

1 BOROUGH OF GARWOOD PLANNING BOARD
2 COUNTY OF UNION - STATE OF NEW JERSEY

3 - - - - -
4 REGULAR MEETING FOR:

5 SOUTH AVENUE II URBAN RENEWAL, LLC
6 BLOCK 403, LOT 1.01
7 423-453 SOUTH AVENUE & 424-440 WILLOW AVENUE

8 CASE NO. PB21-03
9 - - - - -

10 MUNICIPAL BUILDING
11 403 SOUTH AVENUE
12 GARWOOD, NEW JERSEY 07027

13 - - -
14 WEDNESDAY, JULY 28, 2021
15 COMMENCING AT 7:30 P.M.

16 TRANSCRIPT OF PROCEEDINGS
17 PUBLIC HEARING

18 BOARD MEMBERS PRESENT:
19 STEPHEN GREET, CHAIRMAN
20 STEPHANIE BIANCO
21 KEN CAPOBIANCO
22 RUSSELL GRAHAM, COUNCILMAN
23 WILLIAM NIERSTEDT
24 SARA TODISCO, MAYOR
25 PAUL C. TARANTINO
26 KATHLEEN VILLAGGIO

27 ALSO PRESENT:
28 DONALD B. FRASER, JR., ESQUIRE, BOARD ATTORNEY
29 VICTOR VINEGRA, P.E., P.P., BOARD ENGINEER

30 STENOGRAPHICALLY REPORTED BY:
31 ANGELA BUONANTUONO, CCR, RPR, LICENSE NO. 30XI00233100

32
33 AB COURT REPORTING, LLC
34 Certified Court Reporters
35 26 Algonquin Terrace
36 Millstone Township, New Jersey 08535
37 Tel: (732)882-3590
38 angelabuonocsr@gmail.com

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

2

3 RUSSO DEVELOPMENT

4 BY: CHRISTOPHER H. MINKS, ESQUIRE

5 570 Commerce Boulevard

6 Carlstadt, New Jersey 07072

7 T: (201)487-6440

8 F: (201)487-5657

9 Email:cminks@russodevelopment.com

10

11 --Counsel for the Applicant

12

13

14

15

16

17

18

19

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

21

22 Douglas Bartels, P.E.

23 Charles Olivo, P.E., PTOE

24

25

26

27

28

29

30

31

1 I N D E X

2

3 WITNESSES PAGE

4

Diogo Santos, R.A., P.E., P.P. 7

5

6

7

PUBLIC COMMENT:

8

9 NAME ADDRESS PAGE

10

Frank Kelly 306 Willow Avenue 72

11

Joseph Garritano 425 Willow Avenue 91

12

13

14

15

E X H I B I T S

16

17 EXHIBIT DESCRIPTION PAGE

18 A-1 Site Plan, Sheet A-1.4 11

19 A-2 Conceptual Site Plan, Sheet A-1.3 18

20 A-3 Colorized elevation 21

21 A-4 Colorized elevation, pulled out view 21

22 A-5 Elevation drawing, Sheet A-3.20 24

23

24

25

EXHIBITS NOT RETAINED BY REPORTER

4

1 (Time noted, 9:15 p.m.)
 2 CHAIRMAN GREET: Okay. Folks, we're
 3 going to come back to our business for tonight, and
 4 we're going to move on with our next application.
 5 And that is going to be for -- let's get set up --
 6 that will be Case PB21-03. That's 423 to 453 South
 7 Avenue and 424 to 440 Willow Avenue, South Avenue
 8 Transit Oriented Redevelopment Area.
 9 So with that, I'll turn it over to
 10 Mr. Minks, who will coordinate our -- I guess the
 11 activities for tonight.
 12 ATTORNEY MINKS: I'll do my best. So
 13 good to be before you again. As you know, we have
 14 been very busy in town, proudly so. Our development
 15 across the street, as the mayor's well aware, is
 16 working -- we're working diligently towards, very
 17 soon, a completion. We actually intend to have our
 18 first block of units hopefully TCO'd and available
 19 for occupancy as early as Labor Day with the balance
 20 of the retail completed probably in and around the
 21 end of October. That's the space completed, not
 22 fully leased out necessarily, and then the full
 23 project TCO'd by year-end.
 24 So we've really gotten stride, and a
 25 lot of that is testament to the cooperation from the

5

1 community, and the Borough's been fantastic. So we
 2 really appreciate that.
 3 This evening, we have an amended site
 4 plan application. You'll recall that Phase II,
 5 which is directly behind us here, was approved back
 6 in January of 2019 for a slightly lower rise,
 7 sympathetic in a second phase project to our Phase I
 8 project consisting of 72 units at that time with
 9 some surface parking and some covered parking. And
 10 that was a great application that we, again, had
 11 great cooperation and approval from this board.
 12 Part and partial -- partially because
 13 of what our experience has been in developing Phase
 14 I, and also because we tend to go back and sharpen
 15 our pencil a lot in our company, we really wanted to
 16 improve the architectural, principally the
 17 aesthetics of Phase II. And in so doing we also
 18 reallocated some of the unit mix, really
 19 market-driven decisions as to what's going to be the
 20 best product for that phase, as well as added seven
 21 ground floor units. Really to, again, be
 22 sympathetic to the Phase I design that we think is
 23 really an attractive element, and that is those
 24 stoops in those Phase I direct street access and
 25 activated units.

6

1 So we're here tonight to present that
 2 -- those amendments to that currently approved site
 3 plan. So it's not an application of first
 4 impression. We're not throwing out the prior
 5 approval, we're merely asking you to entertain the
 6 amendments that we're proposing that we really think
 7 are beneficial to the overall project, to the plan
 8 and for the streetscape.
 9 I have two witnesses with me tonight,
 10 two who will serve three purposes because we're
 11 trying to be as efficient as possible. We truly
 12 appreciate the time we're allotted. One is -- my
 13 first witness is Diogo Santos. Diogo is an
 14 engineer, an architect and a licensed planner in New
 15 Jersey. He's going to be testifying, however,
 16 principally to the architectural changes, and then
 17 he'll complement his testimony with planning
 18 testimony because it's really the architectural
 19 elements that affect or are relevant to planning in
 20 this redevelopment area.
 21 My second witness is Douglas Bartels,
 22 who you will remember testified at length before
 23 this body before. Douglas is our chief engineer.
 24 He's fully familiar with this project and
 25 responsible for the engineering of the project. And

7

D. Santos, RA, P.E., P.P.

1 he'll take you through the site plan changes that
 2 are implicated by our amendment tonight.
 3 So with that, I'll call Mr. Santos.
 4 ATTORNEY FRASER: Mr. Santos, do you
 5 solemnly swear or affirm the testimony you are about
 6 to give before this board will be the truth, the
 7 whole truth, and nothing but the truth?
 8 DIOGO SANTOS: I do.
 9 ATTORNEY FRASER: Please state and
 10 spell your name, and give your address.
 11 THE WITNESS: Name is Diogo, first
 12 name, D-I-O-G-O; Santos, last name, S-A-N-T-O-S.
 13 ATTORNEY FRASER: Thank you,
 14 Mr. Santos.
 15 Your witness, Mr. Minks.
 16 ATTORNEY MINKS: Thank you,
 17 Mr. Fraser.
 18
 19 E X A M I N A T I O N
 20
 21 BY ATTORNEY MINKS:
 22 Q. Diogo, can you give the board the
 23 benefit of your education and experience
 24 particularly in the areas of architecture and
 25 planning?

1 A. Sure. I graduated from New Jersey
2 Institute of Technology in 2005 with a bachelor's
3 degree in science and civil engineering. I obtained
4 my professional engineer's license in 2008. Through
5 experience and re-examination, I obtained my
6 architectural license in 2015 and my planner's
7 license in 2011.

8 CHAIRMAN GREET: Could I just ask you
9 -- as we speak, we're all wearing masks. Just speak
10 up a little bit or even, if necessary, you know,
11 just take -- you know, pull your mask down so we can
12 hear you.

13 ATTORNEY FRASER: All right. So,
14 Mr. Minks, Mr. Santos is being put forth as an
15 expert in all three disciplines?

16 ATTORNEY MINKS: Principally in
17 architecture and planning.

18 ATTORNEY FRASER: Okay.

19 ATTORNEY MINKS: But he can, yes. We
20 can qualify him --

21 ATTORNEY FRASER: I'm just saying.

22 ATTORNEY MINKS: -- in all three, yes.

23 ATTORNEY FRASER: And, Mr. Santos,
24 your licenses in all three disciplines -- planning,
25 engineering, architecture -- are all current in the

1 state of New Jersey, correct?

2 THE WITNESS: Yes.

3 ATTORNEY FRASER: And in good
4 standing, correct?

5 THE WITNESS: Yes.

6 ATTORNEY FRASER: And have you
7 previously been qualified to testify before land use
8 boards throughout the state of New Jersey?

9 THE WITNESS: Yes, I have.

10 ATTORNEY FRASER: All right. And your
11 witness is being put forth for all three
12 disciplines.

13 Mr. Chairman, I recommend that
14 Mr. Santos be recognized as an expert.

15 CHAIRMAN GREET: Recognized.

16 ATTORNEY MINKS: Thank you.

17
18 EXAMINATION

19 BY ATTORNEY MINKS:

20 Q. Mr. Santos, you're fully familiar with
21 the project?

22 A. I am.

23 Q. And you have been integrally involved
24 in the architectural design and the engineering, and
25 you're familiar with the planning aspects of the

1 South Avenue Transit Oriented Redevelopment Plan?

2 A. Yes, I am. Yeah.

3 Q. You've also received a review letter
4 from Mr. Vinegra's office, Harbor Consultants?

5 A. I have.

6 Q. And you're familiar with the terms?

7 A. Yes.

8 Q. During the course of your testimony, if
9 there are elements in that review letter that are
10 relevant to your testimony, if you could call
11 attention to them and address them.

12 A. Absolutely.

13 Q. If you would take the board quickly --
14 the goal here is expedience tonight and efficiency,
15 but if you would take the board through the elements
16 of our amended application particularly with regard
17 to the architectural changes.

18 ATTORNEY FRASER: Just a second. Do
19 we have Mr. Vinegra's report?

20 I'm looking at the documents that are
21 on file, Mr. Minks. Is it in the file?

22 ATTORNEY MINKS: It's the July 23rd,
23 2021, review letter.

24 MAYOR TODISCO: I've got it going back
25 in an email.

1 MEMBER VILLAGGIO: Yeah, I got it,
2 too.

3 ATTORNEY FRASER: What's the date of
4 that email?

5 MAYOR TODISCO: One second. 7/23.

6 ATTORNEY FRASER: Thank you.

7 You can go ahead, Mr. Minks.

8 BY ATTORNEY MINKS:

9 Q. Okay. We've premarked a few exhibits
10 this evening for your testimony. We have Exhibit
11 A-1. On the flip side is Exhibit A-2. And then we
12 have Exhibit A-3 for today's date. Before you
13 reference them, if you could identify what they are
14 and refer to them for the board as the marked
15 exhibit so we can make an accurate record.

16 A. Sure. So good evening, everybody.

17 I'm going to start with the ground site plan, A-1.4,
18 which is Exhibit A-1.

19 Q. With today's date. Thank you.

20 A. With today's date, yes.

21 (WHEREUPON, Site Plan, Sheet A-1.4, is
22 marked as Exhibit A-1.)

23 THE WITNESS: Okay, so I'll start out by
24 just giving a general overview of where it's
25 located. The project is obviously right across the

1 street from Phase I, which is under construction.
2 It's to the -- the project is bordered by South Ave
3 to its north, by West Street to its west; Willow is
4 to the south where it faces the residential roadway,
5 and then you have the municipal complex to the east.

6 So with that said, it's located within
7 Lot 1.01, and it comprises of 1.75 acres, and it's
8 located in the South Avenue Area 2 redevelopment
9 plan.

10 The site consists of 73 multifamily
11 apartments. We have a mix of 4 studios, 28
12 one-bedroom units, 33 two-bedroom units, and 8
13 three-bedroom units.

14 Q. And that distribution differs from --
15 when you said the "site consists of," you're saying
16 the application tonight proposes 73 units, correct?

17 A. Right.

18 Q. And the proposed application includes
19 the unit mix that you just referenced?

20 A. Yes.

21 Q. And that differs from the previous
22 approval, correct?

23 A. Correct, it does.

24 Q. While we're going through it, the goal
25 here is to highlight the changes --

1 A. Sure.

2 Q. -- from the current approval, so if you
3 could identify the change in the unit mix --

4 A. Sure, yes.

5 Q. -- and the change in the unit count?

6 A. Sure. Now, you know, with that said,
7 you know, the biggest change here, just to kind of
8 big picture and kind of give the board an overview
9 of what took us down in this amendment here was that
10 originally in the first approval, that ground floor
11 -- the entire ground floor was mostly parking. And
12 along South Avenue you had parking and parking
13 grilles facing South Ave. And the units were
14 basically on Floors 2 and 3.

15 So as we were ready to construct
16 Phase I, as we were looking through the plans, as we
17 were kind of looking at South Ave and how to further
18 activate it, Phase I has these beautiful stoops
19 right off those ground floor units, and we thought
20 that was a great way to introduce some pedestrian
21 connectivity, some pedestrian scale to South Avenue.

22 And when we then went to look at
23 Phase II and this building, we felt like there was a
24 missed opportunity there to kind of complete the
25 project and complete that streetscape.

1 So we started out by saying, okay,
2 could we somehow introduce that level of pedestrian
3 scale to that ground floor? Is there a way so that
4 when you're driving down South Avenue you could
5 experience units on both sides and not look into a
6 parking garage on Phase II?

7 So as we started to kind of develop the
8 landscape and the design and kind of further study
9 it, we thought of introducing ground floor units
10 along South Avenue, and that's what's shown here.
11 So we have a lobby to the east, and then it's
12 flanked to the west of that by four two-bedroom
13 units, two one-bedroom units and another corner
14 three-bedroom unit.

15 MEMBER NIERSTEDT: I'm sorry. Could
16 you repeat that?

17 THE WITNESS: So we have along the
18 ground floor, four two-bedroom units, two
19 one-bedroom units and one three-bedroom unit. Okay?

20 So we started with that, and then we
21 started to look and -- at the elevation, see how we
22 could sort of transform it and make it feel a little
23 bit more residential. So we thought it would be a
24 great opportunity to introduce those stoops like we
25 have in Phase I. We thought that would create a

1 nice little neighborhood -- residential neighborhood
2 feel to the street. And from there we started to
3 develop the architecture, right? So the
4 architecture really started with that connectivity.

5 So along South Ave we introduced the
6 units. As you can see here we have the lobby. We
7 have a corridor that lets you access these units
8 from inside the building, but these units will also
9 have their own access from South Avenue, right?
10 Which is kind of nice. People could walk out, take
11 their dog out for a walk and, again, try to activate
12 that roadway.

13 So along the interior we still have the
14 parking, which Doug Bartels will speak to, and we
15 have 115 parking spaces. And he'll further explain
16 how that's, you know, distributed throughout the
17 parking lot on the exterior and also on the interior
18 parking deck.

19 BY ATTORNEY MINKS:

20 Q. One issue that was a big issue during
21 the original site plan application and hearings for
22 this project was -- actually Mr. Nierstedt, I
23 think it was near and dear to his heart, he wanted
24 that hardscape at the entrance. He wanted the
25 lobby. He wanted it to have a certain look and

D. Santos, RA, P.E., P.P.

16

1 feel.

2 A. Yes.

3 Q. That's unchanged, correct?

4 A. That is unchanged. So once --

5 ATTORNEY MINKS: I just want to make

6 sure you got that.

7 THE WITNESS: Yeah.

8 MEMBER NIERSTEDT: It's unchanged?

9 ATTORNEY MINKS: It's unchanged.

10 THE WITNESS: Unchanged.

11 MEMBER NIERSTEDT: It feels near and

12 dear and --

13 ATTORNEY MINKS: We may have a plaque

14 with your name on it, but it's not changed.

15 THE WITNESS: We actually have a

16 beautiful program for that entry lobby. It's going

17 to be a jewel on South Avenue. We have beautiful

18 lighting. It's going to be sort of a lounge with

19 seating, with tables. So it's better than --

20 MEMBER NIERSTEDT: It sounds like it

21 is changed.

22 ATTORNEY MINKS: For the better.

23 MEMBER NIERSTEDT: Improved?

24 THE WITNESS: There you go.

25 BY ATTORNEY MINKS:

D. Santos, RA, P.E., P.P.

17

1 Q. So if you can speak now to the

2 architecture more specifically --

3 A. Sure.

4 Q. -- what you're referencing?

5 A. Yes. I will now reference real

6 quickly the Conceptual Site Plan A-1.3, and that's

7 Exhibit A-1 with today's date.

8 Q. A-2.

9 A. Yeah, A-2. I'm sorry.

10 Q. A-2.

11 A. July 28th of 2021. So that's the

12 ground floor plan --

13 ATTORNEY FRASER: A-2 or A-1.3?

14 ATTORNEY MINKS: Exhibit A-2 for

15 today's date that I marked is identified as

16 exhibit -- as Sheet A-1.3.

17 ATTORNEY FRASER: That's already part

18 of the plans, so we don't need to separately mark it

19 tonight, right?

20 ATTORNEY MINKS: Well, there are

21 slight differences from the set that you received,

22 which is why we've marked these. We want to rely on

23 the marked documents.

24 ATTORNEY FRASER: Okay. So it's

25 Exhibit A-2, which is Sheet A-1.3?

D. Santos, RA, P.E., P.P.

18

1 ATTORNEY MINKS: Correct.

2 THE WITNESS: Correct.

3 ATTORNEY FRASER: Okay.

4 (WHEREUPON, Conceptual Site Plan,

5 Sheet A-1.3, is marked as Exhibit A-2.)

6 THE WITNESS: So just real quickly,

7 the second level plan has the residential units

8 stacked above the garage. The garage is a concrete

9 Type I construction podium, and Floors 2 and 3 of

10 this building are going to be wood-framed.

11 And what I wanted to highlight here is

12 obviously you can see the stoops off of South Ave on

13 the ground floor, and on the second level above the

14 concrete podium, the building has sort of an M shape

15 to it facing Willow Street, and you have these

16 beautiful outdoor decks above that first level of

17 concrete structure, similar to what we had in our

18 original design, but you can see kind of the

19 landscaping, and we further developed that

20 courtyard.

21 BY ATTORNEY MINKS:

22 Q. So, essentially, those are not

23 changed, but, again, they were improved -- they've

24 been further programmed to show more lush

25 landscaping and some programming for the passive

D. Santos, RA, P.E., P.P.

19

1 amenity spaces that there are intended to be?

2 A. Correct.

3 So with that said, kind of now

4 understanding a little bit of the makeup of the

5 building and how we arrived at the architecture,

6 here is, you know, a rendering of what we envision

7 this project to be and look like. And a picture is

8 worth a thousand words, but as you can see here,

9 this corner here -- the project has two corners to

10 it, it's east and west on South Avenue, and these

11 corners are going to be fiber cement Hardie

12 material.

13 This specific corner here at the entry

14 is going to be the entrance into the lobby where

15 we'll have elevator access. That's where we will

16 have the mail and package concierge.

17 So these are two very iconic corners,

18 and then in the middle we also have that same

19 material which is a dark gray that then ties well

20 with the building across the street in Phase I.

21 But the nicest part of this or what I

22 think makes this special and gives it almost sort of

23 like a boutiquey-feel type of building, is the

24 brick. So the beige colors you see here, this is a

25 beige brick. And these towers facing South Ave,

1 this is a wood veneer, so a very rich, dark wood
2 veneer. And this wood veneer is bumped out, and
3 this represents where you would have the stoops and
4 the entries into the units on the ground floor.

5 So every unit would have their nice --
6 their unit entry door, a nice canopy up above it.
7 And if you guys, you know, after the hearing you
8 want to come up and see, you know, you can see a
9 little closer, but each unit will have their own
10 stoop, canopy, entry door. And, again, I feel that
11 that's what's going to give that kind of
12 neighborhood pedestrian connection that we're
13 looking for and that we're accomplishing across the
14 street in Phase I.

15 What you will see here, as well, is
16 some signage opportunities that I'll talk to in the
17 planning testimony, but we do have some
18 opportunities for signage above the canopy for
19 branding and also here along the side of the
20 building, again, to tie in well with that lobby to
21 bring attention to that lobby, and we feel the
22 signage has played in very well with the
23 architecture of the building.

24 So this here, Chris, is Exhibit A-3?

25 Q. Yes, A-3. I'm calling a color

1 elevation with today's date. That will be Exhibit
2 A-3.

3 (WHEREUPON, Exhibit A-3, Colorized
4 elevation, is marked as Exhibit A-3.)

5 THE WITNESS: Then Exhibit A-4 with
6 today's date, is the same rendering but pulled back,
7 and so this is basically at the drop-off of Phase
8 I -- because this is Phase I, you can see the
9 architecture here in Phase I. And we wanted this
10 building to stand on its own but still tie into
11 what's going on across the street. We didn't want
12 to do a carbon copy, which is what we had in our
13 original design. So we want it to stand out, but we
14 wanted it to still tie together.

15 And as you can see, we have canopies
16 not just along this corner, not just along South
17 Ave, but as you will see on the next series of
18 elevations, we also have it along West Road, and we
19 have it along the side of the building facing the
20 municipal complex.

21 (WHEREUPON, Colorized elevation,
22 pulled-out view, is marked as Exhibit A-4.)

23 THE WITNESS: And I point these out,
24 too, because we are asking for a variance associated
25 with the stoops and for a variance associated with

1 these canopies because they're all elements that
2 enhance the architecture and the pedestrian
3 connectivity of the building. And so, you know,
4 when I talk about the planning testimony, I just
5 wanted to kind of set a tone for those.

6 BY ATTORNEY MINKS:

7 Q. And the basis of those variances, by
8 their design, they protrude --

9 A. Correct, they protrude into the
10 setback. So we wanted the stoops to be a little
11 deeper. We wanted the canopies to be a little
12 deeper to really accentuate the design.

13 Q. Okay.

14 MEMBER TARANTINO: Since you're trying
15 to achieve that raised-stoop look, is the height of
16 the building affected? Because I'm assuming you're
17 raising the first floor higher.

18 THE WITNESS: Correct. The first
19 floor is roughly about 2 feet above the outside
20 grade. So we have four steps leading into those
21 units. That's actually something we considered in
22 the design. We didn't just want one step leading up
23 because then you kind of take the effect of the
24 stoop out. So we have about 2 feet of grade change
25 from outside grade to the unit itself, and we felt

1 that that was enough to really kind of, like, you
2 know, give it that -- the look we were trying to
3 achieve, yes.

4 MEMBER TARANTINO: Does it change the
5 overall height of the building?

6 THE WITNESS: The building -- the
7 overall height, we're still below the 40 feet
8 allowed in the ordinance. I think the original
9 building height was a little lower but --

10 MEMBER VILLAGGIO: It was.

11 THE WITNESS: I'm sorry?

12 MEMBER VILLAGGIO: Yeah, it was.

13 THE WITNESS: It was lower. It was a
14 little lower, but we're still under what is allowed
15 in the redevelopment plan, which is 40 feet. We're
16 at 39 1/2 feet.

