 11:1 11:4 23:4
due 51:6	esthetics 7:23	experienced 15:2	February 24:5 32:12 32:19 34:19	firemen 11:1 11:4
dug 50:18	estimate 39:24	explain 25:15	fee 28:13	firm's 52:7
<hr/>	estimated 40:4	explode 49:9	feel 35:4,4 35:11	first 11:25 14:12 17:9 19:15 21:1 24:20 32:4 46:22 51:4
E	et 51:15	explosion 45:13	fees 12:24	five 35:24 42:8,11,12 42:15 43:9 44:12 45:13,14 45:15
E 56:1,1	evening 2:1	extension 5:14	feet 5:10 8:13,21,23 8:25 16:25 17:1,3,4 28:14 29:18,19 30:23,24 30:24,24	five-bed...
Ed 47:8	events 12:11	extent 7:15 50:14	felons 39:8	
Edgewood 1:3 3:15	everybody 9:11,25 15:18,19	external 17:14	felt 24:10 27:2 53:23	
effective 17:13		extra 43:8,9		
efforts 9:7		<hr/>		
elderly 42:4		F 56:1,3,18		
elected 54:8		facility 13:12 19:5		
eliminate 6:19		fact 8:24 9:4 34:18 34:20,21		
email 45:23				
employed 56:8,11				
employee				

45:2 46:4 flag 2:12 flood 35:20 flow 22:18 38:9 folks 14:20 16:15 follow 41:19 forbid 19:6 force 45:21 foregoing 56:5 foresee 40:22 42:15 49:4 forget 33:8 33:25 form 30:16 former 32:4 32:12 forth 4:11 5:5 12:20 Fortsch 1:11 2:24, 25 16:21 20:23 29:2 29:3 30:6 30:7 31:14 31:15 35:10 fortunate 48:18 fought 11:1 found 14:3 32:18 35:13, 16 52:10 four 45:2, 13 45:14, 15 46:24 French 48:13 friends 16:16 frightened 21:20 front 7:22 10:23 26:7 frontage 10:5 fulfilled	15:7 fulfilling 16:10 fund 12:15 further 5:19 23:22 56:7 56:10 furtherance 9:17 future 47:4 <hr/> G <hr/> gas 50:10 51:10, 14 gasoline 51:17 gatehouse 7:21 10:23 Gavin 34:1, 2 general 21:25 22:9 generated 40:11 getting 37:6 42:1 54:18 55:12, 12 give 16:2 17:1, 4, 5 38:5 39:14 given 8:24 11:14 giving 16:25 glad 14:8, 20 go 4:8, 10 7:5 10:18 11:6, 8 12:17 13:10 19:7 23:24 32:8 35:21 46:12 48:23 51:10 52:3 52:6 God 19:6 goes 10:3 11:3 21:21 23:2 25:25 26:19 27:13 28:1	37:16 50:19 51:13 53:4 going 7:14 9:12 10:1 10:4, 4, 8 13:22 14:17 15:8 15:10 16:5 16:8, 23 19:12, 18 19:19 20:6 20:18 22:20, 21 23:18 24:4 25:7, 10, 12 25:13, 19 26:20 27:10 28:2 32:7 36:8 38:6, 12, 21 39:12 40:9 40:10, 13 43:5, 7, 20 44:8, 11, 14 44:16 45:11 46:4 47:12, 15 47:18, 21 47:22 49:5 49:23, 25 54:4, 10 golf 11:24 13:7, 9, 14 15:2 16:23 16:24 17:15, 22 18:16, 17 18:24 19:5 19:11 20:4 20:4 34:10 34:22 45:8 50:17 gonna 25:20 good 2:1 4:12 6:2 9:6 13:11 14:12 15:2 15:15, 25 23:6 39:1	39:11 Google 45:22 gotta 33:18 governing 10:10 grade 44:14 44:15 47:2 grades 44:15 graduated 42:4 46:23 granted 5:4 5:20, 23 6:1, 7 7:16 7:18 9:5 gratuitous 39:20 great 11:25 greens 52:5 GREGORY 1:12 grind 15:23 group 21:13 26:16 groups 21:8 grown 41:12 41:13 guess 4:5 27:17 guys 18:20 <hr/> H <hr/> Haag 1:20 3:11 55:11 55:15 hand 13:25 16:19 handling 25:4 happen 14:19 16:5 19:6 23:14 32:7 47:20 48:17 50:19 happened 11:22 20:7 20:10, 11 happening 19:2 26:19 happens 16:7 43:19	happy 11:5 hardship 5:23 head 14:5 heads 15:25 health 50:19 hear 28:4, 5 29:20 31:4 41:1 heard 17:7 23:5 27:20 50:9 54:6 hearing 3:16 50:12 55:24 hearings 50:24 54:1 heck 45:10 height 6:13 6:17 7:6, 7 27:23 28:12 30:25 heights 6:14 held 1:5 2:7 15:1 help 16:12 40:25 49:8 49:9 helps 45:20 hereof 7:16 high 46:22 48:18 49:20 54:16 higher 48:14 52:5 highly 38:6 hinges 18:21 hire 39:12 39:13 51:12 54:8 54:11, 12 hired 33:15 33:18 history 20:12 hits 52:10 hole 13:9 holes 18:22