17 ATTORNEY FRASER: So it went from 35
18 to 39 1/2?

19 THE WITNESS: Yes.

20 ATTORNEY MINKS: No. No. And Doug
21 will testify to the specific engineering, but it did
22 not go from 35 to 39.

23 CHAIRMAN GREET: So you're still in
24 compliance?

25 ATTORNEY MINKS: We're still

1 absolutely compliant, but I think it's about -- it's
 2 a foot or so.
 3 ATTORNEY FRASER: Well, Mr. Bartels
 4 will testify.
 5 ATTORNEY MINKS: Mr. Bartels will
 6 testify specifically to the engineering.
 7 ATTORNEY FRASER: But assume that
 8 question is going to be asked.
 9 ATTORNEY MINKS: Oh, of course.
 10 THE WITNESS: Mark this A-5.
 11 ATTORNEY FRASER: For the record, what
 12 is this exhibit number, Mr. Minks?
 13 ATTORNEY MINKS: I'm marking this A-5
 14 for today's date.
 15 ATTORNEY FRASER: And what sheet is
 16 it?
 17 ATTORNEY MINKS: It's identified as
 18 Sheet A-3.20.
 19 ATTORNEY FRASER: Thank you.
 20 (WHEREUPON, Elevation drawing, Sheet
 21 A-3.20, is marked as Exhibit A-5.)
 22 THE WITNESS: So Exhibit A-5 just
 23 really shows into the elevations around the rest of
 24 the building. So the first elevation at the bottom
 25 of the page is the elevation along South Ave. So

1 you can see the corners in the gray, the middle in
 2 the gray, you can see these brown towers like is
 3 shown in the rendering. And you can see the stoops
 4 here with the railings.
 5 So I wanted to point out the elevation
 6 along -- the southern elevation here facing the
 7 residential areas. You could see that we also tried
 8 to do the same thing. So we have the courtyards
 9 here, which serves as a break to the building.
 10 Okay? So we have three towers. We have the
 11 residential courtyards in between, basically the
 12 fingers. And, again, we continue that articulation
 13 of the gray towers with the wood materials in the
 14 middle and then also the beige brick.
 15 BY ATTORNEY MINKS:
 16 Q. And this is -- again, the elevation and
 17 the facade along Willow is effectively the same in
 18 terms of its distance, its massing, and all of that,
 19 except you're testifying now as to a little bit more
 20 of a programmed architectural feature, correct?
 21 A. Correct.
 22 Q. And this obviously, this rendering
 23 doesn't show -- this elevation, does not show all
 24 the landscaping and everything else that --
 25 A. Correct. We'll have landscaping along

1 the front which --
 2 Q. And all of that will remain consistent
 3 with the prior approval, correct?
 4 A. Correct. That is unchanged, yes.
 5 There are, you know, on these gray
 6 towers some eyebrow canopies that we added, again,
 7 for further articulation. And we are asking for a
 8 deviation on the setback requirement for those. But
 9 those are associated with these canopies that we
 10 have up here. So, again, just wanted to point that
 11 out so once I get to the planning testimony, the
 12 board is aware of where they're located.
 13 And then finally, off of the side
 14 facing West Street -- okay? -- you'll see here, this
 15 is where we have the garage entrance. Again,
 16 architecture very similar throughout all four sides
 17 of the building. We have the garage entrance, and
 18 then we also have a canopy.
 19 We put the canopy in there, again,
 20 because on all sides we want it to feel residential.
 21 Even though we have the garage door there, we felt
 22 that it brought some pedestrian scale. The canopy
 23 sticks out 6 feet, and we are asking for a deviation
 24 in terms of setback there, as well, just because --
 25 again, we felt like a nice 6-foot deep canopy would

1 just kind of take your eye off of that garage entry
 2 and really enhance the elevation there, as well.
 3 These are some signage details here.
 4 This is the Vermella sign, which is 1 foot 8 inches
 5 high by 12 feet wide above the canopies here at the
 6 entrance lobby. And this here is the vertical
 7 Vermella sign that's integrated into the
 8 architecture, which is 25 feet high by 3 foot 6.
 9 And, again, not highlighted as a deviation in the
 10 engineer's report, but we feel that it's not
 11 necessarily addressed in the zoning, so we want to
 12 put it forth as a deviation and request it just in
 13 case.
 14 And that concludes my architectural
 15 testimony.
 16 ATTORNEY MINKS: Okay. Would you like
 17 this witness to just go right into his planning
 18 testimony?
 19 MEMBER VILLAGGIO: I have a question
 20 with regard to -- you mentioned setback. What's the
 21 difference between -- like, you said that you have a
 22 difference in the setback -- of what was done in
 23 2019 to now?
 24 THE WITNESS: Sure. So in 2019 --
 25 MEMBER VILLAGGIO: What's the

D. Santos, RA, P.E., P.P. 28

1 difference?

2 THE WITNESS: Okay. The difference

3 is --

4 MEMBER VILLAGGIO: Because I didn't

5 hear you --

6 THE WITNESS: Yeah. The difference

7 is --

8 MEMBER VILLAGGIO: -- specifically say

9 the difference.

10 THE WITNESS: Okay. Yes. So the

11 difference is, for example, we have a setback

12 variance we're requesting for the stoops, right? So

13 we didn't have --

14 MEMBER VILLAGGIO: How much?

15 What's --

16 THE WITNESS: It's -- they protrude

17 3.8 feet into the setback. So 3.8 feet, that's how

18 much the stoops protrude into the setback.

19 MEMBER VILLAGGIO: How about on the

20 other side on Willow?

21 ATTORNEY MINKS: It's just the

22 canopies.

23 THE WITNESS: Yeah, so then it's just

24 the canopy. So we have the canopy basically over

25 the garage here on Willow Ave. It's protruding

D. Santos, RA, P.E., P.P. 29

1 1.9 feet into the setback.

2 MAYOR TODISCO: I thought that was

3 West Street. No?

4 THE WITNESS: I'm sorry, yes. This is

5 West Street off the garage, yes.

6 MAYOR TODISCO: Okay.

7 THE WITNESS: And then along Willow we

8 have these canopies along the top, and these

9 protrude 1.9 feet.

10 MEMBER VILLAGGIO: 1.19?

11 THE WITNESS: 1.9 feet.

12 ATTORNEY MINKS: 1.9.

13 And those are purely architectural

14 elements that are almost at the roof.

15 THE WITNESS: Correct, yes. They're

16 above the third floor at the roof.

17 MEMBER CAPOBIANCO: So how deep are

18 they? How far are they protruding from the facade?

19 THE WITNESS: They're protruding

20 roughly, like, 3 feet from the facade. But, like,

21 the building is set back, so we only come out

22 1.1 feet.

23 MAYOR TODISCO: Mr. Santos, I heard

24 you say that the stoops on South Avenue enhance the

25 pedestrian connectivity?

D. Santos, RA, P.E., P.P. 30

1 THE WITNESS: Correct.

2 MAYOR TODISCO: I would rather not

3 infer what you mean by that, but could you

4 elaborate?

5 THE WITNESS: Sure. So, you know, one

6 of the, you know -- one of the things we lacked, I

7 think, with the original design was on South Ave,

8 instead of, let's say, having these residential

9 doors and windows looking into the units, you would

10 have grilles looking into a parking deck, right? So

11 the challenge here was how would we basically -- in

12 terms of pedestrian connectivity, I always look at

13 it in terms of like, you know, when you have a door

14 entry on a street into a residential unit, I feel

15 like it gives you more of a neighborhood feel and

16 effect to it. So these people, you're going to see

17 them coming in and out of their unit walking their

18 dog or going for a jog, as opposed to, like,

19 everyone in the building coming out of the lobby,

20 let's say, for example. Or you're going to be

21 driving by and you're going to see a residential

22 door with a canopy above you, and you're going to be

23 able to see into the units as opposed to, again,

24 looking into cars.

25 So, you know, that was the enhancement

D. Santos, RA, P.E., P.P. 31

1 here in that we took that and we spread it

2 throughout the architecture of the building. And,

3 again, we just started one day to look at how great

4 Phase I was because Phase I is a long building. But

5 on the west side you have the residential side with

6 the stoops coming down. And then on the east side

7 you have the retail, and so we're breaking up this

8 building into pieces. So we thought that on the --

9 let's call it the west side of Phase I -- that's

10 directly across the street from this building. We

11 thought it would be nice to, again, carry that over

12 to that building. So now when you're driving --

13 BOARD ENGINEER: Are you eliminating

14 parking by doing this? Are you eliminating some

15 parking?

16 THE WITNESS: We would eliminate some

17 parking, but we still meet, you know, the

18 requirements.

19 BOARD ENGINEER: How many spaces are

20 you eliminating?

21 ATTORNEY MINKS: That's going to be in

22 Doug's testimony. He'll go over it specifically.

23 But there is an elimination of parking because

24 you've replaced essentially a row of parking in the

25 interior of the deck with ground floor units.

1 MAYOR TODISCO: Mr. Santos, to follow
2 up -- I appreciate you bringing up Phase I -- the
3 stoops on the western side of Phase I, are those
4 accessible in the same way that they are in your
5 proposed plan for Phase II? Like --

6 THE WITNESS: Yeah. So the people
7 would enter their unit from the street. Let's say,
8 walk up the stairs and get into the unit.

9 So it's -- we've done it in the past,
10 like in our Harrison project. And, again, with
11 these buildings that are so big, it gives you a nice
12 pedestrian scale. And, you know, we thought that we
13 would take that opportunity and add that element
14 into this building, as well. And it's in
15 conformance with the redevelopment plan which
16 encourages that. It's a transit-oriented community,
17 and we felt that that would work very well and
18 balance out both sides of South Avenue very well.

19 MAYOR TODISCO: And just one more from
20 me. You mentioned the current makeup of the units,
21 but I thought you were going to also give us the
22 previous makeup of the units. Is that something
23 that you could do or...

24 ATTORNEY MINKS: Doug will go through
25 the specifics of what was previously approved and

1 how the new unit mix changes.

2 MAYOR TODISCO: Okay. Thank you.

3 ATTORNEY MINKS: There's essentially a
4 reduction of studios and ones and an increase in the
5 number of twos, but there's only a net change of one
6 unit.

7 MAYOR TODISCO: Right.

8 CHAIRMAN GREET: Net change of how
9 many?

10 MEMBER CAPOBIANCO: What's the square
11 footage change of the units -- what is the square
12 footage change of the residential units?

13 ATTORNEY MINKS: Doug will go into
14 that.

15 MEMBER CAPOBIANCO: What's the
16 increase in that, and what is the reduction in the
17 square footage of the parking garage?

18 ATTORNEY MINKS: Yes, Doug will go
19 through all that.

20 CHAIRMAN GREET: And what is the
21 addition of the -- what is the net change in the
22 number of bedrooms total?

23 ATTORNEY MINKS: Again, that's Doug.
24 Doug is going to get into that.

25 CHAIRMAN GREET: Doug is going to get

1 that, okay.

2 ATTORNEY MINKS: That's engineering
3 testimony. We wanted to show the picture and talk
4 about the architectural changes first.

5 BOARD ENGINEER: I just have one
6 question. I like the stoops, but the reason we
7 weren't so concerned about stoops on North Avenue,
8 it's a busy highway and it's noisy.

9 MEMBER NIERSTEDT: You said "north."

10 BOARD ENGINEER: Yes -- South, South
11 Avenue. It's a busy highway, that's noisy and truck
12 traffic. Did you consider putting these stoops on
13 Willow to make it more residential? Because Willow
14 is a residential street.

15 ATTORNEY MINKS: Well, we have them on
16 Phase I, and we wanted to mirror this on Phase I.

17 BOARD ENGINEER: Oh, I know.

18 ATTORNEY MINKS: Because the goal of
19 the redevelopment plan is to activate the area
20 for -- in terms of retail --

21 THE WITNESS: Yeah. The windows that
22 we're putting here on South Avenue --

23 BOARD ENGINEER: It's a huge
24 differential on the decibel levels at the stoop on
25 South Avenue than the decibel level on Willow, a

1 huge differential.

2 THE WITNESS: What I will say to that
3 is, just like in Phase I, we're addressing that with
4 the windows, STCs and all that. So we have
5 acoustical studies, and so the windows and the wall
6 assemblies will mitigate that. So we have no
7 concerns with the noise in the units.

8 BOARD ENGINEER: Well, you can't open
9 your window.

10 MEMBER CAPOBIANCO: What is the
11 setback of Building 1 from the sidewalk where those
12 stoops are? How far back are they from -- are they
13 encroaching in the setback?

14 THE WITNESS: The stoops are
15 encroaching in the setback.

16 ATTORNEY MINKS: Yes.

17 MEMBER CAPOBIANCO: On the north side
18 of the street?

19 CHAIRMAN GREET: Phase I you're
20 talking about?

21 THE WITNESS: Phase I, no, they're
22 not.

23 MEMBER CAPOBIANCO: So how far back
24 are they from the street?

25 THE WITNESS: For Phase I?

1 MEMBER CAPOBIANCO: Yes.
 2 THE WITNESS: I don't have that with
 3 me.
 4 MEMBER CAPOBIANCO: Because I don't
 5 remember -- I go by there every day. I don't
 6 remember seeing them.
 7 THE WITNESS: Well they're actually
 8 starting construction on them now as we speak.
 9 MEMBER CAPOBIANCO: That building is
 10 set much further back than Number 2 is, correct?
 11 ATTORNEY MINKS: Well, Phase II is
 12 inside the existing setback, and the stoops will
 13 encroach -- a portion of the stoops will encroach
 14 the setback, correct.
 15 THE WITNESS: Yeah. And in terms of,
 16 like, comparing it to the original design, we're not
 17 expanding the footprint of the building. We're
 18 merely, again, replacing the ground floor with
 19 units, and then the stoops was -- was a bonus,
 20 right? We thought that that would enhance the
 21 walkability and the pedestrian, kind of,
 22 streetscape. So we thought that that was a bonus.
 23 CHAIRMAN GREET: Just a quick
 24 question, what is the difference in the number of
 25 risers on the north side versus the one on the south

1 side, Phase I and Phase II?
 2 You know what I'm getting at? I'm
 3 getting at the height of the stoops --
 4 THE WITNESS: So the height of the
 5 building on Phase I, that first floor is higher. I
 6 would say that there -- we may have somewhere in the
 7 effect of maybe eight to ten risers.
 8 CHAIRMAN GREET: So you will have
 9 eight to ten risers. And on this one how many
 10 risers are you going to have on the opposite side?
 11 THE WITNESS: I'd say four to five.
 12 CHAIRMAN GREET: Four to five. So
 13 it's going to be about half of that?
 14 THE WITNESS: Okay.
 15 ATTORNEY MINKS: And that's consistent
 16 with the original plan which was to keep -- Phase II
 17 is a lower rise, lower height.
 18 THE WITNESS: Right. Lower building.
 19 We have different constraints in Phase I with the
 20 retail on the one side and having the right ceiling
 21 heights in the retail, so we carried that over to
 22 our residential. So we had our separate challenges
 23 there, and that's how we ended on those risers.
 24 CHAIRMAN GREET: Bill, you had a
 25 question?

1 MEMBER NIERSTEDT: Sure. Mr. Minks,
 2 as you mentioned, I wasn't a big fan of your
 3 architecture on the first one, so I'm kind of glad
 4 you're coming back. And I like the stoop. So every
 5 time I go by, I drive by and look at the north side,
 6 my wife is still very uncertain whether she likes
 7 the stoops there or not where we come out onto South
 8 Avenue, but I like them.
 9 My question is, can people walking down
 10 South Avenue look into people's windows, into their
 11 units?
 12 And the question has been bantered
 13 about, but we still -- and I apologize because I
 14 can't find Victor's report, I've looked on my email
 15 and everything -- what is the actual setback? I
 16 know you're protruding into it. What is the
 17 required setback?
 18 Two questions, can they see in the
 19 windows, and what is the setback?
 20 ATTORNEY MINKS: Again, Doug Bartels
 21 will go over the site plan, give you all of the
 22 dimensions. I just wanted to get through
 23 architecture, building materials and planning. And
 24 Doug will take you through the site plan and all of
 25 the engineering, so all those questions should be

1 asked in his principal testimony -- or should be
 2 answered in his principal testimony.
 3 MEMBER NIERSTEDT: Okay.
 4 BY ATTORNEY MINKS:
 5 Q. If you can take the board through -- I
 6 mean you've touched on, you know, in response to the
 7 mayor's questions about the activity of the --
 8 activating the streetscape. If you can touch on the
 9 planning aspects of the changes that we're
 10 proposing, taking into account that this is an
 11 approved project, we're just -- you know, how does
 12 the changes -- how do the changes that we're
 13 proposing tonight continue to affect and satisfy the
 14 aspects of the redevelopment plan?
 15 A. So get into my planning testimony?
 16 Q. Yeah.
 17 A. Sure. All right, so in terms of my
 18 planning testimony, there are six "C" variances that
 19 Mr. Vinegra had mentioned in his report, and I'm
 20 going to add an additional one, which is the
 21 signage because like I said --
 22 Q. That's six "C" not 60.
 23 A. Six "C." So I will quickly list them.
 24 And I provided some brief testimony along with the
 25 architectural, but Variance 1 is the protrusion into

1 the setback along South Avenue associated with the
2 stoops. And like I mentioned, the stoops protrude
3 3.8 feet into the setback.

4 We have a protrusion into the setback
5 along West Street associated with the canopy that
6 you saw over the garage door, and that protrudes
7 3.8 feet.

8 We have a protrusion along Willow
9 Avenue, and the protrusion -- it protrudes out
10 1.9 feet, and those were those little canopies along
11 the roof level that I pointed to.

12 We have a maximum impervious coverage
13 variance, as well, where a maximum of 80 percent is
14 allowed, and we're at 86.9 percent.

15 Q. And the property is currently at 95,
16 correct?

17 A. Correct.

18 Q. And that variance, in particular, was
19 approved in the first hearing?

20 A. Yes.

21 MEMBER NIERSTEDT: Mr. Minks, you say
22 "current," but what was it originally?

23 ATTORNEY MINKS: No, current. The
24 current property is 95 --

25 MEMBER NIERSTEDT: I know the current

1 property. I heard that. The original approval?

2 ATTORNEY MINKS: The original approval
3 was less than what we're proposing today. I believe
4 it was --

5 MEMBER NIERSTEDT: So you're
6 requesting --

7 ATTORNEY MINKS: We're mitigating it.
8 We're adding to it. The stoops create additional
9 impervious.

10 THE WITNESS: Where a minimum of
11 20 percent open space shall be provided, we're
12 proposing 3.1 percent of open space.

13 BY ATTORNEY MINKS:

14 Q. 13.1?

15 A. 13.1. Yes, 13.1 percent open space.

16 Q. And that also was a variance that was
17 approved last time. It was 14 percent and change,
18 but, again, that's affected by the addition of the
19 stoops, correct?

20 A. Correct.

21 And the maximum facade length, where a
22 maximum 75 feet is allowed facing Willow Ave, we're
23 at 287.2 feet. And I'll explain that because --

24 Q. That's unchanged from the current
25 application?

1 A. -- it's unchanged from the current
2 application.

3 MEMBER NIERSTEDT: You said 287 along
4 Willow? Okay.

5 ATTORNEY MINKS: That was approved in
6 the prior application. That is unchanged.

7 THE WITNESS: Correct.

8 So we comply with the 75 feet on the
9 second level where we have the courtyards, but along
10 the ground level the facade is continuous, and
11 that's where that 287.2 feet --

12 ATTORNEY MINKS: But, again, we're not
13 asking for --

14 THE WITNESS: We're not asking for any --

15 ATTORNEY MINKS: -- a variance today.

16 That just is a continuation of an existing variance.

17 BOARD MEMBER: Why is it a variance?

18 BY ATTORNEY MINKS:

19 Q. Keep going.

20 A. So, in my opinion, the variances
21 requested for the proposed improvements can be
22 granted under the C(2) criteria. And as the board
23 is aware, the C(2) criteria requires that the
24 applicant show there are benefits associated with
25 the approval of the variances sought, and those

1 benefits outweigh any detriments associated with
2 granting the variance.

3 So in terms of my positive criteria,
4 the project promotes a desirable visual environment
5 by basically developing an underutilized, you know,
6 a lot that has basically been, for many years, an
7 eyesore along South Avenue. We feel like this
8 design further enhances the pedestrian connectivity
9 along South Avenue. We feel that's an improvement
10 upon the original design that we had approval for.
11 It further promotes, again, the goals of the
12 transit-oriented development. And we feel like we
13 further provide better linkages between this
14 Phase II, the Phase I that is under construction,
15 and the Garwood station and the overall neighborhood
16 by really tying these two buildings together.

17 Q. And specifically the redevelopment plan
18 as a transit-oriented development plan seeks to
19 encourage greater pedestrian traffic, correct?

20 A. Correct.

21 Q. And the addition of these stoops and
22 the beautification of the architecture, you believe
23 in your professional opinion as a licensed planner,
24 is an element that enhances and encourages that type
25 of pedestrian access?

D. Santos, RA, P.E., P.P. 44

1 A. Yes, especially, too, because you do
2 have the retail component so --

3 Q. When you say "the retail component,"
4 you mean the retail that is being constructed on
5 Phase I?

6 A. Yes.

7 Q. And then does that include the outdoor
8 plaza in Phase I?

9 A. Yes.

10 Q. And the --

11 BOARD ENGINEER: Phase I, Phase I.
12 ATTORNEY MINKS: Phase I.

13 BOARD ENGINEER: Yeah, but Phase I is
14 not a justification for a variance on Phase II.
15 Let's keep those two separate. It's a separate
16 application.

17 ATTORNEY MINKS: The fact that we want
18 to activate the neighborhood and it's a
19 redevelopment area, and that is a property in a
20 redevelopment area is absolutely relevant.

21 BOARD ENGINEER: You conform with
22 the redevelopment plan. I don't want to use --

23 ATTORNEY FRASER: Right now we're on
24 questions.

25 ATTORNEY MINKS: Okay.

D. Santos, RA, P.E., P.P. 45

1 BY ATTORNEY MINKS:
2 Q. Okay, I'm taking Mr. Vinegra's comments
3 into account. The goal of the current -- of the
4 redevelopment plan for this property is to activate
5 the streetscape. And it's your testimony, as a
6 professional licensed planner in the state of New
7 Jersey, to a reasonable degree of professional
8 certainty, I believe, is that this will encourage
9 and further satisfy the activation element of this
10 transit-oriented development, correct?

11 A. Yes.

12 Q. Thank you.

13 A. So as a result, the benefits of this
14 application outweigh any detriments associated with
15 granting the variances that I explained. And the
16 last one that I mentioned like -- it would be the
17 signage, which is not in the report, but we want to
18 throw that in, as well, because we feel like the
19 zoning ordinance isn't -- their zoning and their
20 descriptions of the signage really is not
21 appropriate to this type of development here.

22 Q. And the applicant would be willing to
23 work with the borough engineer, however, to work on
24 the sign tool kit or whatever --

25 A. Yeah. We can provide --

D. Santos, RA, P.E., P.P. 46

1 (Simultaneous cross-talking.)
2 ATTORNEY MINKS: I forget what was
3 referenced back in 2019. I'm sorry if it's a sore
4 spot but, nevertheless we'll --

5 MEMBER NIERSTEDT: It's a positive,
6 it's a positive sore spot.

7 ATTORNEY MINKS: We'll certainly work
8 with the borough engineer --

9 THE WITNESS: And I just want to
10 mention that the signage will be lit. It will be
11 front-lit. The letters on the canopy will be
12 front-lit, and the letters on the building-mounted
13 signage will be front-lit and also backlit, as well.

14 BY ATTORNEY MINKS:
15 Q. Is that consistent with what we have
16 across the street? Again, is that to try to
17 encourage --

18 A. Correct, it's consistent, you know,
19 with the signage package we have on Phase I and
20 basically, you know, our branding that we do in
21 other developments, as well.

22 Q. Okay. Thank you.

23 A. So in terms of my negative criteria, I
24 offer that this project will not have a substantial
25 detriment to the public good and that it will not

D. Santos, RA, P.E., P.P. 47

1 substantially impair the intent and purpose of the
2 zone plan and ordinance, and I base my opinion on
3 the following:
4 The minor deviations due to setbacks
5 along South Ave, West and Willow are basically all
6 to further enhance the architecture of the building,
7 to further enhance the pedestrian-level architecture
8 and connectivity, and we think that they are there --

9 UNIDENTIFIED SPEAKER: What about --

10 ATTORNEY MINKS: Excuse me, we're
11 testifying right now. It's not public questioning
12 at this time.

13 THE WITNESS: -- and I feel that
14 they're there to, again, enhance the look and feel
15 of the building.

16 The deviations regarding impervious
17 coverage, minimum open space. Usually when you're
18 looking at that, you're looking at it in terms of
19 stormwater management. But Mr. Bartels will provide
20 testimony, and we comply with all the stormwater
21 runoff.

22 And in terms of aesthetics, although we
23 do not meet the open space requirement, we do have
24 open space over the podium on the second level that,
25 again, is very aesthetically pleasing that you will

1 see through Willow Ave. Looking up, you will see
 2 the glass railings into those courtyards.
 3 And finally, with the signage again, we
 4 felt like it provides a strong connection to that
 5 entrance lobby. We feel that, again, it brings
 6 attention to the entry to the building, and, again,
 7 it's consistent with the architecture, and we feel
 8 like we've incorporated this signage and design into
 9 the architecture of the building.