--	--	---	--	--

34:9 52:11	19:19	27:1	investig...	June 1:5 2:3
Holiday	ideally 15:3	indications	51:8,9	<hr/>
14:10,20	identified	32:16	52:18	K
14:21 32:1	39:16,18	individual	investig...	K 47:3,5,10
home 13:19	51:9	17:2,5	52:15	48:1,18,24
47:17,23	identify	individuals	investors	keep 26:22
homeowner	51:14	53:23	18:2	40:19
17:2,5	II 51:16	indoors 6:23	involved	Kevin 21:13
homes 9:17	illnesses	indulgently	48:6 55:6	Kevin's
15:14	53:1	17:10	involves	21:10
42:13,17	imagine	industrial	5:14	kidding
42:21	21:18	19:5,7,10	irrespon...	34:13,15
44:24 45:1	impact 6:15	information	35:1	kids 43:8,9
45:11 46:4	8:15,16	54:25	irrigation	44:14,15
47:13,14	44:16	initiative	10:22	44:15
47:15,16	impair 6:3	52:16	issue 41:8	45:21 46:4
47:21,22	impervious	injury 12:22	issues 10:12	48:8,11,14
51:15	8:1,2	inspection	22:23	kind 13:6
honestly	32:14,20	38:14	32:17	15:12
27:2	33:13 34:3	installa...	35:18	33:15
hooking 11:2	34:8	10:6	52:24	43:18
hope 25:25	implement	installed	it' 36:19	46:17
37:14 53:1	38:11	9:13 10:23	item 3:13,19	50:21
horrible	important	installing	11:9,9	53:14
16:8,9	11:21	10:9	22:11	kinds 12:7
Hotline	imposed	insult 12:22	29:16	50:8,13
26:13	11:10	insulted	items 4:5	know 4:13
hours 54:5	improvem...	53:24	6:16 27:16	6:17 7:5
house 42:12	9:3 22:5	insured 26:1	27:20	11:21
49:17	improves	intensive	<hr/>	13:25 15:1
houses 42:8	7:23,24	45:19	J	15:10,23
45:2,4,14	inch 15:20	intent 6:3	jam 22:17	16:2,4,5
45:25 46:5	inches 28:13	interest	January 37:9	16:18 17:7
46:7,8,13	incidental	10:16 49:5	Jasionowski	17:15,18
housing 9:17	18:17	49:13	2:22	18:8,11,23
12:1 13:1	incidents	interested	Jersey 2:8	18:25
13:17,17	26:12	36:9 38:8	12:2 13:24	19:13,17
13:18,24	included	56:12	14:4 25:18	19:18 21:4
14:14 15:4	6:20 26:3	internal	25:20 26:9	21:22
17:9 19:18	including	8:11 9:25	36:7 56:5	25:19
21:8,14,17	26:10	10:1	job 39:1	33:15 34:4
21:19 44:1	income 9:17	interrupt	53:13,25	35:2 37:23
Hovnanian	increase	33:18	54:18	38:21
21:1	42:18	intimately	jobs 13:23	39:19
HUDSON 1:25	50:15	48:6	John 1:13	41:10,13
hundred 38:5	increased	intimida...	36:5	41:14
hydrant 11:2	36:14	53:13	Joint 1:1	43:14
<hr/>	increasing	invariably	2:2	44:12,25
I	46:9	46:12	July 7:17	45:10 50:8
idea 11:25	indemnify	invest 18:5	10:14	50:9,12,15

50:20,20	LEIBMAN	limitation	15:18 41:9	looking 17:2
52:19,22	27:19	26:10	listening	18:12
54:3,17,21	30:22	limited 8:25	34:16	19:22
54:21	35:24 36:2	line 53:4	54:22	35:17
known 34:18	36:15,18	lingering	litigation	38:14
	36:23 37:4	19:21	12:15	46:22
L	37:15,23	Lippert 1:9	21:21	47:16 48:2
laboratory	38:6 39:6	2:1,11,14	little 7:7	49:12,15
52:9	39:17,20	2:15 3:13	16:19	49:18,18
land 1:20	40:2 42:23	4:2,4,16	23:24 26:7	51:16
6:8 17:17	43:1,14,18	11:8 17:7	49:24	losers 46:7
17:20	43:24	19:9 21:4	live 13:18	losing 12:24
36:11	44:10	21:13,16	21:3,18	lot 8:2,10
43:25 50:7	let's 2:11	22:1 23:9	36:6 38:1	11:10,14
50:9,12,16	4:20 11:23	23:20	41:14 42:3	12:4,21,23
50:18,22	23:24	24:13	44:7 50:3	13:13 17:3
52:21	28:22	25:10 27:9	lived 12:17	18:3 28:1
landscape	29:24	27:16 28:7	20:25	28:1 29:18