10 So as a result, we offer that the --
 11 that these variances do not -- offer a public
 12 benefit and basically meet the intent of the
 13 redevelopment plan.

14 BY ATTORNEY MINKS:

15 Q. They offer a public benefit?

16 A. Yes.

17 Q. Thank you. Thank you very much,
18 Mr. Santos.

19 CHAIRMAN GREET: All right. Do we
20 have any questions of this witness from the board?

21 MEMBER NIERSTEDT: Who wants to go
22 first?

23 MAYOR TODISCO: I have a couple.

24 CHAIRMAN GREET: Okay.

25 MAYOR TODISCO: Thank you. Variance

1 Number 6, the maximum facade length, where a maximum
 2 of 75 feet facing Willow is required, 287.2 feet of
 3 facade are proposed along -- facing Willow Avenue.
 4 You explained that, but it sounded like it was the
 5 same as the previous application so --

6 ATTORNEY MINKS: It is. It's not a
7 variance.

8 MAYOR TODISCO: There is no variance?

9 ATTORNEY MINKS: Correct.

10 MAYOR TODISCO: Okay.

11 ATTORNEY MINKS: It's a continuation
12 of an existing variance.

13 MAYOR TODISCO: Okay. That sounds
14 about right.

15 MEMBER NIERSTEDT: And I would argue
16 since it's a new application --

17 ATTORNEY MINKS: It's not a new
18 application. It's an amendment.

19 MEMBER NIERSTEDT: Well, there's a
20 variance involved, a substantial change. I won't
21 get into that.

22 ATTORNEY MINKS: I would disagree.
23 These are architectural elements. I would --

24 MEMBER NIERSTEDT: They create
25 variances. I won't get into that.

1 But, Mayor, for what it's worth, I
 2 would say it's a new variance. That's my opinion.
 3 MAYOR TODISCO: Okay. I remember the
 4 last go-round a couple of years ago about this with
 5 the open space and counting the courtyards that are
 6 raised versus not.

7 So right now, if you don't count them,
8 that's the 13.1 percent, right? Of open space.

9 ATTORNEY MINKS: Yes.

10 MAYOR TODISCO: If you count those
11 courtyards, what does that elevate that percentage
12 to?

13 ATTORNEY MINKS: Do you have that
14 answer or is that Doug?

15 THE WITNESS: That's Doug.

16 MAYOR TODISCO: Okay.

17 ATTORNEY MINKS: We're not passing the
18 buck. We'll cover it.

19 MAYOR TODISCO: Not a problem at all.

20 And my last question, I'm going to say
 21 it's a question or a comment. But what I would
 22 really like to see, and I hope it's possible, would
 23 be a side-by-side rendering of what was approved in
 24 January 2019 versus what we're looking at now.

25 I'm pretty good at keeping my papers,

1 but I can't guarantee I kept that one. So I think
 2 it might be a benefit to everyone on the board,
 3 especially new members.

4 ATTORNEY MINKS: The exterior
5 renderings?

6 MAYOR TODISCO: The exterior
7 specifically.

8 ATTORNEY MINKS: It would be a very
9 dramatic difference because they were not fully
10 rendered at that time, not to this level.

11 THE WITNESS: Not to this level, no.

12 MAYOR TODISCO: Specifically, I would
 13 be interested -- and I hope others would be, too --
 14 seeing what the first floor looks like with the
 15 grilles and then the parking garage versus what
 16 you're proposing.

17 And that's all I have, Mr. Chairman.

18 CHAIRMAN GREET: Okay. Thank you.

19 ATTORNEY MINKS: Thanks. That's all.
20 Thank you very much.

21 All right. My next witness is --

22 MEMBER VILLAGGIO: I'm waiting for
23 Doug.

24 ATTORNEY MINKS: Well, he's the next
25 guy. He's the star witness.

1 MEMBER NIERSTEDT: Yeah. Well, hang
2 on. We're almost there.

3 CHAIRMAN GREET: Bill, you have one?

4 MEMBER NIERSTEDT: Yeah. Let me say
5 up front that I don't have a -- I really, maybe I
6 shouldn't be saying this at this point, but I don't
7 have a problem with these variances involving the
8 stoops or the -- although I'm waiting to hear the
9 exact number -- or the canopy.

10 The ones that hit me, which the mayor
11 mentioned, the impervious coverage and open space.
12 I will get into signage in a second. I always have
13 difficulty when a planner puts forth overall
14 proposed -- overall project consistency or
15 advancements of a zone plan when discussing a
16 specific variance request.

17 And what I mean by that is, is sure,
18 this project advances the goals of the redevelopment
19 plan; sure, it advances the master plan; sure, it's
20 a greater project than what we have out there today.

21 But I guess my question is, how does an
22 increase in impervious coverage -- how is that a
23 benefit to the community? How is that a benefit to
24 this site? And how does that outweigh the detriment
25 of the granting of the variance for increased

1 impervious coverage on this site?

2 ATTORNEY MINKS: I would say for the
3 same reasons that you granted this application --

4 ATTORNEY FRASER: These are questions
5 for the planner, Mr. Minks.

6 ATTORNEY MINKS: I understand.

7 MEMBER NIERSTEDT: You understand but
8 you're answering.

9 THE WITNESS: So what I will offer
10 from that is there is a slight increase in
11 impervious if you're mentioning from the original
12 application to this one. And the reason we
13 have that slight --

14 MEMBER NIERSTEDT: Let me back up. I
15 didn't like it the first time.

16 THE WITNESS: Right.

17 MEMBER NIERSTEDT: So if you tell me
18 it's more, I like it even less.

19 THE WITNESS: Okay. So I can start by
20 explaining why it's more, right? So the reasons why
21 it's more is, obviously, now we have the stoops.
22 Okay? That adds additional impervious coverage. We
23 didn't have the stoops in front of, let's say, the
24 parking garage or deck. So that is something that
25 is going to add to the impervious coverage.

1 We have also since then, further
2 developed the hardscape in front of that lobby.
3 Okay? So if you can see here, we have planters, we
4 have pavers. So we have further developed that
5 hardscape, and now that has been basically plugged
6 into the equation.

7 MEMBER NIERSTEDT: All right. That is
8 impervious coverage, but that does count as open
9 space, right?

10 THE WITNESS: No, I don't think so.

11 MEMBER NIERSTEDT: Victor -- it's too
12 many years -- it's an increase in impervious
13 coverage obviously, but you still count a plaza as
14 an open space, right? It's not --

15 ATTORNEY MINKS: Not by the ordinance.

16 BOARD ENGINEER: I forget. I think
17 they're actually allowed to do the overhead -- the
18 second floor open space as open space, too. I
19 forget. I don't have the original --

20 MEMBER NIERSTEDT: For what it's worth
21 -- I can be wrong, but this is a benefit for you.
22 This one works in your favor.

23 ATTORNEY MINKS: I appreciate that.

24 MEMBER NIERSTEDT: I think you can
25 count the plaza. Just as a residential dwelling can

1 count a patio as open space, I believe you can count
2 that as open space also. I believe. But you can
3 double-check.

4 ATTORNEY MINKS: Well, we, obviously,
5 are going to be as conservative as possible. We
6 want to let the board know that based on our
7 understanding, that it's technically impervious and
8 technically doesn't qualify as grassy open space,
9 which is how we interpreted it.

10 However, I do recall at the last
11 hearing, and I believe there was certain -- there
12 was certainly consideration given to the courtyards
13 as mitigating what otherwise, on its face, appeared
14 to be a variance condition.

15 MEMBER NIERSTEDT: Right.

16 ATTORNEY MINKS: I don't believe that
17 it -- it wasn't used to eliminate the need for the
18 variance, and the board was gracious enough to grant
19 us the variance.

20 MEMBER NIERSTEDT: No. Mr. Minks, the
21 courtyards I agree with. I'm talking about the
22 plaza out front.

23 ATTORNEY MINKS: Yes.

24 MEMBER NIERSTEDT: I think you can
25 count that as open space. If you haven't, I think

1 you can.
 2 Is there any other way to get any open
 3 space in the parking lot? Are there any islands
 4 that should be there? Are there any --
 5 THE WITNESS: I don't know. We have
 6 the sidewalk.
 7 MEMBER NIERSTEDT: You can count the
 8 sidewalk as open space.
 9 ATTORNEY MINKS: Mr. Bartels can
 10 confirm this, but he just confirmed to me that if
 11 the courtyards and the plaza could be counted, we
 12 would no longer have a variance for open space.
 13 MEMBER NIERSTEDT: It might be worth
 14 looking into that. Okay, appreciate that.
 15 ATTORNEY MINKS: And to remind you
 16 also, at the last plan -- I don't know if Diogo
 17 recalls -- but this island actually was created, it
 18 was one of the reasons why -- the fire department
 19 didn't want connectivity of the two lots, and we
 20 used that as an opportunity to create a green
 21 island. And I think it was partially because of
 22 your suggestion to add more green space, so we did
 23 add that at that time.
 24 I don't think we can really program it
 25 more based on the available property.

1 MEMBER NIERSTEDT: All right. So
 2 let's switch to the signs for a second.
 3 I don't know the answer to this
 4 question. What is the governing regulation? Is it
 5 the redevelopment plan, or is it the Borough's,
 6 quote/unquote, sign ordinance kid at hearts?
 7 THE WITNESS: It's the borough zoning
 8 ordinance.
 9 MEMBER NIERSTEDT: So it's the borough
 10 zoning ordinance?
 11 ATTORNEY MINKS: Correct.
 12 BOARD ENGINEER: It's the zoning
 13 ordinance because we didn't write a specific --
 14 MEMBER NIERSTEDT: Right.
 15 BOARD ENGINEER: -- we didn't write a
 16 specific sign section.
 17 MEMBER NIERSTEDT: Understood.
 18 BOARD ENGINEER: So we were going to
 19 handle each application separately when they
 20 submitted a sign package.
 21 MEMBER NIERSTEDT: All right. So,
 22 again, I apologize for getting too specific. I'm
 23 just curious -- and I know, Mr. Minks, you're saying
 24 you're erring on the side of caution being
 25 conservative -- that word scares me -- but --

1 ATTORNEY MINKS: No political
 2 connotation.
 3 MEMBER NIERSTEDT: No political
 4 connotation.
 5 But do you know how much -- how big the
 6 sign is compared to what's actually permitted?
 7 THE WITNESS: So the tough part is
 8 figuring out what is actually permitted because
 9 there's nothing in the zoning ordinance that really
 10 talks to this specific type of development so...
 11 MEMBER VILLAGGIO: 40 square feet,
 12 don't we?
 13 BOARD ENGINEER: We don't have a -- we
 14 don't have a multifamily high-rise, mid-rise
 15 building ordinance.
 16 MEMBER VILLAGGIO: No. We just have
 17 40 square feet or something like that.
 18 ATTORNEY MINKS: Which is why at the
 19 last hearing, at the Phase I hearing and I believe
 20 at the Phase II hearing, as well, we agreed that the
 21 applicant would work with the borough engineer to
 22 work on that signage tool kit to arrive at an
 23 acceptable sign package.
 24 We wanted to not be silent on signage.
 25 We wanted to show you what we're envisioning, but

1 the applicant is, again, willing to work with the
 2 borough engineer to develop, and refine and finalize
 3 the final sign package.
 4 MEMBER NIERSTEDT: All right. We'll
 5 let that continue that way.
 6 The question then is lighting of these
 7 signs. When you say -- I apologize -- "front-lit,"
 8 front-lit, to me, is putting a light on the sign,
 9 shining on the sign, and then, to me, it's going to
 10 go into the apartments.
 11 THE WITNESS: No.
 12 MEMBER NIERSTEDT: Why aren't these
 13 simply up-lit?
 14 THE WITNESS: So the actual letters
 15 themselves, they're an acrylic channel letters, and
 16 the actual letters themselves are lit internally.
 17 MEMBER NIERSTEDT: All right. So when
 18 you said "front-lit," that threw me off.
 19 You're saying each individual letter is
 20 internally lit?
 21 THE WITNESS: Internally lit, correct.
 22 MEMBER NIERSTEDT: Question, have you
 23 thought about simple uplighting because those
 24 individual lights or individual letters, they --
 25 just personally, I don't know everybody else, I have

1 never been a big fan of them.
 2 Have you thought about just uplighting?
 3 Are we talking --
 4 THE WITNESS: Yeah, I'll be honest, we
 5 have done the face-lit and backlit letters in other
 6 developments, and it has come out very nice. We
 7 love the look.
 8 MEMBER NIERSTEDT: I agree with you,
 9 but I would rather have them backlit than
 10 internally.
 11 THE WITNESS: Well, if you backlit
 12 light them, then you lose the effect at night.
 13 So the backlit is almost like an effect
 14 rather than --
 15 MEMBER NIERSTEDT: Well, who's going
 16 to be attracted at night? Who are we trying to
 17 attract here at night? Aren't we trying to give
 18 people darkness so they can sleep?
 19 THE WITNESS: Well, because they're
 20 front-lit, each letter is individually front-lit,
 21 you're not pushing light into the units, right?
 22 So --
 23 MEMBER NIERSTEDT: I apologize, again.
 24 "Internal" is different than front. Are they
 25 internal or are they front?

1 THE WITNESS: When I say "front-lit,"
 2 that means that they're internally lit and that the
 3 letters themselves are lit along the face, right?
 4 Each individual letter. Okay?
 5 ATTORNEY MINKS: As opposed to having
 6 a box?
 7 THE WITNESS: As opposed to having a
 8 light or a box like for, you know -- with basically
 9 like you have the police sign outside with, like, a
 10 light box, right? And that whole light box is lit,
 11 and then you just have the letters.
 12 This, in this concept, each individual
 13 letter is lit. The box is not lit. So it
 14 sits again --
 15 MEMBER TARANTINO: But it's still
 16 backlit?
 17 THE WITNESS: But the individual
 18 letter is backlit. So the individual letter is
 19 backlit, and the individual letter is lit along its
 20 face so it --
 21 MEMBER NIERSTEDT: All right. I
 22 appreciate Mr. Tarantino's input there because that
 23 "front-lit" is what was throwing me off, so --
 24 ATTORNEY MINKS: By reference, if
 25 you're familiar with our project in Union along

1 Morris Avenue, the Vermella sign is lit in the same
 2 manner. I don't know if you've seen it at night.
 3 MEMBER NIERSTEDT: I'll take a look.
 4 ATTORNEY MINKS: It is a subtle
 5 lighting that achieves a lit sign but does not pool
 6 or spill a lot of noise[sic] pollution from the sign
 7 because it's internally maintained.
 8 MEMBER NIERSTEDT: Okay. I appreciate
 9 that explanation. Thank you.
 10 CHAIRMAN GREET: Anyone else from the
 11 board?
 12 MEMBER CAPOBIANCO: Yeah, I got one.
 13 CHAIRMAN GREET: Yeah, Ken.
 14 MEMBER CAPOBIANCO: So I'm looking at
 15 this stuff and it's -- everything is encroaching on
 16 the limits. So why can't the building just be made
 17 5 feet smaller, the footprint, so that you don't
 18 need any variance for any of these things?
 19 THE WITNESS: I mean, I think the
 20 basic --
 21 MEMBER CAPOBIANCO: Why can't the
 22 front facade be moved back 5 feet so it doesn't
 23 encroach?
 24 THE WITNESS: Yeah, the basic concept
 25 of our original approval was the same, right? We

1 maximized the building along its setbacks. You
 2 know, to shrink the building 5 feet in either
 3 direction, you know, on a building like this, it
 4 would drastically impact our unit sizes, and the
 5 units here are similar to the ones in Phase I.
 6 So, again, we started out with the
 7 footprint of the original approval, and we felt that
 8 these were accessories that we would come before the
 9 board and say, Hey, listen, we think the stoops are
 10 a neat idea. You know, if the board feels that, you
 11 know -- in agreement with us, we are asking for a
 12 variance on that.
 13 These little fins along the back on the
 14 third level, again, if the board says, you know, We
 15 really don't like them, we'll take them out. It's
 16 not going to make or break the design.
 17 The canopies, you know, we can make
 18 them shorter if that's something that you felt that
 19 really, you know -- the fact that it encroached, it
 20 encroached too much and you didn't see the benefit,
 21 we could also move them back.
 22 So nothing here on these items is -- is
 23 detrimental in terms of if the board felt we needed
 24 to take them out to not get the variance, but we
 25 felt they were nice adds to the architecture of the

1 building. And so that's -- that's how we -- you
 2 know, that was the strategy or the thought process.
 3 MEMBER CAPOBIANCO: I understand what
 4 you're saying, and I don't begrudge anyone making a
 5 buck. I just don't think that it should be done
 6 this way. I think you can do other things and bring
 7 it back into code. I really do.
 8 ATTORNEY MINKS: It's not a code
 9 violation --
 10 MEMBER CAPOBIANCO: It's not
 11 necessarily my problem -- it's not necessarily my
 12 problem to make sure that you're making a profit.
 13 So to go to the limits like you're going is, you
 14 know --
 15 THE WITNESS: Well, so here is -- I
 16 can --
 17 MEMBER CAPOBIANCO: I don't understand
 18 why it was approved and now you are coming back and
 19 saying, well, we want to --
 20 (Stenographer admonishment for
 21 simultaneous cross-talking.)
 22 THE WITNESS: Well, imagine --
 23 MEMBER CAPOBIANCO: I don't understand
 24 why you need -- it was approved one way, and now
 25 you're coming back and saying we need it to be

1 bigger.
 2 THE WITNESS: Right. So I'll say that
 3 the building footprint itself did not grow relative
 4 to the original. It's the accessories, let's say,
 5 that we're adding as a result of enhancing the
 6 architecture, right? That is, let's say, pushing us
 7 over the limit.
 8 So we're not going back and saying,
 9 Hey, we're growing the building because now we're
 10 fitting more units and we're adding more space to
 11 the building. We're saying, Hey, we're asking for
 12 this because we think the stoops are a nice little
 13 feature, or the canopy is a nice feature, right?
 14 So, again, if we can eliminate the
 15 canopies, we can eliminate the stoops, and we can
 16 eliminate the fins, and then the building is
 17 conforming with the setback requirement. But we
 18 felt that it will cost us money to do these items,
 19 right? It won't necessarily add anything in terms
 20 of, let's say, rental or anything like that. We
 21 just feel like they were nice little accessories to
 22 enhance the architecture.
 23 So I guess that's how I would explain
 24 it in terms of why we did it.
 25 ATTORNEY FRASER: Wait a minute.

1 You're saying that the stoops aren't adding to the
 2 rental cost of those units? Did I understand that
 3 correctly?
 4 THE WITNESS: The rental cost?
 5 ATTORNEY FRASER: You said it's not
 6 going to add to rent. Are you not going to charge
 7 more for the ones with the stoops?
 8 THE WITNESS: I mean, we could --
 9 ATTORNEY FRASER: That was your
 10 testimony. Did I understand it correctly?
 11 THE WITNESS: I don't think that it
 12 substantially increases the square footage. I don't
 13 know that our leasing team will -- if we eliminated
 14 the stoops would necessarily -- or eliminated the
 15 door there, because they still have access to the
 16 corridor, that it necessarily would decrease. Let's
 17 say if you're --
 18 ATTORNEY FRASER: I'm not asking
 19 necessarily. I listened to your testimony. Did I
 20 hear you correctly to say, as I thought this is what
 21 you said, that you're not charging more for the ones
 22 with the stoops?
 23 Are you retracting that testimony?
 24 THE WITNESS: I don't think that I
 25 meant that it would be a direct correlation to the

1 rental increase of that unit because there's a
 2 stoop. That's my opinion.
 3 ATTORNEY FRASER: I'm not talking
 4 about the rent. You said something specific. I
 5 just want to know, is that your testimony, or are
 6 you retracting it?
 7 THE WITNESS: I'm not sure what
 8 you're --
 9 ATTORNEY MINKS: Are you retracting
 10 it?
 11 THE WITNESS: Retracting what? I'm
 12 not sure that I agree with what you're saying I need
 13 to retract.
 14 ATTORNEY FRASER: I believe that you
 15 said that you're not charging more --
 16 THE WITNESS: I don't think I said --
 17 ATTORNEY FRASER: -- for the stuff
 18 with the stoops. You're saying you didn't say that?
 19 THE WITNESS: I did not say that we're
 20 charging more rent for the units with the stoops.
 21 ATTORNEY FRASER: All right. The
 22 record will reflect.
 23 BY ATTORNEY MINKS:
 24 Q. Are you employed by Russo Development
 25 in the capacity of a leasing agent --

D. Santos, RA, P.E., P.P. 68

1 A. No.

2 Q. -- or are you participating in any way

3 with programming for rents or the leasing of these

4 units?

5 A. No.

6 Q. So is it within your purview and within

7 your testimony as an expert tonight to testify as to

8 what these may or may not rent for?

9 A. No.

10 Q. So was it your personal opinion that

11 they may or may not have a rental differential

12 because of the stoops? Was it your personal opinion

13 or --

14 A. It was my personal opinion.

15 Q. Okay. So it was not your testimony as

16 a licensed planner --

17 A. No.

18 Q. -- nor are you familiar whether or not

19 Russo Property Management may or may not charge --

20 A. The intent -- yeah, the intent of my

21 statement was that the units could still be there

22 and function with or without the stoops.

23 Q. With or without the stoops, okay.

24 Thank you.

25 MEMBER TARANTINO: I have one thing,

D. Santos, RA, P.E., P.P. 69

1 and Victor brought this up, but I don't think we

2 investigated it far enough.

3 I understand that you're trying to

4 bring a residential component at ground level on the

5 North Avenue side. I, personally, think that we're

6 doing an injustice by not investigating putting that

7 face on the Willow Avenue side and continuing the

8 residential facing south on Willow.

9 Did you look at that?

10 ATTORNEY MINKS: I can't speak to the

11 engineering of the building and whether or not

12 that's even possible.

13 MEMBER TARANTINO: I don't think it

14 has anything to do with engineering. It's an

15 architectural issue.

16 ATTORNEY MINKS: No. If you think

17 about -- the engineering of the building, I think,

18 will absolutely dictate that, but I will let the

19 engineer speak to it.

20 THE WITNESS: Yeah, I would just say

21 that the fact that we have the open courtyards

22 facing the residential Willow Street --

23 MEMBER TARANTINO: But that's at the

24 second floor.

25 THE WITNESS: I'm sorry?

D. Santos, RA, P.E., P.P. 70

1 MEMBER TARANTINO: That's at the

2 second floor, correct.

3 THE WITNESS: That's at the second

4 floor, correct.

5 MEMBER TARANTINO: I don't understand

6 why you can't get residential one-story rental units

7 on the first floor facing Willow.

8 THE WITNESS: Yeah, I mean, it could

9 possibly be --

10 MEMBER TARANTINO: If anybody needs

11 residential appearance, I think it's the Willow

12 Avenue corner. I mean, those homes are going to be

13 staring at a parking garage.

14 THE WITNESS: No, they're -- well,

15 they're going to be staring at the landscaping

16 that's going to cover the parking.

17 MEMBER TARANTINO: Yeah, but you'll

18 have those punctured windows with grilles with

19 lights 24 hours a day because the garage is going to

20 be lit up.

21 ATTORNEY MINKS: Again, we propose no

22 amendment to that, as it's currently approved.

23 However, we hear what you're saying. And again,

24 from an engineering perspective, if it's possible,

25 we can look at that. But it's not what the

D. Santos, RA, P.E., P.P. 71

1 applicant is proposing today. It's not what we

2 modeled.

3 But we certainly hear the board. We

4 always listen to what we hear from these hearings,

5 and we usually address them if they're addressable.

6 So that's something that we'll discuss back with my

7 client.

8 MEMBER CAPOBIANCO: I mean,

9 aesthetically speaking, if the building was flipped

10 180 degrees, those courtyards would look nice from

11 South Avenue, and then it would look much more

12 residential on Willow. I think those courtyards

13 would be a nice aesthetic thing to people driving

14 by.

15 THE WITNESS: Yeah, I mean, we can

16 study that. But, again, the intent here was to try

17 to create that same form across from Phase I, right?