8:20,20,23	44:13	28:16,19	43:15,15	32:5 37:24
8:25	letter 10:14	28:21,23	43:22	38:3 43:10
landscaped	letters 23:3	28:24	lives 44:3	45:19
8:6,8	23:5	29:20,22	living 35:22	46:15
landscaping	levels 46:24	29:25 30:1	35:22	47:12 50:5
9:10 33:11	48:15	30:18 31:2	42:16	50:11,18
33:12	licensed	31:7,8,9	43:11	52:24,25
languages	24:16	32:4,25	LLC 1:3 3:15	52:25
48:12	25:17	33:3,17	located 7:21	53:11 54:5
large 47:6	51:19 52:2	34:11,13	location	54:6 55:5
51:7	Liebman 1:18	34:15,20	8:14,19,24	55:5,8
larger 45:12	2:6 3:7,8	34:23 35:3	25:6 52:10	lots 5:10
largest 47:1	4:8,20	36:4 38:19	locations	8:6 22:3
48:3	20:8,13,16	38:23 39:1	7:3	37:11
late 10:18	20:19,22	40:5,8,14	Lois 26:15	loudly 21:23
42:11	21:12,15	40:17	54:15	low 9:17
Laurel 12:10	22:25	41:11,12	long 14:6	38:1 48:22
14:1 17:25	23:11,16	41:19,21	43:14	49:16
law 4:22 6:8	23:24 24:2	41:24 42:1	look 15:3,15	Lowe 1:12
12:6 17:20	26:3 27:6	49:21 50:1	17:15,17	2:16,17
laws 2:9	27:8,13	50:23 51:1	17:21	28:25 29:1
17:20	28:11	51:18 53:5	24:21	30:2,3
lawyer 33:14	29:16	53:9,12,16	27:10 40:8	31:10,11
33:18	30:14	53:18,21	41:9 43:6	lower 47:8
leader 32:8	31:22	54:10 55:3	45:4,23	49:5
left 40:18	54:18 55:7	55:16,19	46:14,18	LSRP 24:16
legal 38:16	lieu 10:9	list 4:5,8,9	47:11	25:16 26:2
legalese	light 6:15	22:21 23:6	51:12,13	26:11
54:6	8:16 9:7	23:10	looked 25:8	LSRP's 25:13
legally 27:3	lighting	29:11	47:25	Lund 19:25
legitimate	22:23	listen 42:3	49:14	20:7,10
21:6	lightly 18:4	listened	52:12	

M	meant 12:9	49:8,10	49:23	nine 34:9 52:11
M-U-S-K-A	meat 6:11	money 12:23	N	Ninety 41:21
41:5	meet 17:18	18:3	name 14:19	NJDEP 25:18
Ma'am 35:24	17:19	monitor	33:8,25	nobody's
main 40:6	meeting 1:1	25:10,12	36:5 50:2	39:12
maintain	2:2,4,6,7	25:13	Nancy 50:2	noise 6:23
6:19 8:12	2:9 31:25	monitored	nature 43:22	northern
maintenance	32:11,23	11:11	necessary	13:24
6:12,13,18	33:5,7,10	month 36:25	6:18 10:24	Notary 56:4
6:20,22	33:14,14	months 11:15	need 4:5	noted 52:22
7:21 16:22	34:7	35:14 55:1	9:23 11:8	notes 54:24
20:2 28:13	meetings 2:8	monumental	13:17	Notice 2:6,8
30:25 31:1	14:7 15:16	19:1	19:24	noticed 27:7
major 5:3,9	35:16 54:2	mother 44:3	23:10,23	40:12
5:11,14	55:5,13	44:7	49:1	nowadays
majority	member 10:21	motion 28:12	needed 15:20	21:7
47:14,19	35:25	28:17,18	54:25	number 7:2
Majors 5:9	37:25	29:20,21	needs 23:22	7:11,12,18
management	members 1:8	30:16,19	negative	10:22 13:9
27:10	3:17 4:13	31:3,4	9:21	26:3,5
mandated	4:17 11:16	55:16,17	neighbor...	32:3,14
26:12	53:6 55:4	Mount 12:10	16:9	40:3 45:5
manner 17:13	55:21	14:1 17:24	neighboring	45:15 46:2
mapping	mention	move 15:11	7:23	51:24
51:11	12:12	15:13,13	neighbors	numbered 7:2
maps 51:13	met 9:21	28:15,18	13:22	numbers 34:8
Marc 1:18	24:18	47:11,13	16:16	37:23
2:4 4:5	million	47:15,17	22:18	40:22 47:3
March 32:12	13:20	moves 49:15	neither 56:7	47:4,5,6
32:19	37:21,22	49:15	never 23:5	47:24 48:1
34:19	38:5 47:16	moving 42:6	35:13 44:5	49:6,8,10
Maria 1:20	47:23	43:7,13	46:13	nutshell
55:6,11	mind 18:1	46:21 47:1	new 2:8 12:2	10:15
56:3,18	46:20	48:8	13:24 14:4	O
MARK 1:10	53:20	multiply	25:18,20	objection
married 21:1	minds 19:22	38:4	26:9 36:6	14:11 35:6
master 6:3	46:20	municipal	37:11	objectio...
9:18,18	mine 40:7	5:15 6:8	47:14,18	6:24
21:12	41:3	17:20	47:21	objections
materials	minimum 38:3	municipa...	49:17,17	4:24
25:5	minus 4:24	12:5 21:19	50:3,4	obligation
matter 24:15	minor 5:8	municipa...	56:5	12:1,10
31:22	minus 37:21	12:2,9,12	newspaper	13:1,4,5
33:23	minutes	12:19	36:20	14:3 15:6
maximum 8:3	35:25	Muska 41:5,5	nice 13:11	15:7 17:25
Mayer 2:22	42:12	41:13,20	13:12	obligations
Mayor 11:22	MLUL 6:16	41:22,25	15:10	16:10
13:5 15:6	moderate	42:3,25	43:24	26:13
mean 15:24	9:17	43:3,17,20	48:22	
20:3	modulate	44:7 46:14		

obtained 52:9	21:24 47:21	55:12	18:5,6 21:3,3,16	30:24
obviously 5:11 35:3 46:5 48:6	49:17 operation 19:12	paragraph 4:20,22 5:13,16,21 6:25 7:6 7:10,20 8:1,9,19 9:2,15,20 9:22 10:3 23:21 26:24	21:17 28:10 32:6 35:1 39:4 39:6,7,10 39:11,11 41:14,17 42:3,6,12 42:13,16 42:21,24 43:6,11 47:11,14 47:19,20 47:21 53:11,11	Piotrowski 56:3,18 pipe 34:7 place 2:10 7:14 25:22 42:6 places 24:3 plan 3:20 4:7 5:1,3 6:4 9:18 9:19 19:21 30:20 45:9 planner 33:9 33:11,24 34:4 planner's 6:5 planners 21:5 planning 1:1 2:3 35:13 44:21 48:8 54:2 56:6 plans 4:25 16:13 36:22 45:25 plants 9:12 plastic 36:24 plat 36:24 please 2:13 51:3 pleased 14:10 plenty 10:2 plus 37:21 40:7 44:9 44:9 52:15 point 11:9 17:17 18:12 41:18 46:17 pointed 46:11 points 22:12 22:12 49:21 51:4
occupy 47:18 occur 11:19 occurred 14:13,15 odor 6:23 offenders 39:15 offer 48:12 offered 49:3 office 11:11 20:14 22:25 24:18 office's 24:25 officials 54:8 oh 15:25 okay 4:2,4 20:21 22:10 24:14 29:13 33:13 34:23 35:20,22 35:24 39:3 39:22 40:16 44:13 old 41:10,14 51:14,15 onboard 35:2 55:13 Once 37:11 50:18 one-acre 46:15 one-and-... 28:14 opaque 8:23 open 2:7 6:15 8:16 13:12 18:22	operation's 18:16 opinion 18:9 41:3 opportunity 15:20 48:25 oppose 14:16 opposed 20:24 ordinance 5:1,7 6:4 9:11 18:11 18:12,18 18:20 20:20 ordinary 17:19 organized 14:16 originally 39:23 51:11 outdoor 6:19 outstanding 38:17 outweigh 6:10 9:3 overall 8:2 oversight 26:11 52:7 owner 44:23 45:8 51:21	Paragaphs 5:6 parcel 37:11 parent 32:5 Parkway 36:6 part 12:19 13:2 16:18 23:15 particular 7:8 12:11 45:24 particul... 9:7 parties 21:8 21:20 56:9 party 52:17 passed 18:13 18:21 41:16 43:12 path 10:4 22:23 paths 10:1 pay 25:19,21 40:14 47:15 paying 40:19 43:21 47:23 54:13 pedestrians 10:2 Pennsylv... 52:23 people 7:4 13:17,22 14:5,7 15:12,15 16:4 18:1	percent 8:4 8:4,5 27:24 percentage 33:12 49:16,20 period 36:21 54:3 permitted 6:14 7:8,9 8:4,5 17:1 18:14,15 28:15 person 38:15 54:15,15 pesticide 50:17 52:4 52:11 pesticides 52:6 PETER 1:15 Phase 51:8,9 51:16 52:17 photographs 51:12 physical 5:25 picture 21:3 piece 36:11 36:24 pieces 28:2 28:3 piers 7:8,9	
	P			
	P.E 1:19 p.m 1:6 55:25 Page 4:12 10:18,18 22:2,11 23:21,25 24:1 26:5 paid 24:11 paperwork			

Police 10:13 23:3	7:13,18	32:23	11:21	35:15
policy 47:8	pride 54:7	promote 7:3	35:25 54:7	rapid 50:15
ponds 32:19	prior 12:25 26:17 51:9	proper 2:10 10:25	56:4	read 2:5 4:14 10:20
poor 21:3 32:9	privy 24:8 35:7,9	properly 50:11 52:9 52:16 53:2 53:7	published 2:9 36:20 40:4	real 26:18 53:10