18 That's what we were trying to do. We were trying to

19 look at South Ave and go by the recommendations of

20 the redevelopment plan.

21 We thought that that was where the

22 redevelopment plan was going. So we felt that that

23 would further, you know, connect both buildings

24 together.

25 MEMBER CAPOBIANCO: Can you speak as

D. Santos, RA, P.E., P.P. 72

1 to parking or is that --

2 ATTORNEY MINKS: Doug is right here.

3 We can start his testimony. He'll testify as to the

4 site plan.

5 CHAIRMAN GREET: Any other questions

6 from the board? Anyone else with questions from the

7 board?

8 Okay, with that, I'll close it up and

9 I'll open it up to the general public for questions

10 particular of this witness from the general public.

11 Anyone? State your name and address,

12 please.

13 FRANK KELLY: It's Frank Kelly, I own

14 306 Willow and 439 Willow. Can I sit down, because

15 I've got some notes here that I'm going to be

16 fumbling through here -

17 CHAIRMAN GREET: Yes.

18 FRANK KELLY: Just on the corner?

19 That's great, thank you. And I'm new at this so if

20 everybody can bear with me.

21 I did canvass the neighborhood.

22 ATTORNEY FRASER: Hold on a second.

23 We're doing questions.

24 CHAIRMAN GREET: Yeah, we're doing

25 questions for this specific witness right now.

D. Santos, RA, P.E., P.P. 73

1 FRANK KELLY: Okay, questions for the

2 witness. And they come from myself and other

3 neighbors in town --

4 ATTORNEY MINKS: I'm going to object

5 to his representation.

6 ATTORNEY FRASER: Let's hear his

7 question.

8 FRANK KELLY: -- but I'm going to ask

9 them, okay. So if you will just bear with me,

10 again, I'm new at this so --

11 ATTORNEY MINKS: Oh, Mr. Kelly, just

12 ask your question. Frank, you have been here

13 through plenty of hearings.

14 ATTORNEY FRASER: We're not going to

15 do it either way. Just ask the questions.

16 FRANK KELLY: The stoops, the stoops

17 here, there was another applicant here earlier that

18 said that they moved their building back further

19 from the street to accommodate more open space and

20 allow more open area from the street.

21 Have you considered moving the building

22 back similar to the corrugated project; moving the

23 building back off of South Avenue which will allow

24 for your stoops and your canopies and your overhang?

25 THE WITNESS: Yes, so again our

D. Santos, RA, P.E., P.P. 74

1 footprint, you know, we kept the same building

2 footprint as the original application so the stoops

3 were a feature that was added. So we did not take

4 the approach of saying, okay, well let's add the

5 stoops and make the building smaller. We said let's

6 add the stoops and it will be part of the open space

7 along South Avenue. And even though we're requiring

8 a variance the intent would be there that the stoops

9 would be part of that open area along with the

10 setback.

11 So from that perspective we never

12 thought of shrinking the building to add the stoops,

13 yeah.

14 FRANK KELLY: Did I hear that, in

15 Phase I, that there were some stoops and they are

16 not encroaching on the setbacks?

17 THE WITNESS: Correct.

18 FRANK KELLY: Correct? Okay, thanks.

19 On the canopies you're saying that

20 they're protruding -- you're asking for an

21 additional two feet encroachment which you're

22 already encroaching into the setbacks; is that true?

23 THE WITNESS: Correct.

24 FRANK KELLY: So originally they were

25 protruding -- how much were you encroaching on the

D. Santos, RA, P.E., P.P. 75

1 setback?

2 THE WITNESS: Well originally we did

3 not have those same canopies, so these canopies are

4 different. They're in different locations, and so

5 they're different from the original design. The

6 original building architecture was completely

7 different. So these canopies are in different

8 locations so that's why we're asking for the

9 variance.

10 So that it's not one for one. We

11 didn't make the canopy on the original design

12 bigger; we just changed the location because it was

13 a different architectural feature and we made it

14 deeper. Because, for example, on West Street we had

15 a parking entrance, right, the garage door. So we

16 felt that the canopy protruding out six feet as

17 opposed to, let's say, two feet would help hide the

18 fact that the door was there and, again, create that

19 pedestrian scale. So it was there to try to work

20 with the form of that garage and mask it a little

21 bit. Along the back same thing, above the windows

22 on the third floor we felt that, again, it would

23 help kind of, you know, add to the articulation of

24 the building and would be a feature that, you know,

25 would potentially enhance the architecture there as

1 well.

2 FRANK KELLY: Thank you. You admitted
3 in testimony that you are a licensed architect. So
4 in the architecture of the building itself what was
5 the height, the overall height that was approved in
6 the original plan?

7 THE WITNESS: I don't have the exact
8 numbers but I believe it was 1 or 2 feet lower than
9 this one here.

10 FRANK KELLY: Can you get the exact --

11 ATTORNEY MINKS: The engineer will
12 testify to the site plan and will include the actual
13 heights.

14 FRANK KELLY: Okay.

15 How high are these canopies that you
16 are looking to put on the roof?

17 Is that an actual picture of the
18 rendering of the canopies as you're asking for up on
19 the third floor?

20 THE WITNESS: No. That's the back of
21 the building.

22 FRANK KELLY: Well, actually that's
23 the front of the building, right?

24 THE WITNESS: The back of the building
25 is where the canopies are. The canopies are located

1 on the first floor.

2 So, yeah, just to further kind of
3 explain, so this is the back of the building here,
4 and the canopies are -- you see these towers here,
5 the six towers, we have these small canopies along
6 the top again just to break up the elevation a
7 little bit.

8 We thought that from the head of the
9 windows to the top of the parapet we felt needed a
10 little bit of relief there. And so, again, little
11 things like this just make the overall height of the
12 building feel a little lower. And that was our
13 intent, that this building all around had a lot of
14 pedestrian -- what we call -- had a lot of
15 pedestrian-scale characteristics, where we did
16 everything we could to kind of make the height feel
17 as low as possible to the human eye.

18 So these are little articulations that
19 we're adding there.

20 FRANK KELLY: Okay. Did you consider
21 the setback and three-plus stories above, that there
22 really is any appeal to those things that are up
23 there, 35 feet up in the air?

24 THE WITNESS: Yes, so what I would say
25 is, you know, could these little canopies come out,

1 I think that would be something that we could
2 certainly do to avoid the variance.

3 If the board felt that they added no
4 value, that's something, certainly, that we could
5 consider removing and then we wouldn't have the
6 deviation.

7 So, like I said, it's an accessory to
8 the building architecturally. But is it required, I
9 would say no. So if, let's say, the board felt that
10 it was not necessary, that's something that I think,
11 you know, we would be willing to give up.

12 FRANK KELLY: Great. And I thank you
13 for that. I guess one of the concerns are, you
14 know, the height of the building. And how high are
15 those -- we're adding to the height of the building
16 as well with these; how high are those additions?

17 THE WITNESS: So they don't -- these
18 canopies don't add to the height of the building.
19 So the building height is set, right. Imagine the
20 building height is 39'6" and we come in and we add
21 these canopies just above the head of the window,
22 right.

23 ATTORNEY MINKS: Just, if I could, by
24 "canopy" you mean this little black line.

25 THE WITNESS: Right, this little black

1 line.

2 ATTORNEY MINKS: Not this entire
3 feature, just this little black line that's shown
4 here, that's a two-dimensional rendering of a small
5 canopy that protrudes outward. Only the black line
6 here.

7 Not this. This is already programmed
8 and part of the building height.

9 THE WITNESS: Yes, this is part of the
10 parapet of the building.

11 ATTORNEY FRASER: Wait, excuse me.
12 Put it another way, the canopy is not adding to the
13 height; is that what you're saying?

14 THE WITNESS: Right. Yes.

15 FRANK KELLY: So that's what I'm
16 asking. I'm thinking the solid, the heavy black
17 line is an addition to the building.

18 THE WITNESS: No.

19 ATTORNEY MINKS: No.

20 ATTORNEY FRASER: The canopy goes out
21 not up, right?

22 THE WITNESS: Correct. These canopies
23 here, circled in red.

24 FRANK KELLY: Right. Those are what
25 we're talking about?

D. Santos, RA, P.E., P.P. 80

1 THE WITNESS: Correct.

2 FRANK KELLY: Because the older ones,

3 the higher ones, also protrude and act as a

4 quasi-canopy, right?

5 THE WITNESS: No. These here, they

6 protrude maybe six inches. So they do not -- they

7 are not creating any setback issue.

8 We're talking about these little

9 canopies here, the ones that I circled.

10 FRANK KELLY: Great.

11 MEMBER TARANTINO: Would the correct

12 terminology be the top one is a cornice and the

13 bottom one is a canopy?

14 THE WITNESS: Correct, yes.

15 FRANK KELLY: Great. Thank you for

16 that clarification.

17 So, I guess, what in this variance,

18 because I received a letter that says we're asking

19 for these variances and the -- one, two, three,

20 four, five -- the sixth variance is something that

21 somebody alluded to earlier on the board, 282 linear

22 feet, and there was testimony given that that was on

23 Willow Avenue, that that related to Willow Avenue,

24 could somebody -- could you explain that? I'm not

25 sure.

D. Santos, RA, P.E., P.P. 81

1 THE WITNESS: So the 280 feet are

2 measured along, let's say, the ground floor. So if

3 I take my red pen here, so if you measured the

4 building at the ground floor within this red box,

5 okay, that's going to measure 200 -- what's the

6 exact number?

7 FRANK KELLY: 82.

8 THE WITNESS: -- 282 feet, okay. But

9 along the top, these elements here, this is 75 feet.

10 And what gives us that relief and creates these

11 three 75-foot fingers is the courtyard in the

12 middle.

13 So this here represents the courtyard

14 in the middle which starts at the second level.

15 FRANK KELLY: And it could go up to

16 the third level?

17 THE WITNESS: Right, the courtyard.

18 This is all open here.

19 FRANK KELLY: Right. And those

20 balconies that we see --

21 THE WITNESS: These are setback all

22 the way in the back.

23 FRANK KELLY: -- are on South Avenue.

24 THE WITNESS: They're pushed back.

25 They're part of the wing of the building here.

D. Santos, RA, P.E., P.P. 82

1 FRANK KELLY: They're on South. Those

2 apartments look out on South Avenue.

3 THE WITNESS: Yeah. So you would be

4 looking at the balconies here.

5 FRANK KELLY: Got you. So it's

6 probably a hallway. Okay, great.

7 So is there a variance for that that is

8 needed?

9 THE WITNESS: No. For the balconies?

10 FRANK KELLY: No. For this project;

11 proposes 282 linear feet at the ground level in

12 order to maximize parking spaces. So is there a

13 variance needed for that because earlier they said

14 that there wasn't one needed, you had said that.

15 THE WITNESS: Well that's basically

16 the variance was given to us in the original

17 approval. That same concept was approved in the

18 original application.

19 FRANK KELLY: Okay. So it shouldn't

20 be on here is what you're saying?

21 THE WITNESS: Right.

22 ATTORNEY MINKS: You heard the

23 dialogue with Mr. Nierstedt; he thinks it should.

24 So we left it on and we're requesting that it be

25 granted as a continuing variance.

D. Santos, RA, P.E., P.P. 83

1 MEMBER NIERSTEDT: But, Mr. Kelly, if

2 I can say, I apologize. I apologize. Even if this

3 board weren't to grant it tonight, it's already

4 granted. It's not perfected.

5 FRANK KELLY: Well, that's why I'm

6 confused as to why I received a letter which was

7 asking for a variance.

8 MEMBER NIERSTEDT: It's a continuation

9 of a previously approved variance.

10 FRANK KELLY: Okay. That's what I'm

11 hearing now but that's not what I received in the

12 mail.

13 MEMBER NIERSTEDT: Okay.

14 FRANK KELLY: And I'm just querying.

15 ATTORNEY MINKS: Can I ask Mr. Kelly

16 to identify what he received in the mail that he's

17 referring to?

18 FRANK KELLY: It's a notice of public

19 hearing.

20 ATTORNEY MINKS: Okay.

21 FRANK KELLY: From you.

22 ATTORNEY MINKS: No, I just want to

23 make sure I knew what you were looking at, that's

24 all.

25 FRANK KELLY: Okay.

D. Santos, RA, P.E., P.P. 84

1 You see; is this your letter?
 2 ATTORNEY MINKS: I see it, Frank.
 3 ATTORNEY FRASER: All right, let's not
 4 do this.
 5 ATTORNEY MINKS: Fine, Frank.
 6 FRANK KELLY: When we talk about open
 7 space and mention that 5 percent exists today, it's
 8 a parking lot, right, so that's kind of -- it's
 9 almost silly to mention that, but the project
 10 proposes 13 percent open space where 20 percent is
 11 required.
 12 Now open space is open space, I would
 13 think, to the public, right; open to the public?
 14 ATTORNEY MINKS: No.
 15 CHAIRMAN GREET: No.
 16 MEMBER NIERSTEDT: No.
 17 ATTORNEY FRASER: No.
 18 FRANK KELLY: No? Okay, so I stand
 19 corrected.
 20 ATTORNEY FRASER: Like, for example,
 21 if you have a backyard, you have open space in your
 22 backyard, That doesn't mean the public can use it.
 23 THE WITNESS: Okay. What open space
 24 or green space, if you will, is open to the public
 25 in this project?

D. Santos, RA, P.E., P.P. 85

1 ATTORNEY MINKS: There's no
 2 requirement that any green space be made open to the
 3 general public.
 4 FRANK KELLY: I didn't ask whether it
 5 was a requirement. I asked what space, green space,
 6 is open to the public to use.
 7 THE WITNESS: You would have the
 8 circulation sidewalks on Willow and West Street in
 9 around the building. I guess that would be it.
 10 ATTORNEY MINKS: Is your answer public
 11 property?
 12 THE WITNESS: Yes.
 13 ATTORNEY MINKS: Whatever would be
 14 constituted public property.
 15 THE WITNESS: Yes.
 16 FRANK KELLY: Okay. So the
 17 development doesn't offer anything back to the
 18 community?
 19 ATTORNEY MINKS: I disagree with your
 20 connotation --
 21 BOARD ENGINEER: It wasn't a
 22 requirement when we crafted the redevelopment plan.
 23 It wasn't a requirement to open private property up
 24 to the public on this job.
 25 FRANK KELLY: It's not a requirement,

D. Santos, RA, P.E., P.P. 86

1 correct. Right?
 2 BOARD ENGINEER: No.
 3 FRANK KELLY: Is there -- and, again,
 4 excuse my naivety -- is there a variance needed to
 5 add -- well, I guess, are we adding seven more units
 6 to this project --
 7 MEMBER NIERSTEDT: No.
 8 CHAIRMAN GREET: No.
 9 FRANK KELLY: -- than originally
 10 planned?
 11 THE WITNESS: No, we are adding one
 12 more unit. 73 units which is what's allowed in the
 13 redevelopment plan.
 14 FRANK KELLY: So you're adding a unit?
 15 THE WITNESS: Correct.
 16 FRANK KELLY: Is that a variance
 17 needed for that?
 18 THE WITNESS: No, because it's what's
 19 allowed in the Redevelopment Plan. The
 20 redevelopment plan allows for 73 units.
 21 FRANK KELLY: Okay. So what we're
 22 talking about is there is a combination.
 23 Was there any parking cannibalized for
 24 the seven units that were now added across the
 25 front?

D. Santos, RA, P.E., P.P. 87

1 THE WITNESS: No.
 2 ATTORNEY MINKS: As was said in
 3 direct, Mr. Bartels will testify as to the parking.
 4 FRANK KELLY: I'm asking about
 5 architecturally. I'm not asking parking. I'm
 6 asking architecturally, with the add to the
 7 building, was there a cannibalization of parking?
 8 THE WITNESS: Parking was lost,
 9 however we still meet the requirement of parking,
 10 the parking requirement in the redevelopment plan.
 11 FRANK KELLY: Great.
 12 Are you aware of the need for parking
 13 in this town?
 14 THE WITNESS: I mean, I think Mr.
 15 Bartels will speak to that, but we could only offer
 16 and comply with what's required in the redevelopment
 17 plan and that's what we did.
 18 FRANK KELLY: Okay. Because there's a
 19 de minimis, a de minimis variance here regarding
 20 parking. So I guess we'll get to that when we get
 21 to the parking.
 22 But there was parking eliminated in
 23 adding or changing around these seven units and
 24 adding it looks like seven bedrooms, right?
 25 THE WITNESS: There was parking

D. Santos, RA, P.E., P.P.

88

1 eliminated, yes.

2 FRANK KELLY: There was parking

3 eliminated.

4 And do we know architecturally how many

5 bedrooms were added as a result of those

6 architectural changes for those seven apartments?

7 THE WITNESS: Ten.

8 FRANK KELLY: Ten bedrooms? Okay, so

9 ten bedrooms. Theoretically, maybe ten more cars?

10 THE WITNESS: No. There's no

11 correlation of that. It's on a muted basis but

12 again we comply with the Redevelopment Plan. That's

13 all -- that's the only thing we can do is comply

14 with the redevelopment plan.

15 FRANK KELLY: In your professional

16 opinion, as a planner and architect and engineer, do

17 you think by adding ten more bedrooms to a site and

18 eliminating parking is a prudent move?

19 THE WITNESS: Based on my experience

20 and based on our parking demand and our developments

21 and on the project that we're doing here in Phase I,

22 we have enough parking to not only comply with the

23 redevelopment plan but be comfortable that we'll

24 have enough parking for the residents of this

25 specific community.

D. Santos, RA, P.E., P.P.

89

1 FRANK KELLY: Okay. So there'll be a

2 couple of questions for the parking.

3 Are you aware that in front,

4 surrounding this property on West Street and Willow

5 Avenue, that the town just recently painted the

6 streets so that there's no parking and eliminating

7 roughly 15 spaces in the last month or two on these

8 streets?

9 MAYOR TODISCO: Mr. Fraser, can I

10 clarify that, from the town perspective?

11 ATTORNEY FRASER: By all means.

12 Because I don't know what he's talking about.

13 MAYOR TODISCO: Yes. The yellow lines

14 that you see painted off the corners, that is not a

15 change of no parking regulations, that's just

16 delineating it, using the yellow lines. But that is

17 following state law, like 50 feet back from a stop

18 sign.

19 So when people were parking too close

20 to the stop sign before, they weren't supposed to

21 be. So it's really not taking away spaces, it's

22 making it more clear where people can park versus

23 where they can't.

24 FRANK KELLY: Right. And I guess, as

25 being here in Garwood for over 20 years, it has, in

D. Santos, RA, P.E., P.P.

90

1 fact, eliminated parking spaces effectively.

2 ATTORNEY FRASER: Actually, that's not

3 true. In fact, what could have happened was those

4 people who were illegally parking, for example too

5 close to a stop sign, could have always been cited

6 for illegally parking by the stop sign. And the

7 Borough's action in painting the curb in such a way

8 to show where the illegal portion is, helps prevent

9 residents from wrongfully and illegally parking and

10 thereby be cited for same.

11 FRANK KELLY: Great. And we certainly

12 appreciate that.

13 ATTORNEY FRASER: There was no parking

14 eliminated.

15 FRANK KELLY: And we certainly

16 appreciate it. But the effect of that, because

17 people were parking illegally --

18 MAYOR TODISCO: I'll have to

19 respectfully disagree.

20 ATTORNEY FRASER: The effect of that

21 is to deter illegal action.

22 FRANK KELLY: Beautiful.

23 MAYOR TODISCO: For public safety.

24 FRANK KELLY: And I concur.

25 Okay, so that's all I have now because

D. Santos, RA, P.E., P.P.

91

1 parking, I guess, is coming?

2 THE WITNESS: Yes.

3 FRANK KELLY: Great. Thank you.

4 CHAIRMAN GREET: Anyone else? Sure,

5 come on up.

6 JOSEPH GARRITANO: My name is Joe

7 Garritano. I live off -- at 425 Willow. I have

8 been there for 15 years.

9 ATTORNEY FRASER: Okay, Mr. Garritano,

10 do you want to spell your name for the record.

11 JOSEPH GARRITANO: Oh. Joseph,

12 J-O-S-E-P-H --

13 ATTORNEY FRASER: Yeah, I know how to

14 spell Joseph.

15 JOSEPH GARRITANO: -- Garritano. Well

16 some people spell it with an E-F.

17 G-A-R-R-I-T-A-N-O.

18 ATTORNEY FRASER: Thank you, sir.

19 JOSEPH GARRITANO: Granted, I'm not

20 looking at a world of wealth sitting across from a

21 parking lot, however --

22 ATTORNEY FRASER: Mr. Garritano, right

23 now -- and there will be an opportunity for you to

24 make your statement, just as there will be for Mr.

25 Kelly and anybody else who has a statement to

1 make -- right now it's appropriate if you want to
 2 question the architect.
 3 JOSEPH GARRITANO: I do.
 4 ATTORNEY FRASER: Please do that.
 5 CHAIRMAN GREET: Specifically.
 6 JOSEPH GARRITANO: You talked about
 7 aesthetic enhancement -- you talk about aesthetic
 8 enhancing to the neighborhood so that Willow Avenue
 9 becomes a, I guess, reflection of South Avenue and
 10 Project I. Do you know what it does to the people
 11 on my side of the street looking at these
 12 overbearing tall buildings when I walk out?
 13 I like to go out my front stoop in the
 14 morning and have a cup of coffee. I can easily go
 15 in the back, but in the front it's just a little
 16 peace of mind, I take in some fresh air.
 17 And granted his property might be a
 18 rental, and the gentleman here might have a rental
 19 also, but the rest of us are all homeowners. And my
 20 house on Willow Avenue probably is right about here.
 21 Actually off the corner, by that diagram you have
 22 there. I'm going to have to look at that every day
 23 for the rest of my life.
 24 Is there no way you can manipulate
 25 these things to maybe you have a two-story level,

1 something maybe ten feet less; so that way all the
 2 neighbors on the side of me, including myself, don't
 3 have to do one of these (demonstrating).
 4 It's just a matter of turning it into a
 5 neighborhood but taking away from the peace and
 6 quiet that we now enjoy.
 7 I don't mind progress but I don't need
 8 to get trampled because of somebody's idea of
 9 progress and whatever is going in their pockets. I
 10 don't know what you can do on that.
 11 Okay?
 12 THE WITNESS: No, I appreciate the
 13 question. So off-hand --
 14 JOSEPH GARRITANO: Just one other
 15 thing, I invite you to stand in the front of my
 16 house and think how I will be looking like this
 17 every morning (demonstrating) --
 18 THE WITNESS: Only if there's coffee.
 19 JOSEPH GARRITANO: Only if there's
 20 coffee? I'll have a pot out there so you can do
 21 that (demonstrating).
 22 THE WITNESS: So the only thing I will
 23 offer is this, I will say that whether there's a
 24 building there now or not that, obviously, you're
 25 concerned about there being a structure in front of

1 you. I will say that from the original approval,
 2 from the design that we came in here a couple of
 3 years ago to this one, this is a dramatic
 4 improvement in terms of the building itself.
 5 Now I'm not going to tell you that, you
 6 know, we made it two stories instead of three. We
 7 didn't do that. But what we did is we
 8 architecturally made the building look nicer, made
 9 the building feel more residential.
 10 And so it's not going to address your
 11 height concern but from where we were two years ago
 12 to now, you know, we're here obviously because we
 13 feel we have a nicer design and that's what I can
 14 offer you.
 15 JOSEPH GARRITANO: So on the Borough
 16 side nobody even asked us. No one considered what
 17 we would have to look at every day because nobody
 18 here lives on that street.
 19 ATTORNEY MINKS: Mr. Garritano, all of
 20 the residents of Willow were certainly noticed and
 21 we actually had several residents appear at the
 22 three hearings for this phase.
 23 So you had your opportunity to speak.
 24 And we certainly would have entertained any --
 25 JOSEPH GARRITANO: I was at the first

1 meeting for Phase I.
 2 ATTORNEY MINKS: Okay.
 3 JOSEPH GARRITANO: And you could
 4 hardly get a question in. And this night has been
 5 prolonged, which is fine, but I just wanted to find
 6 out what's what.
 7 But, I mean, I've got to look at this
 8 for the rest of my days on Willow Avenue. So I just
 9 wonder how much you guys would appreciate that if
 10 you had to. That's all.
 11 CHAIRMAN GREET: Anyone else from the
 12 public?
 13 CHAIRMAN GREET: Seeing none, I will
 14 close that portion of the meeting.
 15 ATTORNEY FRASER: All right. Mr.
 16 Chairman, obviously we're not going to get to Mr.
 17 Minks' next witness this evening.
 18 CHAIRMAN GREET: Okay. So, Mr. Minks?
 19 ATTORNEY MINKS: Yes.
 20 CHAIRMAN GREET: What would you --
 21 ATTORNEY MINKS: Not going to belabor
 22 the evening, it's not no sense in proceeding if you
 23 can't get to Mr. Bartels. So we would certainly ask
 24 to be heard as soon as feasibly possible,
 25 acknowledging, I'm sure, everyone has summer plans.