population 40:8 41:7 41:9 42:18 43:4,13 44:20 45:13 46:6 46:9,21 48:7	probably 11:18 32:12 37:4 37:7 42:11 44:17 45:14 51:8	properties 7:22,23 8:3 14:25	Puccio 1:13 3:3,4 4:3 28:18 29:6 29:7 30:10 30:11 31:6 31:18,19 46:19 48:16 49:4 49:12	reality 15:5 really 4:21 8:24 9:23 16:23 19:2 23:22,23 24:12 26:4 27:2,22 34:4 35:15 41:8 44:1 44:16 46:13 50:5
position 48:23	problem 17:24 20:23 40:23 43:9 43:10	property 5:24,25 8:7,17,22 9:13 10:5 15:7 19:19 20:1,4 27:4 37:11 37:17,20 37:25 38:13,20 38:24 44:24,25 51:5,10,21	punch 22:21 23:6	realm 13:15
positive 9:20	problems 35:23 39:5	property's 8:6	purchase 47:13	rear 8:9 27:25 29:17
possibility 13:15	proceed 3:18 16:11	proposed 8:4 17:3 29:19 46:3	purchased 42:13 51:5	reason 6:5
possible 9:4	process 50:4	proposing 20:3	purpose 6:3	reasonable 12:20
possibly 21:18	produce 15:8	protect 26:4	purposes 6:7	reasons 14:1
posted 2:10	produced 45:7	protected 27:8	pushover 16:1	received 33:20
practice 12:6	productive 13:23 55:13	Protection 26:9	put 11:23 37:9 44:24 45:1,1,11 45:12,25 48:12 55:7	recognize 15:15
precedent 19:4	professi... 24:17 25:18,21 50:14 52:22 53:8 56:4,19	proposed 8:4 17:3 29:19 46:3	puts 37:16	record 6:22 10:20 14:24 18:7 26:6 29:10 32:22 33:5 33:20 38:18 54:2 54:4
predated 20:20	professi... 25:25	proposing 20:3	putting 18:3	redo 19:1
predators 39:7	professi... 15:21 16:13 26:18 51:19 54:6 54:9,23 55:9	protect 26:4	<hr/> Q <hr/>	reduce 6:23
prefer 46:14 46:15	professi... 25:25	protected 27:8	question 19:3,15 20:5,19 34:12 46:3 51:24	reference 7:17
preliminary 5:3,16	professi... 15:21 16:13 26:18 51:19 54:6 54:9,23 55:9	Protection 26:9	questions 21:25 27:17 35:12,15	regards 9:23 54:17
present 1:8 1:17 12:15	professi... 15:21 16:13 26:18 51:19 54:6 54:9,23 55:9	proud 55:8	quorum 3:12	Registered 56:3,19
preserved 6:16	professi... 15:21 16:13 26:18 51:19 54:6 54:9,23 55:9	provide 13:16 14:4	<hr/> R <hr/>	regulations 5:1 26:8 26:12
preserves 13:9	program 26:2	provided 18:16	R 56:1	related 56:8
preserving 18:22	project 18:21 37:15	providing 8:23,25	raise 35:12 51:4	relates 5:23
pressure 10:25 11:3	projects 49:19	provision 6:15 8:15 9:16	raised 28:10	
presume 51:7	promise	public 2:7 3:15 6:2 7:4 9:6 10:17		
pretty 5:7 44:17				
previously				

relative 56:10	29:18	23:2 26:17	RSIS 4:25	screen 9:8
relatively 13:7	requirement 12:3,6	52:1	5:2 9:22	screened 7:22
relief 3:19 6:6 7:16 7:17 30:19	requirem... 5:2,2,18 6:9 9:10 9:18	reviewed 24:21	30:23	second 13:16 23:21 28:19,20 29:22,23 31:5,6 51:24 55:19
rely 54:9	resample 52:7	reviewing 18:11 49:18	rubbing 15:25	
remediated 25:7	research 50:21	ridiculous 42:21	rudely 32:5	
remediation 23:22 24:17 25:17 26:11,23 52:2	resident 38:16	right 2:13 27:5,17 28:7,21 30:14,22 43:11,19 45:8 47:1 47:9,18 48:3 49:12 51:20	rumors 50:9	
remedy 12:9	residential 13:14 28:1 29:18	right-of... 8:21	running 15:2 54:1	section 4:11 18:13 39:15
remember 6:4 32:20	residents 47:12	right-of... 8:21	Rutgers 44:21	sections 47:5,7,8
remembers 9:11,25	Resolution 4:10,18 6:21 30:16 31:23 54:19	risks 18:6	S	see 7:17 14:8,10,20 16:7 19:2 26:18 37:10,12 39:24 43:19,25 45:20 46:25 47:2 49:7 51:11 52:5 53:12 55:1
renovated 40:18	respect 6:12 8:1 9:22 18:9 22:2 22:22 27:20	right-of... 8:22	safety 7:3 9:6	sections 47:5,7,8
rent 38:2	respects 5:17	risks 18:6	saluting 2:11	see 7:17 14:8,10,20 16:7 19:2 26:18 37:10,12 39:24 43:19,25 45:20 46:25 47:2 49:7 51:11 52:5 53:12 55:1
replace 19:13	respond 11:4	River 1:1 2:2 10:5,6 11:19 12:1 13:11,20 14:13 15:4 24:11 32:2 36:6,6 41:6 43:22 45:3 47:12 47:22,24 50:3 55:9	satisfac... 22:15	seeing 38:8 47:6,9
replied 55:21	response 2:19,23	Road 10:6 41:6	satisfied 16:5 22:16 52:2	seeking 4:24
report 26:12	responsi... 51:21	roads 45:1 45:12	saw 12:18	seen 44:10 45:25 46:1
Reporter 56:4,19	responsi... 25:24 27:4	roadway 22:5	saying 15:25 20:12 21:3 42:2,23 43:3 44:17 47:17	segreated 20:24
reporting 1:25 26:13	responsible 14:24 38:13	roadways 22:9	school 40:8 40:10,12 40:18 41:8 41:16,22 42:18 43:5 44:5,11,21 45:20 46:6 46:12,16 46:20,22 47:1,10 48:7	selling 41:17 42:8 42:13
reports 26:14 27:11 50:13	responsibly 13:2 14:9 16:11	ROBERT 1:11	schools 42:15 44:17 48:16,18	sense 32:21 48:17
represent 55:9	rest 30:19	role 2:13 28:22 29:24 31:7	Scott 1:9 55:10	sent 4:8
represented 12:7	result 13:4 34:21	roll 37:20		separate 28:3
represents 15:22	results 25:5	roof 14:5		separately 3:19
request 26:25	retention 27:12	round 24:20		separation 8:12
required 6:17 7:16 8:6,12,13 10:23 17:4 26:11,13	review 4:17	RPR 56:18		series 12:11 14:2
				serious 34:16,17

seriously	4:6 5:1,3	10:16	8:21 26:5	46:21 49:5
11:20	6:19 7:24	sounds 43:1	37:18,18	students
16:17	8:11 9:25	sp 36:6	state 2:8	46:23,24
seriousness	11:1 19:8	space 6:15	12:2 14:4	47:9 48:2
54:14	19:21,23	8:16 10:2	20:6 56:4	49:2
serve 6:18	24:16 25:8	13:12	Statile 1:19	studies
set 4:11 5:5	25:17,21	18:22	3:9,10	44:20
19:4 32:8	30:20 51:7	Spagnola	15:22 16:1	45:22 50:8
setback 8:9	sites 25:2,3	26:15	19:11 20:2	study 44:22
8:11,15	sitting	54:15	20:9,15,17	stuff 14:9
17:3,11,13	54:22	Spagnola's	22:6,14,19	style 44:1
27:25	situation	26:25	24:15 25:3	sub-cons...
29:17	20:16 24:9	Spanish	25:12,17	24:18
seven 43:23	48:21	48:13	34:1,5,6	subdivided
sexual 38:16	six 5:10	speak 33:11	36:22 37:3	37:11
39:7	11:15	35:25	44:19	subdivision
Share 21:15	45:14 55:1	53:10	46:16 51:4	3:20 4:7
21:16	six-month	speaks 21:23	51:20 55:7	5:7,12,17
showed 9:14	54:3	34:4	55:10	5:20 30:20
44:22	sixth 47:2	special 1:1	Statile's	36:23 45:9
shows 47:14	size 7:10	2:2 21:12	11:11	46:1
shutoff	48:10	specialist	station	subdivis...
10:22	slighted	52:2	50:10	5:7,8 46:8
side 10:4,7	53:24	specific...	stations	subject 5:4
sides 9:24	small 45:17	18:12	51:10,15	submission
sidewalks	smaller 41:2	26:24	stay 15:14	26:10,17
9:23,24	48:10	49:19	47:22	submitted
10:6,9	smart 25:18	spend 12:6	steady 49:12	26:14
30:23	socialism	spent 12:23	step 11:12	27:11
sign 31:24	14:8	spoke 32:9	Stephanie	substantial
36:25,25	softy 15:24	49:24	41:5	6:2 9:6
signage 6:25	soil 24:4	53:11	stood 33:24	12:14
28:5	51:6,25,25	spoken 33:8	stop 49:23	substant...