1 But the desire to determine whether or not this
2 amendment can go forward, or if we were to start
3 with the plans that is currently approved, which we
4 do have an opportunity to move crews and tradesmen
5 from Phase I into Phase II in a much more seamless
6 fashion, so that we can get going on Phase II
7 without a significant lag. That's why we were very
8 happy that the board was indulgent in allowing us
9 the second half of this hearing.

10 ATTORNEY FRASER: Well, let's try
11 this. You have one more witness; is that correct,
12 Mr. Minks?

13 ATTORNEY MINKS: I have one more
14 witness, that is correct.

15 ATTORNEY FRASER: That is Mr. Bartels?

16 ATTORNEY MINKS: That is Mr. Bartels.
17 Candidly, Mr. Olivo, our traffic engineer, is also
18 here just in case that there were specific questions
19 about traffic.

20 CHAIRMAN GREET: Well there will be
21 questions for the traffic engineer, yes.

22 ATTORNEY MINKS: Pardon me?

23 CHAIRMAN GREET: There will be
24 questions for the traffic engineer, I assure you,
25 yes.

1 ATTORNEY MINKS: Okay. I mean, we
2 don't envision that this has had any change in the
3 traffic flow or traffic patterns as was previously
4 approved, but I, nevertheless, asked him to attend.

5 I will not be putting on principal
6 testimony with Mr. Olivo however, but he will be
7 available if there are specific questions.

8 CHAIRMAN GREET: Very good. We have a
9 scheduled application for the 25th, which is
10 Wednesday, that's Paperboard, that was here prior.
11 They will most probably take up the majority, if not
12 all, of the night. September --

13 ATTORNEY FRASER: They're going to
14 take up all of the night.

15 CHAIRMAN GREET: -- September would be
16 better for hearing the application.

17 MEMBER VILLAGGIO: We have one or two
18 hearings in September.

19 CHAIRMAN GREET: We have two. I think
20 we do. I don't have my schedule.

21 ATTORNEY MINKS: Again, we would
22 appreciate your indulgence to put us on as early as
23 feasible, acknowledging that you have the Paperboard
24 application preceding.

25 CHAIRMAN GREET: So what do we have?

1 ATTORNEY FRASER: Let's see, if we
2 have two in September, let's give them the earlier
3 one in September.

4 ATTORNEY MINKS: That would be much
5 appreciated.

6 MAYOR TODISCO: September I see one
7 for the 22nd.

8 MEMBER VILLAGGIO: Let me just
9 double-check that.

10 ATTORNEY FRASER: Yeah, that makes
11 sense with Labor Day.

12 MEMBER VILLAGGIO: September is one,
13 on the 22nd. October there is two. The 13th and --

14 CHAIRMAN GREET: They wanted
15 September.

16 ATTORNEY MINKS: Obviously the
17 earliest as possible. If the board would entertain
18 a special meeting we would appreciate that. You
19 know, we have some urgency now and we just want to
20 develop finality in the design before we started
21 vertical.

22 CHAIRMAN GREET: Let's schedule you
23 then for September 22nd, September 22nd. And that
24 is what day?

25 MEMBER VILLAGGIO: Wednesday.

1 CHAIRMAN GREET: That's a Wednesday.
2 So you will not have to re-notice as part of this
3 continuation.

4 ATTORNEY MINKS: Appreciate that.

5 MAYOR TODISCO: I'm open to a special
6 meeting.

7 CHAIRMAN GREET: Unless we fit you in
8 with a special meeting which I don't have a date
9 specifically.

10 ATTORNEY MINKS: No, I understand
11 that. I'm not trying to put the board on the spot.
12 I mean obviously the only concern there would be --

13 ATTORNEY FRASER: Well, let's talk
14 about it now.

15 ATTORNEY MINKS: -- because of notice.

16 ATTORNEY FRASER: If we're going to
17 let him do it, let's talk about it now because
18 otherwise --

19 ATTORNEY MINKS: Otherwise I have to
20 re-notice.

21 CHAIRMAN GREET: I agree.

22 ATTORNEY FRASER: All right, so let's
23 be real, you're not going to -- Paperboard in
24 August, you're not going to really be able to do a
25 special meeting in August. That's not happening.

1 So the question is, are we going to let him have an
2 earlier than September 22nd date in September.
3 That's what we're talking about, so if you take
4 14 days off of September 22, you're going to say
5 September 8th is a Wednesday, which is two days
6 after Labor Day. I don't care, but that's what
7 we're talking about.

8 CHAIRMAN GREET: Either that or we
9 schedule him for the 22nd, and then if we need to
10 have a special meeting earlier than that for
11 Paperboard to finish them up, we can do that. So he
12 would have a firm date now.

13 ATTORNEY FRASER: I'm going to suggest
14 to you that's a bad plan and I will tell you why.

15 CHAIRMAN GREET: Okay.

16 ATTORNEY FRASER: You don't know how
17 long Paperboard is going to be. Okay? You will end
18 up maybe somehow giving Paperboard a Special
19 Meeting.

20 CHAIRMAN GREET: Right.

21 ATTORNEY FRASER: You don't know how
22 long this is going to take and you will end up not
23 completing it and having the problem again.

24 If you are going to give Mr. Minks a
25 Special Meeting, if that's what the board wishes to

1 CHAIRMAN GREET: Yes?

2 COUNCILMAN McCORMACK: Yes.

3 MEMBER TARANTINO: Yes.

4 CHAIRMAN GREET: Okay. So the 8th it
5 is.

6 ATTORNEY MINKS: Great, thank you.

7 And again, no further notice.

8 ATTORNEY FRASER: Hold on a second.

9 MEMBER VILLAGGIO: You're going to get
10 a bill.

11 ATTORNEY FRASER: Yes, you get charged
12 for Special Meeting.

13 ATTORNEY MINKS: I understand.

14 ATTORNEY FRASER: All right. Well, so
15 we have to take a vote that that's what we're going
16 to do. And then, assuming that the vote goes that
17 way, we'll then announce that to the public.

18 CHAIRMAN GREET: Okay. So do I hear a
19 motion to have a Special Meeting to finish off or to
20 continue this application for September 8th it is?

21 ATTORNEY FRASER: September 8th at
22 7:30.

23 MEMBER VILLAGGIO: I'll make that
24 motion.

25 MEMBER GRAHAM: Second.

1 do, give him the special meeting and then if somehow
2 Paperboard doesn't finish in August, Paperboard can
3 have the September 22nd meeting, but give Minks his
4 own meeting.

5 CHAIRMAN GREET: All right. So
6 14 days off of the 22nd which comes down to --

7 ATTORNEY FRASER: Wednesday,
8 September 8th. And I'm not telling you to do the
9 Special Meeting; I'm not telling you not to.

10 CHAIRMAN GREET: No, we'll do a
11 Special Meeting.

12 ATTORNEY FRASER: But if you're going
13 to do it, that's how I would do it.

14 ATTORNEY MINKS: That would be greatly
15 appreciated.

16 CHAIRMAN GREET: Let me just do a
17 straw poll on this board. Are you available on that
18 date?

19 MEMBER BIANCO: On the 8th, yes.

20 MEMBER NIERSTEDT: I'm available on
21 the 8th, not the 22nd.

22 CHAIRMAN GREET: All right. So the
23 8th is good with you? And the 8th is good with you?
24 And the 8th is good with me.

25 MAYOR TODISCO: Yes.

1 CHAIRMAN GREET: Second. All those in
2 -- well, let's do a roll-call.

3 ATTORNEY FRASER: Look around at the
4 people.

5 CHAIRMAN GREET: Sara. Sara Todisco?

6 MAYOR TODISCO: Aye.

7 CHAIRMAN GREET: Ken Capobianco?

8 MEMBER CAPOBIANCO: Aye.

9 CHAIRMAN GREET: Russ Graham?

10 COUNCIL MEMBER GRAHAM: Aye.

11 CHAIRMAN GREET: Steve Greet, yes.
12 Kathi Villaggio?

13 MEMBER VILLAGGIO: Yes.

14 CHAIRMAN GREET: Bill Nierstedt?

15 MEMBER NIERSTEDT: Yes.

16 CHAIRMAN GREET: Paul Tarantino?

17 MR. TARANTINO: Yes.

18 CHAIRMAN GREET: And Stephanie --

19 MEMBER BIANCO: Yes.

20 CHAIRMAN GREET: -- Bianco?

21 Okay, thank you.

22 ATTORNEY MINKS: Thank you.

23 ATTORNEY FRASER: All right. Now

24 before we -- so we're giving notice to the public

25 now that the Russo application is being continued to

1 a Special Meeting of the board, which will be on
2 September 8th, Wednesday, September 8th at 7:30,
3 here. There will be no further notice.

4 Make sure that Adele gets this
5 information.

6 CHAIRMAN GREET: Yeah.

7 ATTORNEY FRASER: Mr. Minks is going
8 to be responsible -- he does not have to re-notice.
9 The applicant has to pay for that.

10 The other thing we're going to say is
11 we are giving notice now that that is going to be an
12 in-person meeting. But with events being what they
13 are, who knows.

14 In the event that that situation
15 changes as to the board's capabilities of handling
16 in-person meetings in person, members of the public
17 interested in this application are advised to stay
18 updated on the Borough website to the extent if
19 anything changes for virtual meetings.

20 And to the extent that were to occur,
21 Mr. Minks, I will reserve on the question of then
22 you have to re-notice or not because I don't know
23 the answer.

24 ATTORNEY MINKS: I don't know that the
25 answer is necessarily out there, but I appreciate

1 motion to adjourn.

2 MAYOR TODISCO: Second.

3 MEMBERS IN UNISON: Aye.

4
5 (Meeting concluded at 10:55 p.m.)
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 your reference to --

2 ATTORNEY FRASER: I'm just saying I'm
3 not looking to make anybody re-notice but I reserve
4 the right, if it ends up having to be virtual, I
5 reserve the right to change my ruling on that point.

6 ATTORNEY MINKS: Of course.

7 ATTORNEY FRASER: But I will be in
8 contact with you.

9 ATTORNEY MINKS: I'm sure.

10 And I would ask the board that if it
11 turns out that there's further direction or some
12 change in the board's practice, either compulsory by
13 state law or otherwise, that if that change is known
14 on August 22nd or August 25th --

15 CHAIRMAN GREET: 25th, yes.

16 ATTORNEY MINKS: -- that that
17 announcement be made that would, you know, perhaps
18 obviate the need for me to give further notice.

19 ATTORNEY FRASER: We will do
20 everything we can, Mr. Minks.

21 ATTORNEY MINKS: Okay. Thank you.

22 CHAIRMAN GREET: Thank you.

23 BOARD MEMBER: Chairman, looking for a
24 motion?

25 CHAIRMAN GREET: Okay, I'll make a

1 CERTIFICATE



2
3 I, ANGELA C. BUONANTUONO, a Notary Public
4 and Certified Court Reporter of the State of New
5 Jersey and Registered Professional Reporter, do
6 hereby certify that prior to the commencement, the
7 witnesses were duly sworn to testify the truth, the
8 whole truth and nothing but the truth.

9 I DO FURTHER CERTIFY that the foregoing is a
10 true and accurate transcript of the proceeding as
11 taken stenographically by and before me at the time,
12 place and on the date hereinbefore set forth.

13 I DO FURTHER CERTIFY that I am neither a
14 relative, nor employee, nor attorney, nor counsel of
15 any of the parties to this action, and that I am
16 neither a relative, nor employee of such attorney or
17 counsel, and that I am not financially interested in
18 the action.
19
20
21
22

23 Angela C. Buonantuono, CCR, RPR, CLR
24 NJ State Board of Court Reporting
25 License No. 30XI00233100 Dated: August 13, 2021

0	105:15, 105:16 26 [1] - 1:23 28 [2] - 1:10, 12:12 280 [1] - 81:2 282 [3] - 80:22, 81:9, 82:12 287 [1] - 42:4 287.2 [3] - 41:24, 42:12, 49:3 28th [1] - 17:12	7/23 [1] - 11:6 72 [2] - 3:10, 5:8 73 [4] - 12:11, 12:17, 86:13, 86:21 732)882-3590 [1] - 1:24 75 [4] - 41:23, 42:9, 49:3, 81:10 75-foot [1] - 81:12 7:30 [3] - 1:10, 102:23, 104:3	44:1, 66:16 accessible [1] - 32:5 accessories [3] - 63:9, 65:5, 65:22 accessory [1] - 78:8 accommodate [1] - 73:20 accomplishing [1] - 20:14 account [2] - 39:11, 45:4 accurate [2] - 11:16, 107:10 achieve [2] - 22:16, 23:4 achieves [1] - 62:6 acknowledging [2] - 96:1, 97:24 acoustical [1] - 35:6 acres [1] - 12:8 acrylic [1] - 59:16 act [1] - 80:4 action [4] - 90:8, 90:22, 107:15, 107:18 activate [5] - 13:19, 15:12, 34:20, 44:19, 45:5 activated [1] - 5:25 activating [1] - 39:9 activation [1] - 45:10 activities [1] - 4:11 activity [1] - 39:8 actual [5] - 38:16, 59:15, 59:17, 76:13, 76:18 add [15] - 32:14, 39:21, 54:1, 56:23, 56:24, 65:20, 66:7, 74:5, 74:7, 74:13, 75:24, 78:19, 78:21, 86:6, 87:7 added [6] - 5:20, 26:7, 74:4, 78:4, 86:25, 88:6 adding [13] - 41:9, 65:6, 65:11, 66:2, 77:20, 78:16, 79:13, 86:6, 86:12, 86:15, 87:24, 87:25, 88:18 addition [4] - 33:22, 41:19, 43:22, 79:18 additional [4] - 39:21, 41:9, 53:23, 74:22 additions [1] - 78:17 address [5] - 7:11, 10:12, 71:6, 72:12, 94:11 ADDRESS [1] - 3:9 addressable [1] - 71:6	addressed [1] - 27:12 addressing [1] - 35:4 adds [2] - 53:23, 64:1 Adele [1] - 104:5 adjourn [1] - 106:2 admitted [1] - 76:3 admonishment [1] - 64:21 advancements [1] - 52:16 advances [2] - 52:19, 52:20 advised [1] - 104:18 aesthetic [3] - 71:14, 92:8 aesthetically [2] - 48:1, 71:10 aesthetics [2] - 5:17, 47:23 affect [2] - 6:19, 39:14 affected [2] - 22:17, 41:19 affirm [1] - 7:6 agent [1] - 68:1 ago [3] - 50:5, 94:4, 94:12 agree [4] - 55:22, 60:9, 67:13, 99:22 agreed [1] - 58:21 agreement [1] - 63:12 ahead [1] - 11:8 air [2] - 77:24, 92:17 Algonquin [1] - 1:23 allotted [1] - 6:12 allow [2] - 73:21, 73:24 allowed [7] - 23:9, 23:15, 40:15, 41:23, 54:18, 86:13, 86:20 allowing [1] - 96:9 allows [1] - 86:21 alluded [1] - 80:22 almost [5] - 19:23, 29:15, 52:3, 60:14, 84:10 ALSO [1] - 1:18 amended [2] - 5:3, 10:17 amendment [5] - 7:2, 13:10, 49:19, 70:23, 96:3 amendments [2] - 6:2, 6:6 amenity [1] - 19:2 angela [1] - 107:23 ANGELA [2] - 1:20, 107:3 angelabuonocsr @ gmail.com [1] - 1:25
1	1 [4] - 27:5, 35:12, 40:1, 76:9 1.01 [2] - 1:5, 12:8 1.1 [1] - 29:23 1.19 [1] - 29:11 1.75 [1] - 12:8 1.9 [5] - 29:2, 29:10, 29:12, 29:13, 40:11 1/2 [2] - 23:17, 23:19 10:55 [1] - 106:6 11 [1] - 3:18 115 [1] - 15:16 12 [1] - 27:6 13 [2] - 84:11, 107:25 13.1 [4] - 41:15, 41:16, 50:9 13th [1] - 98:14 14 [3] - 41:18, 100:5, 101:7 15 [2] - 89:8, 91:9 18 [1] - 3:19 180 [1] - 71:11	3	8	
2	2 [7] - 12:9, 13:15, 18:10, 22:20, 22:25, 36:11, 76:9 20 [3] - 41:12, 84:11, 90:1 200 [1] - 81:6 2005 [1] - 8:3 2008 [1] - 8:5 201)487-5657 [1] - 2:5 201)487-6440 [1] - 2:4 2011 [1] - 8:8 2015 [1] - 8:7 2019 [5] - 5:6, 27:24, 27:25, 46:4, 50:25 2021 [4] - 1:10, 10:24, 17:12, 107:25 21 [2] - 3:20, 3:21 22 [1] - 100:5 22nd [10] - 98:8, 98:14, 98:24, 100:3, 100:10, 101:4, 101:7, 101:22, 105:15 23rd [1] - 10:23 24 [2] - 3:22, 70:20 25 [1] - 27:9 25th [3] - 97:10,	3 [4] - 13:15, 18:10, 27:9, 29:21 3.1 [1] - 41:13 3.8 [4] - 28:18, 40:4, 40:8 306 [2] - 3:10, 72:15 30XI00233100 [2] - 1:20, 107:25 33 [1] - 12:13 35 [3] - 23:18, 23:23, 77:24 39 [3] - 23:17, 23:19, 23:23 39*6 [1] - 78:21	8 [2] - 12:13, 27:5 80 [1] - 40:14 82 [1] - 81:8 86.9 [1] - 40:15 8th [12] - 100:6, 101:9, 101:20, 101:22, 101:24, 101:25, 102:5, 102:21, 102:22, 104:3	9
3	4	A	9	
4	4 [1] - 12:12 40 [4] - 23:8, 23:16, 58:12, 58:18 403 [2] - 1:5, 1:8 423 [1] - 4:6 423-453 [1] - 1:5 424 [1] - 4:7 424-440 [1] - 1:5 425 [2] - 3:11, 91:8 439 [1] - 72:15 440 [1] - 4:7 453 [1] - 4:6	91 [1] - 3:11 95 [2] - 40:16, 40:25 9:15 [1] - 4:1	A-1 [5] - 3:18, 11:12, 11:19, 11:23, 17:8 A-1.3 [6] - 3:19, 17:7, 17:14, 17:17, 18:1, 18:6 A-1.4 [3] - 3:18, 11:18, 11:22 A-2 [9] - 3:19, 11:12, 17:9, 17:10, 17:11, 17:14, 17:15, 18:1, 18:6 A-3 [7] - 3:20, 11:13, 20:25, 21:1, 21:3, 21:4, 21:5 A-3.20 [3] - 3:22, 24:19, 24:22 A-4 [3] - 3:21, 21:6, 21:23 A-5 [5] - 3:22, 24:11, 24:14, 24:22, 24:23 AB [1] - 1:22 able [2] - 30:24, 99:25 absolutely [4] - 10:13, 24:2, 44:21, 69:19 accentuate [1] - 22:13 acceptable [1] - 58:24 access [6] - 5:24, 15:8, 15:10, 19:16,	9
5	6	A	9	
5	5 [4] - 62:18, 62:23, 63:3, 84:8 50 [1] - 89:18 570 [1] - 2:3	A-1 [5] - 3:18, 11:12, 11:19, 11:23, 17:8 A-1.3 [6] - 3:19, 17:7, 17:14, 17:17, 18:1, 18:6 A-1.4 [3] - 3:18, 11:18, 11:22 A-2 [9] - 3:19, 11:12, 17:9, 17:10, 17:11, 17:14, 17:15, 18:1, 18:6 A-3 [7] - 3:20, 11:13, 20:25, 21:1, 21:3, 21:4, 21:5 A-3.20 [3] - 3:22, 24:19, 24:22 A-4 [3] - 3:21, 21:6, 21:23 A-5 [5] - 3:22, 24:11, 24:14, 24:22, 24:23 AB [1] - 1:22 able [2] - 30:24, 99:25 absolutely [4] - 10:13, 24:2, 44:21, 69:19 accentuate [1] - 22:13 acceptable [1] - 58:24 access [6] - 5:24, 15:8, 15:10, 19:16,	9	
6	6 [3] - 26:24, 27:9, 49:2 6-foot [1] - 27:1 60 [1] - 39:23	A	9	
7	7	A	9	
7	7 [1] - 3:4	A	9	