significant	soils 24:19	spot 20:24	49:25	6:3,10 9:3
11:18 13:8	sold 42:17	spread 26:6	storage 6:19	success 18:7
signs 7:1,4	somebody	44:15	6:22 51:16	successor
simple 50:17	28:12	sprinkler	stories	26:16
simultan...	30:15 48:6	11:3	28:14	sudden 11:2
55:22	something's	standards	storm 27:10	sued 12:11
single-f...	19:12	47:9	27:11	Suez 32:16
13:19 38:3	somewhat	standby	story 28:14	sufficient
44:24	28:9	10:25	street 8:17	48:20
45:11 46:5	soon 43:5	start 2:11	10:7 22:23	suggest 3:25
46:7,12	sophisti...	4:20 6:10	streets 9:24	28:11
47:17	18:2	8:20 27:17	structures	suggestion
Sir 39:20	sorry 29:12	36:13	7:11,12,15	4:15
sister 41:16	33:6	started 32:8	7:19	summarize
41:20,23	sort 25:24	starting	student	51:2
42:5	54:1	43:21	44:20	supply 50:20
site 3:20	sought 5:12	starts 4:12	45:13 46:9	support

14:22	36:24	thanking	49:23 50:6	38:22 39:4
18:17	talk 10:3	41:18	52:9,21	39:7,8,10
supposed	33:10	Thanks 55:10	53:3,6,25	41:10
17:16,21	talking	theirs 39:2	54:2	42:16
36:25	33:11 38:2	theme 21:5	thinking	43:12
Supreme 14:2	46:16	they'd 3:18	19:25 20:1	47:13
sure 4:16	talks 5:6,21	thing 11:25	20:7	townhouses
6:4 9:11	8:9	13:11 14:6	thought	45:10 46:3
9:25 11:16	taller 6:13	14:12,18	11:14,15	46:4
22:1,8	7:7,9	14:23 15:3	19:22 22:7	towns 46:7
23:7,9,13	tanks 51:16	16:8,9,15	54:10	Township
23:14 39:4	51:17	17:25 27:9	thoughts	10:24
39:6,7,8	tax 36:15	32:11	3:18,24	25:13,14
39:10	37:8,11,16	37:15	three 22:12	26:15,17
44:12,13	37:18,20	38:10,12	30:24 45:1	27:1,3,15
51:22 52:8	taxes 36:13	39:22	54:4	Township's
52:16	38:9 40:12	43:24	three-be...	24:16
53:21	40:14,19	46:19	45:19	toxicity
surely 19:12	46:11,11	things 11:13	throw 33:15	50:7,12,16
surprised	teacher 32:4	12:7 14:16	33:19	50:21
37:10	32:13,13	17:12	Thursday 1:5	51:25
53:15	48:20,23	23:10 32:3	2:3	52:21
surrounding	tedious 54:5	36:10	time 3:22	track 14:24
42:10	tee 52:5	46:22	4:1 11:19	18:7
SUSAN 1:14	tell 17:8,21	48:11,22	14:6 18:11	tract 45:24
sustain	39:12 46:6	50:19	26:18 34:5	46:1
17:11	52:13,17	51:22	35:12 42:5	traffic
system 10:22	53:9	think 4:9	47:7	22:18
18:4,5	ten 42:11,15	6:21 10:16	timely 54:19	35:23
21:10	43:9	10:20 11:7	times 32:15	transcript
27:12	terms 51:24	11:8,16,20	today 10:19	56:6
40:10,18	terrible	11:24	tomorrow	travel 50:5
42:18	14:18	13:11 14:8	36:17 43:8	treated
45:20	test 45:24	14:11,23	45:9	11:20
46:12 47:1	tested 24:7	15:14,18	tonight 3:14	17:10
47:10	testimony	16:9,10,10	16:6 32:23	tried 16:11
	6:5,21 8:7	16:11,12	tonights	true 56:5
T	24:5	16:22 17:1	36:19	Trustees
T 56:1,1	testing 24:4	17:5,11,13	topograp...	33:21
t's 37:21	24:8,20,22	17:16 18:7	5:24	turn 11:4
take 4:13	24:23 25:4	19:10 21:6	total 45:5	turned 22:22
16:17	thank 23:17	25:5 26:6	totally	turning
17:25 18:5	35:10,18	27:19,21	34:15,25	42:21
19:16 23:2	36:1,5	29:16	towel 33:16	turns 12:4
28:9 38:5	41:4 53:16	30:15	33:19	twists 12:4
42:6 52:3	53:17,24	35:15 37:1	town 10:8	two 9:24
taken 24:24	54:20 55:2	37:5,8	12:13	22:11,12
50:11 52:8	55:3,4,6	41:8 43:7	13:13 14:9	22:15,17
56:9	55:11,14	43:21	24:11 26:2	27:20 28:3
takes 25:22	55:15	44:19 47:8	26:4 38:2	28:9 32:18

35:18	20:11,20	7:20 9:5	want 2:5	29:5,21
45:21	34:8 43:25	10:15	4:16 11:1	30:8,9
48:18,23	48:19	30:15,21	11:13	31:16,17
51:4,24	50:17 52:4	various 5:11	15:11,13	ways 12:5
two-bedroom	52:11	52:25	16:15 19:6	37:5
45:18 46:3	uses 18:14	Vendal 36:3	19:17	we'll 4:5,6
type 51:22	18:15	36:5,5,17	21:25 22:5	4:6,18
52:14	51:10	37:14,19	23:14	16:6 23:16
	utilities	38:8,21,25	24:22	27:17 45:1
	5:15	39:3,16,18	27:21	45:1,11
U	utilize	39:22 40:3	28:10,16	47:2
unbeliev...	48:19	40:6,12,16	31:2 32:3	we're 2:3
35:14		40:21 41:1	33:19 35:2	3:16 8:10
underground	V	versus 45:5	35:18	14:8 15:5
51:16,17	Vaccaro 1:14	vet 51:21	38:21 41:7	15:8 16:8
understand	3:5,6,25	vetted 15:21	45:23	16:25 17:2
15:16	19:3,25	21:21	46:19 49:6	17:16,21
16:17 24:7	20:6,11,21	vetting	55:4	25:10,19
38:10	23:18,21	38:13 39:3	wanted 15:3	25:20 27:8
understa...	24:1,4,14	VIDEO 1:25	15:13 16:2	35:22,22
16:4 18:19	25:2,15	view 13:8	22:8,14	38:2 45:11
23:23	27:5,7	17:17 18:9	24:23	47:5,6,9
undertook	29:8,9	violation	33:23	48:2,17,18
24:19 51:6	30:12,13	8:11	53:24	48:21,22
51:25	31:20,21	violator	wants 48:9	49:11
52:15	35:11	38:17	wasn't 35:7	54:13
unimproved	vacuum 11:22	vitality	50:5,10	we've 3:15
37:25	Vale 1:1 2:2	9:16	52:17	17:23,24
unique 5:25	10:5,6	volition	water 10:25	36:10
20:16	11:19 12:1	33:19	11:3 27:10	44:10
48:17	13:11,20	vote 3:16,19	27:11	46:23 54:2
units 11:24	14:14 15:4	3:21 16:6	32:17	54:6,15
13:14,18	24:11 32:2	28:2,2,3	50:20	55:5
15:9,9,10	36:6,6	29:15,17	way 4:9,12	week 52:20
15:12	41:6 43:22	36:12	4:15,19	weeks 33:9
20:24 21:2	45:3 47:12		7:5 11:4	went 20:12
44:4,8,9	47:22,24		11:12 15:8	24:20,24
45:18,19	50:3 55:9	W	15:9,17	32:11
45:22 46:2	valuable	wait 33:17	22:25 23:6	40:17
49:16	36:11	33:17,17	28:8 35:4	41:15,22
unnecessary	value 36:12	waiting	35:5 40:19	were-- 22:24
27:3	36:14	36:21	45:23	win 12:17
unwelcome	variance	waiver 30:22	47:11	wish 15:23
39:21	5:21,22	waivers 3:20	49:24	withdrawn
ups 22:17	6:1,6 7:16	wake 11:23	51:11	35:5
upset 15:16	8:19 27:25	walk 10:2	53:10,14	withdrew
use 1:20 6:8	variances	42:12	53:23	14:11
13:16	3:21 4:6	walked 25:24	Wayne 1:15	witnessed
17:17,20	4:11,24	walking 10:1	3:1,2	25:4,4
18:16,17	5:19 7:10	Walsh's	28:20 29:4	woman 33:8
19:10 20:3		21:13		

wonderful 53:12	zealous 21:17	23 5:16 8:4 10:18 24:1	6:6
wondering 36:13 38:12 39:25	zero 44:13 zone 5:18 8:5,13 13:6 45:1	32:1 24 5:21 22:11 44:4 44:8	40:55D7-C1 5:22
word 34:16	zoned 19:9	248 11:23	<hr/> 5 <hr/>
work 13:22 23:22 25:14 26:11,23 28:8 55:5 55:8	zoning 5:1 6:4,9 14:4 15:7 20:14	249 11:24 25 8:23 17:1 23:25 26:5 28:14 44:9	5 30:23 37:21 47:6 50 8:13 17:4 29:18 43:15 44:13,13 44:14
works 24:17 25:13 26:2	<hr/> 0 <hr/>	250 44:8,9 44:24 45:1 45:4,11,25	<hr/> 6 <hr/>
worry 11:5	1 <hr/>	26 11:6 23:21	6 22:11 28:13 30:24
worse 12:23	1-800-31... 1:25	27 1:5 2:3 6:25 10:22	6-inches 16:25
worth 37:20 37:21,24	10 8:21 40:9	23:1	60112 50:3
worthwhile 48:5 49:2	100 27:24 37:22	28 7:6 24:5	<hr/> 7 <hr/>
wouldn't 23:13 35:5	10th 37:9	29 7:10	7:35 1:6 2:4
<hr/> X <hr/>	11 17:3 22:2 26:5 29:18 40:1,2,4,6 44:12	<hr/> 3 <hr/>	700,000 38:4 70s 42:11
<hr/> Y <hr/>	12 26:20 40:4 44:15 47:3,10 48:1,19,24 54:2	3 30:24 45:5 30 7:20 8:5 10:18 12:4 43:8,9	<hr/> 8 <hr/>
yard 8:9 27:25 29:17	125 38:4	300 46:23,25 46:25 48:3	8 47:23 8:47 55:25 800 47:15
yeah 4:16 17:7 21:4 23:16,20 25:3 43:10 48:16 49:12	128 36:6	300,000 38:1	800,000 13:20
year 18:13 37:7,8 54:3	13 26:24	31 8:1	80s 42:5,11
years 12:4 14:15 39:17 40:9 42:9,10,15 43:9,16 44:5 48:2 50:10	15 4:12 44:5 44:13 47:9	32 8:9	85 38:4
yelling 14:7	18 13:9 18:22	325 48:2	867 41:5
young 42:7	19 4:20,22	33 8:19 16:25 28:13	<hr/> 9 <hr/>
<hr/> Z <hr/>	1930s 51:13 1990 41:24	330 46:24 48:2	90 41:17 90s 21:5 42:5,11
	<hr/> 2 <hr/>	34 9:2	
	2 10:14	35 8:25 9:20	
	20 5:6 7:17 40:7 53:10	350,000 38:2	
	200 5:10	36 9:22	
	2009 7:17	37 10:3	
	2018 10:14	<hr/> 4 <hr/>	
	2019 1:5 2:3	4 22:3 45:5	
	21 5:6	40 8:4 39:17	
	22 5:13	40:55D-70C1 9:21	
		40:55D17C2	