<p>announce [1] - 102:18</p> <p>announcement [1] - 105:18</p> <p>answer [5] - 50:15, 57:4, 85:11, 104:24, 105:1</p> <p>answered [1] - 39:3</p> <p>answering [1] - 53:9</p> <p>apartments [4] - 12:12, 59:11, 82:3, 88:7</p> <p>apologize [6] - 38:14, 57:23, 59:8, 60:24, 83:3</p> <p>appeal [1] - 77:23</p> <p>appear [1] - 94:22</p> <p>appearance [1] - 70:12</p> <p>appeared [1] - 55:14</p> <p>applicant [7] - 42:25, 45:23, 58:22, 59:2, 71:2, 73:18, 104:10</p> <p>Applicant [1] - 2:6</p> <p>application [27] - 4:4, 5:4, 5:10, 6:3, 10:17, 12:17, 12:19, 15:22, 42:1, 42:3, 42:7, 44:17, 45:15, 49:6, 49:17, 49:19, 53:4, 53:13, 57:20, 74:3, 82:19, 97:10, 97:17, 97:25, 102:21, 104:1, 104:18</p> <p>appreciate [15] - 5:2, 6:12, 32:3, 54:24, 56:15, 61:23, 62:9, 90:13, 90:17, 93:13, 95:10, 97:23, 98:19, 99:5, 105:1</p> <p>appreciated [2] - 98:6, 101:16</p> <p>approach [1] - 74:5</p> <p>appropriate [2] - 45:22, 92:2</p> <p>approval [14] - 5:11, 6:5, 12:23, 13:3, 13:11, 26:4, 41:2, 41:3, 43:1, 43:11, 63:1, 63:8, 82:18, 94:2</p> <p>approved [16] - 5:5, 6:2, 33:1, 39:12, 40:20, 41:18, 42:6, 50:24, 64:19, 64:25, 70:23, 76:6, 82:18, 83:10, 96:4, 97:5</p> <p>architect [4] - 6:14, 76:4, 88:17, 92:3</p> <p>architectural [15] - 5:16, 6:16, 6:18, 8:7,</p>	<p>9:25, 10:18, 25:21, 27:15, 29:14, 34:5, 40:1, 49:24, 69:16, 75:14, 88:7</p> <p>architecturally [5] - 78:9, 87:6, 87:7, 88:5, 94:9</p> <p>architecture [26] - 7:25, 8:18, 9:1, 15:4, 15:5, 17:3, 19:6, 20:24, 21:10, 22:3, 26:17, 27:9, 31:3, 38:4, 38:24, 43:23, 47:7, 47:8, 48:8, 48:10, 64:1, 65:7, 65:23, 75:7, 76:1, 76:5</p> <p>Area [2] - 4:8, 12:9</p> <p>area [6] - 6:20, 34:20, 44:20, 44:21, 73:21, 74:10</p> <p>areas [2] - 7:25, 25:8</p> <p>argue [1] - 49:16</p> <p>arrive [1] - 58:23</p> <p>arrived [1] - 19:6</p> <p>articulation [3] - 25:13, 26:8, 75:24</p> <p>articulations [1] - 77:19</p> <p>aspects [3] - 10:1, 39:10, 39:15</p> <p>assemblies [1] - 35:7</p> <p>associated [8] - 21:25, 22:1, 26:10, 40:2, 40:6, 42:25, 43:2, 45:15</p> <p>assume [1] - 24:8</p> <p>assuming [2] - 22:17, 102:17</p> <p>assure [1] - 96:25</p> <p>AT [1] - 1:10</p> <p>attend [1] - 97:5</p> <p>attention [3] - 10:12, 20:22, 48:7</p> <p>attorney [2] - 107:14, 107:16</p> <p>ATTORNEY [213] - 1:18, 4:12, 7:5, 7:10, 7:14, 7:17, 7:22, 8:14, 8:17, 8:19, 8:20, 8:22, 8:23, 8:24, 9:4, 9:7, 9:11, 9:17, 9:20, 10:19, 10:23, 11:4, 11:7, 11:9, 15:20, 16:6, 16:10, 16:14, 16:23, 17:1, 17:14, 17:15, 17:18, 17:21, 17:25, 18:2, 18:4, 18:22, 22:7, 23:18, 23:21,</p>	<p>24:1, 24:4, 24:6, 24:8, 24:10, 24:12, 24:14, 24:16, 24:18, 24:20, 25:16, 27:17, 28:22, 29:13, 31:22, 32:25, 33:4, 33:14, 33:19, 33:24, 34:3, 34:16, 34:19, 35:17, 36:12, 37:16, 38:21, 39:5, 40:24, 41:3, 41:8, 41:14, 42:6, 42:13, 42:16, 42:19, 44:13, 44:18, 44:24, 45:1, 45:2, 46:3, 46:8, 46:15, 47:11, 48:15, 49:7, 49:10, 49:12, 49:18, 49:23, 50:10, 50:14, 50:18, 51:5, 51:9, 51:20, 51:25, 53:3, 53:5, 53:7, 54:16, 54:24, 55:5, 55:17, 55:24, 56:10, 56:16, 57:12, 58:2, 58:19, 61:6, 61:25, 62:5, 64:9, 66:1, 66:6, 66:10, 66:19, 67:4, 67:10, 67:15, 67:18, 67:22, 67:24, 69:11, 69:17, 70:22, 72:3, 72:23, 73:5, 73:7, 73:12, 73:15, 76:12, 78:24, 79:3, 79:12, 79:20, 79:21, 82:23, 83:16, 83:21, 83:23, 84:3, 84:4, 84:6, 84:15, 84:18, 84:21, 85:2, 85:11, 85:14, 85:20, 87:3, 89:12, 90:3, 90:14, 90:21, 91:10, 91:14, 91:19, 91:23, 92:5, 94:20, 95:3, 95:16, 95:20, 95:22, 96:11, 96:14, 96:16, 96:17, 96:23, 97:2, 97:14, 97:22, 98:2, 98:5, 98:11, 98:17, 99:5, 99:11, 99:14, 99:16, 99:17, 99:20, 99:23, 100:14, 100:17, 100:22, 101:8, 101:13, 101:15, 102:7, 102:9, 102:12, 102:14, 102:15, 102:22, 103:4, 103:23, 103:24, 104:8, 104:25, 105:3, 105:7, 105:8, 105:10, 105:17, 105:20, 105:22</p>	<p>attract [1] - 60:18</p> <p>attracted [1] - 60:17</p> <p>attractive [1] - 5:23</p> <p>August [6] - 99:25, 100:1, 101:3, 105:15, 107:25</p> <p>available [5] - 4:18, 57:1, 97:8, 101:18, 101:21</p> <p>Ave [14] - 12:3, 13:14, 13:18, 15:6, 18:13, 20:1, 21:18, 25:1, 29:1, 30:8, 41:23, 47:6, 48:2, 71:20</p> <p>Avenue [43] - 3:10, 3:11, 4:7, 10:2, 12:9, 13:13, 13:22, 14:5, 14:11, 15:10, 16:18, 19:11, 29:25, 32:19, 34:8, 34:12, 34:23, 35:1, 38:9, 38:11, 40:2, 40:10, 43:8, 43:10, 49:4, 62:2, 69:6, 69:8, 70:13, 71:12, 73:24, 74:8, 80:24, 81:24, 82:3, 89:6, 92:9, 92:10, 92:21, 95:9</p> <p>AVENUE [4] - 1:4, 1:5, 1:8</p> <p>avoid [1] - 78:3</p> <p>aware [5] - 4:15, 26:13, 42:24, 87:13, 89:4</p> <p>aye [1] - 106:4</p> <p>Aye [3] - 103:7, 103:9, 103:11</p>	<p>based [4] - 55:7, 57:1, 88:20, 88:21</p> <p>basic [2] - 62:21, 62:25</p> <p>basis [2] - 22:8, 88:12</p> <p>bear [2] - 72:21, 73:10</p> <p>beautification [1] - 43:23</p> <p>Beautiful [1] - 90:23</p> <p>beautiful [4] - 13:19, 16:17, 16:18, 18:17</p> <p>becomes [1] - 92:10</p> <p>bedroom [9] - 12:13, 12:14, 14:13, 14:14, 14:15, 14:19, 14:20</p> <p>bedrooms [6] - 33:23, 87:25, 88:6, 88:9, 88:10, 88:18</p> <p>begrudge [1] - 64:5</p> <p>behind [1] - 5:5</p> <p>beige [3] - 19:25, 20:1, 25:15</p> <p>belabor [1] - 95:22</p> <p>below [1] - 23:8</p> <p>beneficial [1] - 6:7</p> <p>benefit [8] - 7:24, 48:13, 48:16, 51:3, 52:24, 54:22, 63:21</p> <p>benefits [3] - 42:25, 43:2, 45:14</p> <p>best [2] - 4:12, 5:20</p> <p>better [4] - 16:20, 16:23, 43:14, 97:17</p> <p>between [3] - 25:12, 27:22, 43:14</p> <p>BIANCO [3] - 1:14, 101:20, 103:20</p> <p>Bianco [1] - 103:21</p> <p>big [6] - 13:9, 15:21, 32:12, 38:3, 58:6, 60:2</p> <p>bigger [2] - 65:2, 75:13</p> <p>biggest [1] - 13:8</p> <p>Bill [1] - 37:25</p> <p>bill [3] - 52:4, 102:11, 103:15</p> <p>bit [7] - 8:11, 14:24, 19:5, 25:20, 75:22, 77:8, 77:11</p> <p>black [5] - 78:25, 79:1, 79:4, 79:6, 79:17</p> <p>block [1] - 4:18</p> <p>BLOCK [1] - 1:5</p> <p>board [33] - 5:11, 7:7, 7:23, 10:14, 10:16, 11:15, 13:9, 26:13, 39:6, 42:23, 48:21, 51:3, 55:7, 55:19, 62:12, 63:10, 63:11,</p>
B				
		<p>bachelor [1] - 8:4</p> <p>backlit [8] - 46:14, 60:6, 60:10, 60:12, 60:14, 61:17, 61:19, 61:20</p> <p>backyard [2] - 84:22, 84:23</p> <p>bad [1] - 100:15</p> <p>balance [2] - 4:19, 32:19</p> <p>balconies [3] - 81:21, 82:5, 82:10</p> <p>bantered [1] - 38:13</p> <p>Bartels [12] - 2:16, 6:21, 15:15, 24:4, 24:6, 38:21, 56:10, 87:4, 87:16, 95:24, 96:16, 96:17</p> <p>bartels [1] - 47:20</p> <p>base [1] - 47:3</p>		

<p>63:15, 63:24, 71:4, 72:7, 72:8, 78:4, 78:10, 80:22, 83:4, 96:9, 98:18, 99:12, 101:1, 101:18, 104:2, 105:11</p> <p>Board [1] - 107:24</p> <p>BOARD [23] - 1:1, 1:13, 1:18, 1:19, 31:14, 31:20, 34:6, 34:11, 34:18, 34:24, 35:9, 42:18, 44:12, 44:14, 44:22, 54:17, 57:13, 57:16, 57:19, 58:14, 85:22, 86:3, 105:24</p> <p>board 's [2] - 104:16, 105:13</p> <p>boards [1] - 9:9</p> <p>body [1] - 6:23</p> <p>bonus [2] - 36:20, 36:23</p> <p>bordered [1] - 12:3</p> <p>borough [6] - 45:24, 46:9, 57:8, 57:10, 58:22, 59:3</p> <p>Borough [2] - 94:16, 104:19</p> <p>BOROUGH [1] - 1:1</p> <p>Borough 's [3] - 5:1, 57:6, 90:8</p> <p>bottom [2] - 24:25, 80:14</p> <p>Boulevard [1] - 2:3</p> <p>boutiquey [1] - 19:24</p> <p>boutiquey -feel [1] - 19:24</p> <p>box [6] - 61:7, 61:9, 61:11, 61:14, 81:5</p> <p>branding [2] - 20:20, 46:21</p> <p>break [3] - 25:10, 63:17, 77:7</p> <p>breaking [1] - 31:8</p> <p>brick [3] - 19:25, 20:1, 25:15</p> <p>brief [1] - 39:25</p> <p>bring [3] - 20:22, 64:7, 69:5</p> <p>bringing [1] - 32:3</p> <p>brings [1] - 48:6</p> <p>brought [2] - 26:23, 69:2</p> <p>brown [1] - 25:3</p> <p>buck [2] - 50:19, 64:6</p> <p>Building [1] - 35:12</p> <p>BUILDING [1] - 1:8</p> <p>building [82] - 13:24, 15:9, 18:11, 18:15, 19:6, 19:21, 19:24,</p>	<p>20:21, 20:24, 21:11, 21:20, 22:4, 22:17, 23:6, 23:7, 23:10, 24:25, 25:10, 26:18, 29:22, 30:20, 31:3, 31:5, 31:9, 31:11, 31:13, 32:15, 36:10, 36:18, 37:6, 37:19, 38:24, 46:13, 47:7, 47:16, 48:7, 48:10, 58:16, 62:17, 63:2, 63:3, 63:4, 64:2, 65:4, 65:10, 65:12, 65:17, 69:12, 69:18, 71:10, 73:19, 73:22, 73:24, 74:2, 74:6, 74:13, 75:7, 75:25, 76:5, 76:22, 76:24, 76:25, 77:4, 77:13, 77:14, 78:9, 78:15, 78:16, 78:19, 78:20, 78:21, 79:9, 79:11, 79:18, 81:5, 82:1, 85:10, 87:8, 93:25, 94:5, 94:9, 94:10</p> <p>building -mounted [1] - 46:13</p> <p>buildings [4] - 32:12, 43:17, 71:24, 92:13</p> <p>bumped [1] - 20:3</p> <p>BUONANTUONO [2] - 1:20, 107:3</p> <p>Buonantuono [1] - 107:23</p> <p>business [1] - 4:3</p> <p>busy [3] - 4:14, 34:9, 34:12</p> <p>BY [18] - 1:20, 2:3, 3:25, 7:22, 9:20, 11:9, 15:20, 17:1, 18:22, 22:7, 25:16, 39:5, 41:14, 42:19, 45:2, 46:15, 48:15, 67:24</p>	<p>77:6, 78:1, 78:19, 78:22, 79:23, 80:10</p> <p>canopy [22] - 20:7, 20:11, 20:19, 26:19, 26:20, 26:23, 27:1, 28:25, 30:23, 40:6, 46:12, 52:10, 65:14, 75:12, 75:17, 78:25, 79:6, 79:13, 79:21, 80:5, 80:14</p> <p>canvass [1] - 72:22</p> <p>capabilities [1] - 104:16</p> <p>capacity [1] - 68:1</p> <p>Capobianco [1] - 103:8</p> <p>CAPOBIANCO [20] - 1:14, 29:18, 33:11, 33:16, 35:11, 35:18, 35:24, 36:2, 36:5, 36:10, 62:13, 62:15, 62:22, 64:4, 64:11, 64:18, 64:24, 71:9, 72:1, 103:9</p> <p>carbon [1] - 21:13</p> <p>care [1] - 100:7</p> <p>Carlstadt [1] - 2:4</p> <p>carried [1] - 37:22</p> <p>carry [1] - 31:12</p> <p>cars [2] - 30:25, 88:10</p> <p>Case [1] - 4:6</p> <p>case [2] - 27:14, 96:19</p> <p>CASE [1] - 1:6</p> <p>caution [1] - 57:25</p> <p>CCR [2] - 1:20, 107:23</p> <p>ceiling [1] - 37:21</p> <p>cement [1] - 19:12</p> <p>certain [2] - 16:1, 55:12</p> <p>certainly [10] - 46:8, 55:13, 71:4, 78:3, 78:5, 90:12, 90:16, 94:21, 94:25, 95:24</p> <p>certainty [1] - 45:9</p> <p>certified [1] - 1:23</p> <p>Certified [1] - 107:4</p> <p>certify [1] - 107:6</p> <p>CERTIFY [2] - 107:9, 107:13</p> <p>Chairman [4] - 9:14, 51:18, 95:17, 105:24</p> <p>CHAIRMAN [64] - 1:13, 4:2, 8:9, 9:16, 23:24, 33:9, 33:21, 34:1, 35:20, 36:24, 37:9, 37:13, 37:25, 48:20, 48:25, 51:19, 52:4, 62:11, 62:14, 72:6, 72:18, 72:25, 84:16, 86:9, 91:5,</p>	<p>92:6, 95:12, 95:14, 95:19, 95:21, 96:21, 96:24, 97:9, 97:16, 97:20, 98:1, 98:15, 98:23, 99:2, 99:8, 99:22, 100:9, 100:16, 100:21, 101:6, 101:11, 101:17, 101:23, 102:2, 102:5, 102:19, 103:2, 103:6, 103:8, 103:10, 103:12, 103:15, 103:17, 103:19, 103:21, 104:7, 105:16, 105:23, 106:1</p> <p>challenge [1] - 30:12</p> <p>challenges [1] - 37:23</p> <p>change [17] - 13:4, 13:6, 13:8, 22:25, 23:5, 33:6, 33:9, 33:12, 33:13, 33:22, 41:18, 49:21, 89:16, 97:3, 105:6, 105:13, 105:14</p> <p>changed [4] - 16:15, 16:22, 18:24, 75:13</p> <p>changes [12] - 6:16, 7:1, 10:18, 13:1, 33:2, 34:5, 39:10, 39:13, 88:7, 104:16, 104:20</p> <p>changing [1] - 87:24</p> <p>channel [1] - 59:16</p> <p>characteristics [1] - 77:16</p> <p>charge [2] - 66:7, 68:20</p> <p>charged [1] - 102:12</p> <p>charging [3] - 66:22, 67:16, 67:21</p> <p>Charles [1] - 2:17</p> <p>check [2] - 55:4, 98:10</p> <p>chief [1] - 6:23</p> <p>Chris [1] - 20:25</p> <p>CHRISTOPHER [1] - 2:3</p> <p>circled [2] - 79:24, 80:10</p> <p>circulation [1] - 85:9</p> <p>cited [2] - 90:6, 90:11</p> <p>civil [1] - 8:4</p> <p>clarification [1] - 80:17</p> <p>clarify [1] - 89:11</p> <p>clear [1] - 89:23</p> <p>client [1] - 71:8</p> <p>close [4] - 72:9, 89:20, 90:6, 95:15</p>	<p>closer [1] - 20:10</p> <p>CLR [1] - 107:23</p> <p>code [2] - 64:8, 64:9</p> <p>coffee [3] - 92:15, 93:19, 93:21</p> <p>color [1] - 21:1</p> <p>Colorized [4] - 3:20, 3:21, 21:4, 21:22</p> <p>colors [1] - 19:25</p> <p>combination [1] - 86:23</p> <p>comfortable [1] - 88:24</p> <p>coming [7] - 30:18, 30:20, 31:7, 38:5, 64:19, 65:1, 91:2</p> <p>commencement [1] - 107:6</p> <p>COMMENCING [1] - 1:10</p> <p>comment [1] - 50:22</p> <p>COMMENT [1] - 3:7</p> <p>comments [1] - 45:3</p> <p>Commerce [1] - 2:3</p> <p>community [5] - 5:1, 32:17, 52:24, 85:19, 89:1</p> <p>company [1] - 5:15</p> <p>compared [1] - 58:7</p> <p>comparing [1] - 36:17</p> <p>complement [1] - 6:17</p> <p>complete [2] - 13:25, 14:1</p> <p>completed [2] - 4:20, 4:21</p> <p>completely [1] - 75:7</p> <p>completing [1] - 100:24</p> <p>completion [1] - 4:17</p> <p>complex [2] - 12:6, 21:21</p> <p>compliance [1] - 23:25</p> <p>compliant [1] - 24:2</p> <p>comply [6] - 42:9, 47:21, 87:17, 88:13, 88:14, 88:23</p> <p>component [3] - 44:3, 44:4, 69:5</p> <p>comprises [1] - 12:8</p> <p>compulsory [1] - 105:13</p> <p>concept [3] - 61:13, 62:25, 82:18</p> <p>Conceptual [3] - 3:19, 17:7, 18:5</p> <p>concern [2] - 94:12, 99:13</p> <p>concerned [2] - 34:8, 94:1</p>
	<p>C</p>			
<p>C(2 [2] - 42:23, 42:24</p> <p>candidly [1] - 96:18</p> <p>cannibalization [1] - 87:8</p> <p>cannibalized [1] - 86:24</p> <p>canopies [27] - 21:16, 22:2, 22:12, 26:7, 26:10, 27:6, 28:23, 29:9, 40:11, 63:18, 65:16, 73:25, 74:20, 75:4, 75:8, 76:16, 76:19, 77:1, 77:5,</p>				

concerns [2] - 35:8, 78:14
concierge [1] - 19:17
concluded [1] - 106:6
concludes [1] - 27:15
concrete [3] - 18:9, 18:15, 18:18
concur [1] - 90:25
condition [1] - 55:15
confirm [1] - 56:11
confirmed [1] - 56:11
conform [1] - 44:22
conformance [1] - 32:16
conforming [1] - 65:18
confused [1] - 83:7
connect [1] - 71:24
connection [2] - 20:13, 48:5
connectivity [8] - 13:22, 15:5, 22:4, 30:1, 30:13, 43:9, 47:9, 56:20
connotation [3] - 58:3, 58:5, 85:21
conservative [2] - 55:6, 58:1
consider [3] - 34:13, 77:21, 78:6
consideration [1] - 55:13
considered [3] - 22:22, 73:22, 94:17
consistency [1] - 52:15
consistent [5] - 26:3, 37:16, 46:16, 46:19, 48:8
consisting [1] - 5:8
consists [2] - 12:11, 12:16
constituted [1] - 85:15
constraints [1] - 37:20
construct [1] - 13:16
constructed [1] - 44:5
construction [4] - 12:2, 18:10, 36:9, 43:15
Consultants [1] - 10:5
contact [1] - 105:9
continuation [4] - 42:17, 49:12, 83:9, 99:4
continue [4] - 25:13, 39:14, 59:6, 102:21
continued [1] - 104:1
continuing [2] - 69:8, 83:1
continuous [1] - 42:11

cooperation [2] - 4:25, 5:11
coordinate [1] - 4:10
copy [1] - 21:13
corner [7] - 14:14, 19:10, 19:14, 21:17, 70:13, 72:19, 92:22
corners [5] - 19:10, 19:12, 19:18, 25:2, 89:15
cornice [1] - 80:13
Correct [3] - 12:24, 80:2, 80:15
correct [42] - 9:2, 9:5, 12:17, 12:23, 16:4, 18:2, 18:3, 19:3, 22:10, 22:19, 25:21, 25:22, 26:1, 26:4, 26:5, 29:16, 30:2, 36:11, 36:15, 40:17, 40:18, 41:20, 41:21, 42:8, 43:20, 43:21, 45:11, 46:19, 49:10, 57:12, 59:22, 70:3, 70:5, 74:18, 74:19, 74:24, 79:23, 80:12, 86:2, 86:16, 96:12, 96:15
corrected [1] - 84:20
correctly [3] - 66:4, 66:11, 66:21
correlation [2] - 67:1, 88:12
corridor [2] - 15:8, 66:17
corrugated [1] - 73:23
cost [3] - 65:19, 66:3, 66:5
COUNCIL [1] - 103:11
COUNCILMAN [2] - 1:15, 102:3
counsel [2] - 107:14, 107:17
Counsel [1] - 2:6
count [10] - 13:6, 50:8, 50:11, 54:9, 54:14, 55:1, 55:2, 56:1, 56:8
counted [1] - 56:12
counting [1] - 50:6
COUNTY [1] - 1:2
couple [4] - 48:24, 50:5, 89:3, 94:3
course [3] - 10:9, 24:10, 105:7
COURT [1] - 1:22
Court [3] - 1:23, 107:4, 107:24
courtyard [4] - 18:21, 81:12, 81:14, 81:18

courtyards [12] - 25:9, 25:12, 42:10, 48:3, 50:6, 50:12, 55:13, 55:22, 56:12, 69:22, 71:11, 71:13
cover [2] - 50:19, 70:17
coverage [9] - 40:13, 47:18, 52:12, 52:23, 53:2, 53:23, 54:1, 54:9, 54:14
covered [1] - 5:9
crafted [1] - 85:23
create [6] - 15:1, 41:9, 49:25, 56:21, 71:18, 75:19
created [1] - 56:18
creates [1] - 81:11
creating [1] - 80:8
crews [1] - 96:5
criteria [4] - 42:23, 42:24, 43:4, 46:24
cross [2] - 46:2, 64:22
cross-talking [2] - 46:2, 64:22
cup [1] - 92:15
curb [1] - 90:8
curious [1] - 57:24
current [10] - 9:1, 13:3, 32:21, 40:23, 40:24, 40:25, 41:1, 41:25, 42:2, 45:4

D

dark [2] - 19:20, 20:2
darkness [1] - 60:19
date [14] - 11:4, 11:13, 11:20, 11:21, 17:8, 17:16, 21:2, 21:7, 24:15, 99:9, 100:3, 100:13, 101:19, 107:12
Dated [1] - 107:25
days [4] - 95:9, 100:5, 100:6, 101:7
de [2] - 87:20
dear [2] - 15:24, 16:13
decibel [2] - 34:25, 35:1
decisions [1] - 5:19
deck [4] - 15:19, 30:11, 32:1, 53:25
decks [1] - 18:17
decrease [1] - 66:17
deep [2] - 27:1, 29:18
deeper [3] - 22:12, 22:13, 75:15
degree [2] - 8:4, 45:8
degrees [1] - 71:11

delineating [1] - 89:17
demand [1] - 88:21
demonstrating [1] - 93:18
demonstrating) [2] - 93:4, 93:22
department [1] - 56:19
DESCRIPTION [1] - 3:17
descriptions [1] - 45:21
design [19] - 5:22, 9:25, 14:9, 18:19, 21:14, 22:9, 22:13, 22:23, 30:8, 36:17, 43:9, 43:11, 48:9, 63:17, 75:6, 75:12, 94:3, 94:14, 98:21
desirable [1] - 43:5
desire [1] - 96:2
details [1] - 27:4
deter [1] - 90:22
determine [1] - 96:2
detriment [2] - 47:1, 52:25
detrimental [1] - 63:24
detriments [2] - 43:2, 45:15
develop [4] - 14:8, 15:4, 59:3, 98:21
developed [3] - 18:20, 54:3, 54:5
developing [2] - 5:13, 43:6
development [7] - 4:14, 43:13, 43:19, 45:11, 45:22, 58:11, 85:18
DEVELOPMENT [1] - 2:2
Development [1] - 67:25
developments [3] - 46:22, 60:7, 88:21
deviation [5] - 26:9, 26:24, 27:10, 27:13, 78:7
deviations [2] - 47:5, 47:17
diagram [1] - 92:22
dialogue [1] - 82:24
dictate [1] - 69:19
difference [9] - 27:22, 27:23, 28:2, 28:3, 28:7, 28:10, 28:12, 36:25, 51:10
differences [1] - 17:22
different [8] - 37:20, 60:25, 75:5, 75:6, 75:8, 75:14

differential [3] - 34:25, 35:2, 68:12
differs [2] - 12:15, 12:22
difficulty [1] - 52:14
diligently [1] - 4:16
dimensional [1] - 79:5
dimensions [1] - 38:23
Diogo [6] - 3:4, 6:13, 7:12, 7:23, 56:17
DIOGO [2] - 7:9, 7:13
direct [3] - 5:24, 67:1, 87:4
direction [2] - 63:4, 105:12
directly [2] - 5:5, 31:11
disagree [3] - 49:23, 85:20, 90:20
disciplines [3] - 8:16, 8:25, 9:13
discuss [1] - 71:7
discussing [1] - 52:16
distance [1] - 25:19
distributed [1] - 15:17
distribution [1] - 12:15
DO [2] - 107:9, 107:13
documents [2] - 10:21, 17:24
dog [2] - 15:12, 30:19
DONALD [1] - 1:18
done [4] - 27:23, 32:10, 60:6, 64:6
door [9] - 20:7, 20:11, 26:22, 30:14, 30:23, 40:7, 66:16, 75:16, 75:19
doors [1] - 30:10
double [2] - 55:4, 98:10
double-check [2] - 55:4, 98:10
Doug [14] - 15:15, 23:21, 32:25, 33:14, 33:19, 33:24, 33:25, 34:1, 38:21, 38:25, 50:15, 50:16, 51:24, 72:3
Doug's [1] - 31:23
Douglas [2] - 6:21, 6:23
douglas [1] - 2:16
down [7] - 8:12, 13:10, 14:5, 31:7, 38:10, 72:15, 101:7
dramatic [2] - 51:10, 94:4
drastically [1] - 63:5

<p>drawing [2] - 3:22, 24:21</p> <p>drive [1] - 38:6</p> <p>driven [1] - 5:19</p> <p>driving [4] - 14:5, 30:22, 31:13, 71:14</p> <p>drop [1] - 21:8</p> <p>drop-off [1] - 21:8</p> <p>due [1] - 47:5</p> <p>duly [1] - 107:7</p> <p>during [2] - 10:9, 15:21</p> <p>dwelling [1] - 55:1</p>	<p>elimination [1] - 31:24</p> <p>email [3] - 11:1, 11:5, 38:15</p> <p>Email :cminks @ russodevelopment . com [1] - 2:5</p> <p>employed [1] - 67:25</p> <p>employee [2] - 107:14, 107:16</p> <p>encourage [3] - 43:20, 45:9, 46:18</p> <p>encourages [2] - 32:17, 43:25</p> <p>encroach [3] - 36:14, 62:24</p> <p>encroached [2] - 63:20, 63:21</p> <p>encroaching [6] - 35:14, 35:16, 62:16, 74:17, 74:23, 75:1</p> <p>encroachment [1] - 74:22</p> <p>end [4] - 4:21, 4:23, 100:18, 100:23</p> <p>ended [1] - 37:24</p> <p>ends [1] - 105:5</p> <p>engineer [12] - 6:14, 6:23, 45:24, 46:9, 58:22, 59:3, 69:20, 76:12, 88:17, 96:18, 96:22, 96:25</p> <p>ENGINEER [18] - 1:19, 31:14, 31:20, 34:6, 34:11, 34:18, 34:24, 35:9, 44:12, 44:14, 44:22, 54:17, 57:13, 57:16, 57:19, 58:14, 85:22, 86:3</p> <p>engineer 's [2] - 8:5, 27:11</p> <p>engineering [12] - 6:25, 8:4, 9:1, 9:25, 23:22, 24:7, 34:3, 39:1, 69:12, 69:15, 69:18, 70:25</p> <p>enhance [9] - 22:3, 27:3, 29:25, 36:21, 47:7, 47:8, 47:15, 65:23, 76:1</p> <p>enhancement [2] - 31:1, 92:8</p> <p>enhances [2] - 43:9, 43:25</p> <p>enhancing [2] - 65:6, 92:9</p> <p>enjoy [1] - 93:7</p> <p>enter [1] - 32:8</p> <p>entertain [2] - 6:5, 98:18</p> <p>entertained [1] - 94:25</p>	<p>entire [2] - 13:12, 79:3</p> <p>entrance [7] - 15:25, 19:15, 26:16, 26:18, 27:7, 48:6, 75:16</p> <p>entries [1] - 20:5</p> <p>entry [7] - 16:17, 19:14, 20:7, 20:11, 27:2, 30:15, 48:7</p> <p>environment [1] - 43:5</p> <p>envision [2] - 19:7, 97:3</p> <p>envisioning [1] - 59:1</p> <p>equation [1] - 54:7</p> <p>erring [1] - 57:25</p> <p>especially [2] - 44:2, 51:4</p> <p>ESQUIRE [2] - 1:18, 2:3</p> <p>essentially [3] - 18:23, 31:25, 33:4</p> <p>evening [5] - 5:3, 11:11, 11:17, 95:18, 95:23</p> <p>event [1] - 104:15</p> <p>events [1] - 104:13</p> <p>exact [4] - 52:10, 76:8, 76:11, 81:7</p> <p>examination [1] - 8:6</p> <p>example [5] - 28:12, 30:21, 75:15, 84:21, 90:5</p> <p>except [1] - 25:20</p> <p>excuse [3] - 47:11, 79:12, 86:5</p> <p>Exhibit [17] - 11:11, 11:12, 11:13, 11:19, 11:23, 17:8, 17:15, 18:1, 18:6, 20:25, 21:2, 21:4, 21:5, 21:6, 21:23, 24:22, 24:23</p> <p>exhibit [3] - 11:16, 17:17, 24:13</p> <p>EXHIBIT [1] - 3:17</p> <p>exhibits [1] - 11:10</p> <p>EXHIBITS [1] - 3:25</p> <p>existing [3] - 36:13, 42:17, 49:13</p> <p>exists [1] - 84:8</p> <p>expanding [1] - 36:18</p> <p>expedience [1] - 10:15</p> <p>experience [5] - 5:13, 7:24, 8:6, 14:6, 88:20</p> <p>expert [3] - 8:16, 9:15, 68:8</p> <p>explain [5] - 15:16, 41:24, 65:24, 77:4, 80:25</p>	<p>explained [2] - 45:16, 49:5</p> <p>explaining [1] - 53:21</p> <p>explanation [1] - 62:10</p> <p>extent [2] - 104:19, 104:21</p> <p>exterior [3] - 15:18, 51:5, 51:7</p> <p>eye [2] - 27:2, 77:18</p> <p>eyebrow [1] - 26:7</p> <p>eyesore [1] - 43:8</p>	<p>26:22, 27:1, 32:18, 48:5, 63:8, 63:19, 63:24, 64:1, 65:19, 71:23, 75:17, 75:23, 77:10, 78:4, 78:10</p> <p>few [1] - 11:10</p> <p>fiber [1] - 19:12</p> <p>figuring [1] - 58:9</p> <p>file [2] - 10:22</p> <p>final [1] - 59:4</p> <p>finality [1] - 98:21</p> <p>finalize [1] - 59:3</p> <p>finally [2] - 26:14, 48:4</p> <p>financially [1] - 107:17</p> <p>fine [2] - 84:6, 95:6</p> <p>fingers [2] - 25:13, 81:12</p> <p>finish [3] - 100:12, 101:3, 102:20</p> <p>fins [2] - 63:14, 65:17</p> <p>fire [1] - 56:19</p> <p>firm [1] - 100:13</p> <p>first [19] - 4:18, 6:3, 6:13, 7:12, 13:11, 18:17, 22:18, 22:19, 24:25, 34:5, 37:6, 38:4, 40:20, 48:23, 51:15, 53:16, 70:8, 77:2, 95:1</p> <p>fit [1] - 99:8</p> <p>fitting [1] - 65:11</p> <p>five [3] - 37:12, 37:13, 80:21</p> <p>flanked [1] - 14:13</p> <p>flip [1] - 11:12</p> <p>flipped [1] - 71:10</p> <p>floor [27] - 5:21, 13:11, 13:12, 13:20, 14:4, 14:10, 14:19, 17:13, 18:14, 20:5, 22:18, 22:20, 29:17, 32:1, 36:19, 37:6, 51:15, 54:19, 69:25, 70:3, 70:5, 70:8, 75:23, 76:20, 77:2, 81:3, 81:5</p> <p>Floors [2] - 13:15, 18:10</p> <p>flow [1] - 97:4</p> <p>folks [1] - 4:2</p> <p>follow [1] - 32:2</p> <p>following [2] - 47:4, 89:18</p> <p>foot [3] - 24:3, 27:5, 27:9</p> <p>footage [4] - 33:12, 33:13, 33:18, 66:13</p> <p>footprint [6] - 36:18, 62:18, 63:8, 65:4, 74:2, 74:3</p>
E			F	
<p>E-F [1] - 91:17</p> <p>earliest [1] - 98:18</p> <p>early [2] - 4:19, 97:23</p> <p>easily [1] - 92:15</p> <p>east [4] - 12:6, 14:12, 19:11, 31:7</p> <p>education [1] - 7:24</p> <p>effect [7] - 22:24, 30:17, 37:8, 60:13, 60:14, 90:17, 90:21</p> <p>effectively [2] - 25:18, 90:2</p> <p>efficiency [1] - 10:15</p> <p>efficient [1] - 6:11</p> <p>eight [2] - 37:8, 37:10</p> <p>either [4] - 63:3, 73:16, 100:9, 105:13</p> <p>elaborate [1] - 30:5</p> <p>element [4] - 5:23, 32:14, 43:25, 45:10</p> <p>elements [7] - 6:19, 10:10, 10:16, 22:2, 29:15, 49:24, 81:10</p> <p>elevate [1] - 50:12</p> <p>elevation [14] - 3:20, 3:21, 14:22, 21:2, 21:5, 21:22, 24:25, 25:1, 25:6, 25:7, 25:17, 25:24, 27:3, 77:7</p> <p>Elevation [2] - 3:22, 24:21</p> <p>elevations [2] - 21:19, 24:24</p> <p>elevator [1] - 19:16</p> <p>eliminate [5] - 31:17, 55:18, 65:15, 65:16, 65:17</p> <p>eliminated [7] - 66:14, 66:15, 87:23, 88:2, 88:4, 90:2, 90:15</p> <p>eliminating [5] - 31:14, 31:15, 31:21, 88:19, 89:7</p>			<p>facade [8] - 25:18, 29:19, 29:21, 41:22, 42:11, 49:2, 49:4, 62:23</p> <p>face [5] - 55:14, 60:6, 61:4, 61:21, 69:8</p> <p>face-lit [1] - 60:6</p> <p>faces [1] - 12:5</p> <p>facing [12] - 13:14, 18:16, 20:1, 21:20, 25:7, 26:15, 41:23, 49:3, 49:4, 69:9, 69:23, 70:8</p> <p>fact [6] - 44:18, 63:20, 69:22, 75:19, 90:2, 90:4</p> <p>familiar [6] - 6:24, 9:21, 10:1, 10:7, 62:1, 68:19</p> <p>fan [2] - 38:3, 60:2</p> <p>fantastic [1] - 5:1</p> <p>far [4] - 29:19, 35:13, 35:24, 69:3</p> <p>fashion [1] - 96:7</p> <p>favor [1] - 54:23</p> <p>feasible [1] - 97:24</p> <p>feasibly [1] - 95:25</p> <p>feature [7] - 25:21, 65:14, 74:4, 75:14, 75:25, 79:4</p> <p>feet [41] - 22:20, 22:25, 23:8, 23:16, 23:17, 26:24, 27:6, 27:9, 28:18, 29:2, 29:10, 29:12, 29:21, 29:23, 40:4, 40:8, 40:11, 41:23, 41:24, 42:9, 42:12, 49:3, 58:12, 58:18, 62:18, 62:23, 63:3, 74:22, 75:17, 75:18, 76:9, 77:24, 80:23, 81:2, 81:9, 81:10, 82:12, 89:18, 93:2</p> <p>felt [17] - 13:24, 23:1,</p>	

<p>FOR [1] - 1:3 foregoing [1] - 107:9 forget [3] - 46:3, 54:17, 54:20 form [2] - 71:18, 75:21 forth [5] - 8:15, 9:12, 27:13, 52:14, 107:12 forward [1] - 96:3 four [7] - 14:13, 14:19, 22:21, 26:17, 37:12, 37:13, 80:21 framed [1] - 18:11 Frank [5] - 3:10, 72:14, 73:13, 84:3, 84:6 FRANK [56] - 72:14, 72:19, 73:2, 73:9, 73:17, 74:15, 74:19, 74:25, 76:3, 76:11, 76:15, 76:23, 77:21, 78:13, 79:16, 79:25, 80:3, 80:11, 80:16, 81:8, 81:16, 81:20, 81:24, 82:2, 82:6, 82:11, 82:20, 83:6, 83:11, 83:15, 83:19, 83:22, 84:1, 84:7, 84:19, 85:5, 85:17, 86:1, 86:4, 86:10, 86:15, 86:17, 86:22, 87:5, 87:12, 87:19, 88:3, 88:9, 88:16, 89:2, 89:25, 90:12, 90:16, 90:23, 90:25, 91:4 Fraser [2] - 7:18, 89:10 FRASER [75] - 1:18, 7:5, 7:10, 7:14, 8:14, 8:19, 8:22, 8:24, 9:4, 9:7, 9:11, 10:19, 11:4, 11:7, 17:14, 17:18, 17:25, 18:4, 23:18, 24:4, 24:8, 24:12, 24:16, 24:20, 44:24, 53:5, 66:1, 66:6, 66:10, 66:19, 67:4, 67:15, 67:18, 67:22, 72:23, 73:7, 73:15, 79:12, 79:21, 84:4, 84:18, 84:21, 89:12, 90:3, 90:14, 90:21, 91:10, 91:14, 91:19, 91:23, 92:5, 95:16, 96:11, 96:16, 97:14, 98:2, 98:11, 99:14, 99:17, 99:23, 100:14, 100:17, 100:22, 101:8, 101:13, 102:9,</p>	<p>102:12, 102:15, 102:22, 103:4, 103:24, 104:8, 105:3, 105:8, 105:20 fresh [1] - 92:17 front [25] - 26:2, 46:12, 46:13, 46:14, 52:6, 53:24, 54:3, 55:23, 59:8, 59:9, 59:19, 60:21, 60:25, 61:1, 61:2, 61:24, 62:23, 76:24, 87:1, 89:4, 92:14, 92:16, 93:16, 94:1 front-lit [10] - 46:12, 46:13, 46:14, 59:8, 59:9, 59:19, 60:21, 61:2, 61:24 full [1] - 4:22 fully [4] - 4:22, 6:24, 9:21, 51:10 fumbling [1] - 72:17 function [1] - 68:23 FURTHER [2] - 107:9, 107:13</p>	<p>governing [1] - 57:5 gracious [1] - 55:19 grade [3] - 22:21, 22:25, 23:1 graduated [1] - 8:2 Graham [1] - 103:10 GRAHAM [3] - 1:15, 103:1, 103:11 grant [2] - 55:19, 83:4 granted [6] - 42:23, 53:4, 83:1, 83:5, 91:20, 92:18 granting [3] - 43:3, 45:16, 53:1 grassy [1] - 55:9 gray [5] - 19:20, 25:2, 25:3, 25:14, 26:6 Great [2] - 80:11, 90:12 great [12] - 5:10, 5:11, 13:21, 14:25, 31:4, 72:20, 78:13, 80:16, 82:7, 87:12, 91:4, 102:7 greater [2] - 43:20, 52:21 greatly [1] - 101:15 green [5] - 56:21, 56:23, 84:25, 85:3, 85:6 GREET [64] - 1:13, 4:2, 8:9, 9:16, 23:24, 33:9, 33:21, 34:1, 35:20, 36:24, 37:9, 37:13, 37:25, 48:20, 48:25, 51:19, 52:4, 62:11, 62:14, 72:6, 72:18, 72:25, 84:16, 86:9, 91:5, 92:6, 95:12, 95:14, 95:19, 95:21, 96:21, 96:24, 97:9, 97:16, 97:20, 98:1, 98:15, 98:23, 99:2, 99:8, 99:22, 100:9, 100:16, 100:21, 101:6, 101:11, 101:17, 101:23, 102:2, 102:5, 102:19, 103:2, 103:6, 103:8, 103:10, 103:12, 103:15, 103:17, 103:19, 103:21, 104:7, 105:16, 105:23, 106:1 Greet [1] - 103:12 grilles [4] - 13:14, 30:11, 51:16, 70:19 ground [18] - 5:21, 11:18, 13:11, 13:12,</p>	<p>13:20, 14:4, 14:10, 14:19, 17:13, 18:14, 20:5, 32:1, 36:19, 42:11, 69:5, 81:3, 81:5, 82:12 grow [1] - 65:4 growing [1] - 65:10 guarantee [1] - 51:2 guess [11] - 4:10, 52:22, 65:24, 78:14, 80:18, 85:10, 86:6, 87:21, 89:25, 91:2, 92:10 guy [1] - 52:1 guys [2] - 20:8, 95:10</p>	<p>hereby [1] - 107:6 hereinbefore [1] - 107:12 hide [1] - 75:18 high [6] - 27:6, 27:9, 58:15, 76:16, 78:15, 78:17 high-rise [1] - 58:15 higher [3] - 22:18, 37:6, 80:4 highlight [2] - 13:1, 18:12 highlighted [1] - 27:10 highway [2] - 34:9, 34:12 hit [1] - 52:11 hold [2] - 72:23, 102:9 homeowners [1] - 92:20 homes [1] - 70:13 honest [1] - 60:5 hope [2] - 50:23, 51:14 hopefully [1] - 4:18 hours [1] - 70:20 house [2] - 92:21, 93:17 huge [2] - 34:24, 35:2 human [1] - 77:18</p>
G		H		
<p>G-A-R-R-I-T-A-N-O [1] - 91:18 garage [17] - 14:7, 18:9, 26:16, 26:18, 26:22, 27:2, 29:1, 29:6, 33:18, 40:7, 51:16, 53:25, 70:14, 70:20, 75:16, 75:21 Garritano [6] - 3:11, 91:8, 91:10, 91:16, 91:23, 94:20 GARRITANO [11] - 91:7, 91:12, 91:16, 91:20, 92:4, 92:7, 93:15, 93:20, 94:16, 95:1, 95:4 Garwood [2] - 43:16, 90:1 GARWOOD [2] - 1:1, 1:9 general [4] - 11:25, 72:10, 72:11, 85:4 gentleman [1] - 92:19 given [3] - 55:13, 80:23, 82:17 glad [1] - 38:4 glass [1] - 48:3 go-round [1] - 50:5 goal [4] - 10:15, 12:25, 34:19, 45:4 goals [2] - 43:12, 52:19</p>	<p>G</p>	<p>greater [2] - 43:20, 52:21 greatly [1] - 101:15 green [5] - 56:21, 56:23, 84:25, 85:3, 85:6 GREET [64] - 1:13, 4:2, 8:9, 9:16, 23:24, 33:9, 33:21, 34:1, 35:20, 36:24, 37:9, 37:13, 37:25, 48:20, 48:25, 51:19, 52:4, 62:11, 62:14, 72:6, 72:18, 72:25, 84:16, 86:9, 91:5, 92:6, 95:12, 95:14, 95:19, 95:21, 96:21, 96:24, 97:9, 97:16, 97:20, 98:1, 98:15, 98:23, 99:2, 99:8, 99:22, 100:9, 100:16, 100:21, 101:6, 101:11, 101:17, 101:23, 102:2, 102:5, 102:19, 103:2, 103:6, 103:8, 103:10, 103:12, 103:15, 103:17, 103:19, 103:21, 104:7, 105:16, 105:23, 106:1 Greet [1] - 103:12 grilles [4] - 13:14, 30:11, 51:16, 70:19 ground [18] - 5:21, 11:18, 13:11, 13:12,</p>	<p>half [2] - 37:14, 96:10 hallway [1] - 82:7 hand [1] - 93:14 handle [1] - 57:20 handling [1] - 104:16 hang [1] - 52:2 happy [1] - 96:9 Harbor [1] - 10:5 Hardie [1] - 19:12 hardly [1] - 95:5 hardscape [3] - 15:25, 54:3, 54:6 Harrison [1] - 32:11 head [2] - 77:9, 78:22 hear [10] - 8:13, 28:6, 52:9, 66:21, 70:24, 71:4, 71:5, 73:7, 74:15, 102:19 heard [4] - 29:24, 41:2, 82:23, 95:25 HEARING [1] - 1:12 hearing [10] - 20:8, 40:20, 55:12, 58:20, 58:21, 83:12, 83:20, 96:10, 97:17 hearings [5] - 15:22, 71:5, 73:14, 94:23, 97:19 heart [1] - 15:24 hearts [1] - 57:7 heavy [1] - 79:17 height [19] - 22:16, 23:6, 23:8, 23:10, 37:4, 37:5, 37:18, 76:6, 77:12, 77:17, 78:15, 78:16, 78:19, 78:20, 78:21, 79:9, 79:14, 94:12 heights [2] - 37:22, 76:14 help [2] - 75:18, 75:24 helps [1] - 90:9</p>	<p>I</p> <p>iconic [1] - 19:18 idea [2] - 63:11, 93:9 identified [2] - 17:16, 24:18 identify [3] - 11:14, 13:4, 83:17 II [14] - 1:4, 5:4, 5:17, 13:24, 14:7, 32:6, 36:12, 37:2, 37:17, 43:15, 44:15, 58:21, 96:6, 96:7 illegal [2] - 90:9, 90:22 illegally [4] - 90:5, 90:7, 90:10, 90:18 imagine [2] - 64:23, 78:20 impact [1] - 63:5 impair [1] - 47:2 impervious [12] - 40:13, 41:10, 47:17, 52:12, 52:23, 53:2, 53:12, 53:23, 54:1, 54:9, 54:13, 55:8 implicated [1] - 7:2 impression [1] - 6:4 improve [1] - 5:16 improved [2] - 16:24, 18:24</p>

<p>improvement [2] - 43:10, 94:5</p> <p>improvements [1] - 42:22</p> <p>IN [1] - 106:4</p> <p>in-person [2] - 104:13, 104:17</p> <p>inches [2] - 27:5, 80:7</p> <p>include [2] - 44:8, 76:13</p> <p>includes [1] - 12:19</p> <p>including [1] - 93:3</p> <p>incorporated [1] - 48:9</p> <p>increase [6] - 33:5, 33:17, 52:23, 53:11, 54:13, 67:2</p> <p>increased [1] - 53:1</p> <p>increases [1] - 66:13</p> <p>individual [8] - 59:20, 59:25, 61:5, 61:13, 61:18, 61:19, 61:20</p> <p>individually [1] - 60:21</p> <p>indulgence [1] - 97:23</p> <p>indulgent [1] - 96:9</p> <p>infer [1] - 30:4</p> <p>information [1] - 104:6</p> <p>injustice [1] - 69:7</p> <p>input [1] - 61:23</p> <p>inside [2] - 15:9, 36:13</p> <p>instead [2] - 30:9, 94:7</p> <p>Institute [1] - 8:3</p> <p>integrally [1] - 9:24</p> <p>integrated [1] - 27:8</p> <p>intend [1] - 4:17</p> <p>intended [1] - 19:2</p> <p>intent [7] - 47:2, 48:13, 68:21, 71:17, 74:9, 77:14</p> <p>interested [3] - 51:14, 104:18, 107:17</p> <p>interior [3] - 15:14, 15:18, 32:1</p> <p>internal [2] - 60:25, 61:1</p> <p>internally [6] - 59:17, 59:21, 59:22, 60:11, 61:3, 62:8</p> <p>interpreted [1] - 55:10</p> <p>introduce [3] - 13:21, 14:3, 14:25</p> <p>introduced [1] - 15:6</p> <p>introducing [1] - 14:10</p> <p>investigated [1] - 69:3</p> <p>investigating [1] - 69:7</p>	<p>invite [1] - 93:16</p> <p>involved [2] - 9:24, 49:21</p> <p>involving [1] - 52:8</p> <p>island [2] - 56:18, 56:22</p> <p>islands [1] - 56:4</p> <p>issue [4] - 15:21, 69:16, 80:8</p> <p>items [2] - 63:23, 65:19</p> <p>itself [4] - 23:1, 65:4, 76:5, 94:5</p>	<p>83:22, 84:1, 84:7, 84:19, 85:5, 85:17, 86:1, 86:4, 86:10, 86:15, 86:17, 86:22, 87:5, 87:12, 87:19, 88:3, 88:9, 88:16, 89:2, 89:25, 90:12, 90:16, 90:23, 90:25, 91:4</p> <p>KEN [1] - 1:14</p> <p>Ken [2] - 62:14, 103:8</p> <p>kept [2] - 51:2, 74:2</p> <p>kid [1] - 57:7</p> <p>kind [20] - 13:8, 13:9, 13:18, 13:25, 14:8, 14:9, 15:11, 18:19, 19:4, 20:12, 22:6, 22:24, 23:2, 27:2, 36:22, 38:4, 75:24, 77:3, 77:17, 84:9</p> <p>kit [2] - 45:25, 58:23</p> <p>known [1] - 105:14</p> <p>knows [1] - 104:14</p>	<p>18:14, 18:17, 35:1, 40:12, 42:10, 42:11, 47:8, 47:25, 51:11, 51:12, 63:15, 69:5, 81:15, 81:17, 82:12, 93:1</p> <p>levels [1] - 34:25</p> <p>LICENSE [1] - 1:20</p> <p>License [1] - 107:25</p> <p>license [3] - 8:5, 8:7, 8:8</p> <p>licensed [5] - 6:14, 43:24, 45:7, 68:17, 76:4</p> <p>licenses [1] - 8:25</p> <p>life [1] - 92:24</p> <p>light [6] - 59:9, 60:13, 60:22, 61:9, 61:11</p> <p>lighting [3] - 16:19, 59:7, 62:6</p> <p>lights [2] - 59:25, 70:20</p> <p>limit [1] - 65:8</p> <p>limits [2] - 62:17, 64:14</p> <p>line [5] - 78:25, 79:2, 79:4, 79:6, 79:18</p> <p>linear [2] - 80:22, 82:12</p> <p>lines [2] - 89:14, 89:17</p> <p>linkages [1] - 43:14</p> <p>list [1] - 39:24</p> <p>listen [2] - 63:10, 71:5</p> <p>listened [1] - 66:20</p> <p>lit [25] - 46:11, 46:12, 46:13, 46:14, 59:8, 59:9, 59:14, 59:17, 59:19, 59:21, 59:22, 60:6, 60:21, 61:2, 61:3, 61:4, 61:11, 61:14, 61:20, 61:24, 62:2, 62:6, 70:21</p> <p>live [1] - 91:8</p> <p>lives [1] - 94:19</p> <p>LLC [2] - 1:4, 1:22</p> <p>lobby [11] - 14:12, 15:7, 16:1, 16:17, 19:15, 20:21, 20:22, 27:7, 30:20, 48:6, 54:3</p> <p>located [5] - 12:1, 12:7, 12:9, 26:13, 77:1</p> <p>location [1] - 75:13</p> <p>locations [2] - 75:5, 75:9</p> <p>look [25] - 13:23, 14:6, 14:22, 16:1, 19:8, 22:16, 23:3, 30:13, 31:4, 38:6, 38:11,</p>	<p>47:15, 60:8, 62:4, 69:10, 71:1, 71:11, 71:12, 71:20, 82:3, 92:23, 94:9, 94:18, 95:8, 103:4</p> <p>looked [1] - 38:15</p> <p>looking [21] - 10:21, 13:17, 13:18, 20:14, 30:10, 30:11, 30:25, 47:19, 48:2, 50:25, 56:15, 62:15, 76:17, 82:5, 83:24, 91:21, 92:12, 93:17, 105:4, 105:24</p> <p>looks [2] - 51:15, 87:25</p> <p>lose [1] - 60:13</p> <p>lost [1] - 87:9</p> <p>LOT [1] - 1:5</p> <p>lounge [1] - 16:19</p> <p>love [1] - 60:8</p> <p>low [1] - 77:18</p> <p>lower [9] - 5:6, 23:10, 23:14, 23:15, 37:18, 37:19, 76:9, 77:13</p> <p>lush [1] - 18:25</p>
J		L		
	<p>January [2] - 5:6, 50:25</p> <p>Jersey [8] - 1:24, 2:4, 6:15, 8:3, 9:2, 9:9, 45:8, 107:5</p> <p>JERSEY [2] - 1:2, 1:9</p> <p>jewel [1] - 16:18</p> <p>job [1] - 85:25</p> <p>Joe [1] - 91:7</p> <p>jog [1] - 30:19</p> <p>Joseph [3] - 3:11, 91:12, 91:15</p> <p>JOSEPH [12] - 91:7, 91:12, 91:13, 91:16, 91:20, 92:4, 92:7, 93:15, 93:20, 94:16, 95:1, 95:4</p> <p>JR [1] - 1:18</p> <p>JULY [1] - 1:10</p> <p>July [2] - 10:23, 17:12</p> <p>justification [1] - 44:15</p>	<p>Labor [3] - 4:19, 98:12, 100:7</p> <p>lacked [1] - 30:7</p> <p>lag [1] - 96:8</p> <p>land [1] - 9:8</p> <p>landscape [1] - 14:9</p> <p>landscaping [5] - 18:20, 19:1, 25:25, 26:1, 70:16</p> <p>last [9] - 7:13, 41:18, 45:17, 50:5, 50:21, 55:11, 56:17, 58:20, 89:8</p> <p>law [2] - 89:18, 105:14</p> <p>leading [2] - 22:21, 22:23</p> <p>leased [1] - 4:22</p> <p>leasing [3] - 66:14, 68:1, 68:4</p> <p>left [1] - 82:25</p> <p>length [3] - 6:22, 41:22, 49:2</p> <p>less [3] - 41:4, 53:19, 93:2</p> <p>letter [13] - 10:4, 10:10, 10:24, 59:20, 60:21, 61:5, 61:14, 61:19, 61:20, 80:19, 83:7, 84:2</p> <p>letters [9] - 46:12, 46:13, 59:15, 59:16, 59:17, 59:25, 60:6, 61:4, 61:12</p> <p>level [18] - 14:3, 18:8,</p>		M
	<p>Kathi [1] - 103:13</p> <p>KATHLEEN [1] - 1:17</p> <p>keep [3] - 37:17, 42:20, 44:16</p> <p>keeping [1] - 51:1</p> <p>Kelly [6] - 3:10, 72:14, 73:12, 83:2, 83:16, 92:1</p> <p>KELLY [56] - 72:14, 72:19, 73:2, 73:9, 73:17, 74:15, 74:19, 74:25, 76:3, 76:11, 76:15, 76:23, 77:21, 78:13, 79:16, 79:25, 80:3, 80:11, 80:16, 81:8, 81:16, 81:20, 81:24, 82:2, 82:6, 82:11, 82:20, 83:6, 83:11, 83:15, 83:19,</p>	<p>83:22, 84:1, 84:7, 84:19, 85:5, 85:17, 86:1, 86:4, 86:10, 86:15, 86:17, 86:22, 87:5, 87:12, 87:19, 88:3, 88:9, 88:16, 89:2, 89:25, 90:12, 90:16, 90:23, 90:25, 91:4</p> <p>KEN [1] - 1:14</p> <p>Ken [2] - 62:14, 103:8</p> <p>kept [2] - 51:2, 74:2</p> <p>kid [1] - 57:7</p> <p>kind [20] - 13:8, 13:9, 13:18, 13:25, 14:8, 14:9, 15:11, 18:19, 19:4, 20:12, 22:6, 22:24, 23:2, 27:2, 36:22, 38:4, 75:24, 77:3, 77:17, 84:9</p> <p>kit [2] - 45:25, 58:23</p> <p>known [1] - 105:14</p> <p>knows [1] - 104:14</p> <p>Labor [3] - 4:19, 98:12, 100:7</p> <p>lacked [1] - 30:7</p> <p>lag [1] - 96:8</p> <p>land [1] - 9:8</p> <p>landscape [1] - 14:9</p> <p>landscaping [5] - 18:20, 19:1, 25:25, 26:1, 70:16</p> <p>last [9] - 7:13, 41:18, 45:17, 50:5, 50:21, 55:11, 56:17, 58:20, 89:8</p> <p>law [2] - 89:18, 105:14</p> <p>leading [2] - 22:21, 22:23</p> <p>leased [1] - 4:22</p> <p>leasing [3] - 66:14, 68:1, 68:4</p> <p>left [1] - 82:25</p> <p>length [3] - 6:22, 41:22, 49:2</p> <p>less [3] - 41:4, 53:19, 93:2</p> <p>letter [13] - 10:4, 10:10, 10:24, 59:20, 60:21, 61:5, 61:14, 61:19, 61:20, 80:19, 83:7, 84:2</p> <p>letters [9] - 46:12, 46:13, 59:15, 59:16, 59:17, 59:25, 60:6, 61:4, 61:12</p> <p>level [18] - 14:3, 18:8,</p>	<p>18:14, 18:17, 35:1, 40:12, 42:10, 42:11, 47:8, 47:25, 51:11, 51:12, 63:15, 69:5, 81:15, 81:17, 82:12, 93:1</p> <p>levels [1] - 34:25</p> <p>LICENSE [1] - 1:20</p> <p>License [1] - 107:25</p> <p>license [3] - 8:5, 8:7, 8:8</p> <p>licensed [5] - 6:14, 43:24, 45:7, 68:17, 76:4</p> <p>licenses [1] - 8:25</p> <p>life [1] - 92:24</p> <p>light [6] - 59:9, 60:13, 60:22, 61:9, 61:11</p> <p>lighting [3] - 16:19, 59:7, 62:6</p> <p>lights [2] - 59:25, 70:20</p> <p>limit [1] - 65:8</p> <p>limits [2] - 62:17, 64:14</p> <p>line [5] - 78:25, 79:2, 79:4, 79:6, 79:18</p> <p>linear [2] - 80:22, 82:12</p> <p>lines [2] - 89:14, 89:17</p> <p>linkages [1] - 43:14</p> <p>list [1] - 39:24</p> <p>listen [2] - 63:10, 71:5</p> <p>listened [1] - 66:20</p> <p>lit [25] - 46:11, 46:12, 46:13, 46:14, 59:8, 59:9, 59:14, 59:17, 59:19, 59:21, 59:22, 60:6, 60:21, 61:2, 61:3, 61:4, 61:11, 61:14, 61:20, 61:24, 62:2, 62:6, 70:21</p> <p>live [1] - 91:8</p> <p>lives [1] - 94:19</p> <p>LLC [2] - 1:4, 1:22</p> <p>lobby [11] - 14:12, 15:7, 16:1, 16:17, 19:15, 20:21, 20:22, 27:7, 30:20, 48:6, 54:3</p> <p>located [5] - 12:1, 12:7, 12:9, 26:13, 77:1</p> <p>location [1] - 75:13</p> <p>locations [2] - 75:5, 75:9</p> <p>look [25] - 13:23, 14:6, 14:22, 16:1, 19:8, 22:16, 23:3, 30:13, 31:4, 38:6, 38:11,</p>	<p>mail [3] - 19:17, 83:13, 83:17</p> <p>maintained [1] - 62:8</p> <p>majority [1] - 97:12</p> <p>makeup [3] - 19:5, 32:21, 32:23</p> <p>Management [1] - 68:20</p> <p>management [1] - 47:20</p> <p>manipulate [1] - 92:25</p> <p>manner [1] - 62:3</p> <p>mark [2] - 17:19, 24:11</p> <p>marked [9] - 11:15, 11:23, 17:16, 17:23, 17:24, 18:6, 21:5, 21:23, 24:22</p> <p>market [1] - 5:19</p> <p>market-driven [1] - 5:19</p> <p>marking [1] - 24:14</p> <p>mask [2] - 8:12, 75:21</p> <p>masks [1] - 8:10</p> <p>massing [1] - 25:19</p> <p>master [1] - 52:20</p> <p>material [2] - 19:13, 19:20</p> <p>materials [2] - 25:14, 38:24</p> <p>matter [1] - 93:5</p> <p>maximize [1] - 82:13</p>

<p>maximized [1] - 63:2</p> <p>maximum [6] - 40:13, 40:14, 41:22, 41:23, 49:2</p> <p>MAYOR [31] - 1:16, 10:25, 11:6, 29:3, 29:7, 29:24, 30:3, 32:2, 32:20, 33:3, 33:8, 48:24, 49:1, 49:9, 49:11, 49:14, 50:4, 50:11, 50:17, 50:20, 51:7, 51:13, 89:10, 89:14, 90:19, 90:24, 98:7, 99:6, 102:1, 103:7, 106:3</p> <p>mayor [1] - 52:11</p> <p>Mayor [1] - 50:2</p> <p>mayor's [2] - 4:15, 39:8</p> <p>McCORMACK [1] - 102:3</p> <p>mean [16] - 30:4, 39:7, 44:5, 52:18, 62:20, 66:9, 70:9, 70:13, 71:9, 71:16, 78:25, 84:23, 87:15, 95:8, 97:2, 99:13</p> <p>means [2] - 61:3, 89:12</p> <p>meant [1] - 67:1</p> <p>measure [1] - 81:6</p> <p>measured [2] - 81:3, 81:4</p> <p>meet [4] - 31:18, 47:24, 48:13, 87:10</p> <p>meeting [11] - 95:2, 95:15, 98:19, 99:7, 99:9, 100:1, 100:11, 101:2, 101:4, 101:5, 104:13</p> <p>Meeting [8] - 100:20, 101:1, 101:10, 101:12, 102:13, 102:20, 104:2, 106:6</p> <p>MEETING [1] - 1:3</p> <p>meetings [2] - 104:17, 104:20</p> <p>MEMBER [111] - 11:2, 14:16, 16:9, 16:12, 16:21, 16:24, 22:15, 23:5, 23:11, 23:13, 27:20, 28:1, 28:5, 28:9, 28:15, 28:20, 29:11, 29:18, 33:11, 33:16, 34:10, 35:11, 35:18, 35:24, 36:2, 36:5, 36:10, 38:2, 39:4, 40:22, 41:1, 41:6, 42:4, 42:18, 46:6, 48:22, 49:16,</p>	<p>49:20, 49:25, 51:23, 52:2, 52:5, 53:8, 53:15, 53:18, 54:8, 54:12, 54:21, 54:25, 55:16, 55:21, 55:25, 56:8, 56:14, 57:2, 57:10, 57:15, 57:18, 57:22, 58:4, 58:12, 58:17, 59:5, 59:13, 59:18, 59:23, 60:9, 60:16, 60:24, 61:16, 61:22, 62:4, 62:9, 62:13, 62:15, 62:22, 64:4, 64:11, 64:18, 64:24, 69:1, 69:14, 69:24, 70:2, 70:6, 70:11, 70:18, 71:9, 72:1, 80:12, 83:2, 83:9, 83:14, 84:17, 86:8, 97:18, 98:9, 98:13, 99:1, 101:20, 101:21, 102:4, 102:10, 102:24, 103:1, 103:9, 103:11, 103:14, 103:16, 103:20, 105:24</p> <p>MEMBERS [2] - 1:13, 106:4</p> <p>members [2] - 51:4, 104:17</p> <p>mention [3] - 46:11, 84:8, 84:10</p> <p>mentioned [7] - 27:21, 32:21, 38:3, 39:20, 40:3, 45:17, 52:12</p> <p>mentioning [1] - 53:12</p> <p>merely [2] - 6:5, 36:19</p> <p>mid [1] - 58:15</p> <p>mid-rise [1] - 58:15</p> <p>middle [5] - 19:19, 25:2, 25:15, 81:13, 81:15</p> <p>might [4] - 51:3, 56:14, 92:18, 92:19</p> <p>Millstone [1] - 1:24</p> <p>mind [2] - 92:17, 93:8</p> <p>minimis [2] - 87:20</p> <p>minimum [2] - 41:11, 47:18</p> <p>MINKS [139] - 2:3, 4:12, 7:17, 7:22, 8:17, 8:20, 8:23, 9:17, 9:20, 10:23, 11:9, 15:20, 16:6, 16:10, 16:14, 16:23, 17:1, 17:15, 17:21, 18:2, 18:22, 22:7, 23:21, 24:1, 24:6, 24:10, 24:14, 24:18,</p>	<p>25:16, 27:17, 28:22, 29:13, 31:22, 32:25, 33:4, 33:14, 33:19, 33:24, 34:3, 34:16, 34:19, 35:17, 36:12, 37:16, 38:21, 39:5, 40:24, 41:3, 41:8, 41:14, 42:6, 42:13, 42:16, 42:19, 44:13, 44:18, 45:1, 45:2, 46:3, 46:8, 46:15, 47:11, 48:15, 49:7, 49:10, 49:12, 49:18, 49:23, 50:10, 50:14, 50:18, 51:5, 51:9, 51:20, 51:25, 53:3, 53:7, 54:16, 54:24, 55:5, 55:17, 55:24, 56:10, 56:16, 57:12, 58:2, 58:19, 61:6, 61:25, 62:5, 64:9, 67:10, 67:24, 69:11, 69:17, 70:22, 72:3, 73:5, 73:12, 76:12, 78:24, 79:3, 79:20, 82:23, 83:16, 83:21, 83:23, 84:3, 84:6, 84:15, 85:2, 85:11, 85:14, 85:20, 87:3, 94:20, 95:3, 95:20, 95:22, 96:14, 96:17, 96:23, 97:2, 97:22, 98:5, 98:17, 99:5, 99:11, 99:16, 99:20, 101:15, 102:7, 102:14, 103:23, 104:25, 105:7, 105:10, 105:17, 105:22</p> <p>minks [3] - 4:10, 24:13, 40:22</p> <p>Minks [15] - 7:16, 8:15, 10:22, 11:8, 38:2, 53:6, 55:21, 57:24, 95:19, 96:13, 100:25, 101:4, 104:8, 104:22, 105:21</p> <p>Minks' [1] - 95:18</p> <p>minor [1] - 47:5</p> <p>minute [1] - 66:1</p> <p>mirror [1] - 34:17</p> <p>missed [1] - 13:25</p> <p>mitigate [1] - 35:7</p> <p>mitigating [2] - 41:8, 55:14</p> <p>mix [5] - 5:18, 12:12, 12:20, 13:4, 33:2</p> <p>modeled [1] - 71:3</p> <p>money [1] - 65:19</p>	<p>month [1] - 89:8</p> <p>morning [2] - 92:15, 93:18</p> <p>Morris [1] - 62:2</p> <p>most [1] - 97:12</p> <p>mostly [1] - 13:12</p> <p>motion [4] - 102:20, 102:25, 105:25, 106:2</p> <p>mounted [1] - 46:13</p> <p>move [4] - 4:4, 63:22, 88:19, 96:5</p> <p>moved [2] - 62:23, 73:19</p> <p>moving [2] - 73:22, 73:23</p> <p>MR [1] - 103:18</p> <p>multifamily [2] - 12:11, 58:15</p> <p>MUNICIPAL [1] - 1:8</p> <p>municipal [2] - 12:6, 21:21</p> <p>muted [1] - 88:12</p>	<p>49:18, 50:3, 51:4, 72:20, 73:11</p> <p>NEW [2] - 1:2, 1:9</p> <p>New [8] - 1:24, 2:4, 6:14, 8:2, 9:2, 9:9, 45:7, 107:4</p> <p>next [5] - 4:4, 21:18, 51:22, 51:25, 95:18</p> <p>nice [14] - 15:2, 15:11, 20:6, 20:7, 27:1, 31:12, 32:12, 60:7, 64:1, 65:13, 65:14, 65:22, 71:11, 71:14</p> <p>nicer [2] - 94:9, 94:14</p> <p>nicest [1] - 19:22</p> <p>Nierstedt [3] - 15:23, 82:24, 103:15</p> <p>NIERSTEDT [55] - 1:15, 14:16, 16:9, 16:12, 16:21, 16:24, 34:10, 38:2, 39:4, 40:22, 41:1, 41:6, 42:4, 46:6, 48:22, 49:16, 49:20, 49:25, 52:2, 52:5, 53:8, 53:15, 53:18, 54:8, 54:12, 54:21, 54:25, 55:16, 55:21, 55:25, 56:8, 56:14, 57:2, 57:10, 57:15, 57:18, 57:22, 58:4, 59:5, 59:13, 59:18, 59:23, 60:9, 60:16, 60:24, 61:22, 62:4, 62:9, 83:2, 83:9, 83:14, 84:17, 86:8, 101:21, 103:16</p> <p>night [7] - 60:13, 60:17, 60:18, 62:3, 95:5, 97:13, 97:15</p> <p>NJ [1] - 107:24</p> <p>NO [2] - 1:6, 1:20</p> <p>nobody [2] - 94:17, 94:18</p> <p>noise [1] - 35:8</p> <p>noise [sic] [1] - 62:7</p> <p>noisy [2] - 34:9, 34:12</p> <p>none [1] - 95:14</p> <p>north [5] - 12:4, 34:10, 35:18, 37:1, 38:6</p> <p>North [2] - 34:8, 69:6</p> <p>NOT [1] - 3:25</p> <p>Notary [1] - 107:3</p> <p>noted [1] - 4:1</p> <p>notes [1] - 72:16</p> <p>nothing [4] - 7:8, 58:10, 63:23, 107:8</p> <p>notice [12] - 83:19, 99:3, 99:16, 99:21, 102:8, 103:25,</p>
N				
<p>naivety [1] - 86:5</p> <p>name [8] - 7:11, 7:12, 7:13, 16:15, 72:12, 91:7, 91:11</p> <p>NAME [1] - 3:9</p> <p>near [2] - 15:24, 16:12</p> <p>neat [1] - 63:11</p> <p>necessarily [9] - 4:22, 27:12, 64:12, 65:20, 66:15, 66:17, 66:20, 105:1</p> <p>necessary [2] - 8:11, 78:11</p> <p>need [10] - 17:19, 55:18, 62:19, 64:25, 65:1, 67:13, 87:13, 93:8, 100:10, 105:19</p> <p>needed [7] - 63:24, 77:10, 82:9, 82:14, 82:15, 86:5, 86:18</p> <p>needs [1] - 70:11</p> <p>negative [1] - 46:24</p> <p>neighborhood [9] - 15:2, 20:13, 30:16, 43:16, 44:19, 72:22, 92:9, 93:6</p> <p>neighbors [2] - 73:4, 93:3</p> <p>net [3] - 33:6, 33:9, 33:22</p> <p>never [2] - 60:2, 74:12</p> <p>nevertheless [2] - 46:5, 97:5</p> <p>new [7] - 33:2, 49:17,</p>				

<p>104:4, 104:9, 104:12, 104:23, 105:4, 105:19 noticed [1] - 94:21 Number [2] - 36:11, 49:2 number [6] - 24:13, 33:6, 33:23, 36:25, 52:10, 81:7 numbers [1] - 76:9</p>	<p>47:18, 47:24, 47:25, 50:6, 50:9, 52:12, 54:9, 54:15, 54:19, 55:2, 55:3, 55:9, 56:1, 56:3, 56:9, 56:13, 69:22, 72:10, 73:20, 73:21, 74:7, 74:10, 81:19, 84:7, 84:11, 84:13, 84:14, 84:22, 84:24, 84:25, 85:3, 85:7, 85:24, 99:6 opinion [9] - 42:21, 43:24, 47:3, 50:3, 67:3, 68:11, 68:13, 68:15, 88:17 opportunities [2] - 20:17, 20:19 opportunity [7] - 13:25, 14:25, 32:14, 56:21, 91:24, 94:24, 96:5 opposed [5] - 30:19, 30:24, 61:6, 61:8, 75:18 opposite [1] - 37:11 or.. [1] - 32:24 order [1] - 82:13 ordinance [10] - 23:9, 45:20, 47:3, 54:16, 57:7, 57:9, 57:11, 57:14, 58:10, 58:16 Oriented [2] - 4:8, 10:2 oriented [4] - 32:17, 43:13, 43:19, 45:11 original [23] - 15:22, 18:19, 21:14, 23:9, 30:8, 36:17, 37:17, 41:2, 41:3, 43:11, 53:12, 54:20, 63:1, 63:8, 65:5, 74:3, 75:6, 75:7, 75:12, 76:7, 82:17, 82:19, 94:2 originally [5] - 13:11, 40:23, 74:25, 75:3, 86:10 otherwise [4] - 55:14, 99:19, 99:20, 105:14 outdoor [2] - 18:17, 44:8 outside [3] - 22:20, 23:1, 61:10 outward [1] - 79:6 outweigh [3] - 43:2, 45:15, 52:25 overall [8] - 6:7, 23:6, 23:8, 43:16, 52:14, 52:15, 76:6, 77:12</p>	<p>overbearing [1] - 92:13 overhang [1] - 73:25 overhead [1] - 54:18 overview [2] - 11:25, 13:9 own [5] - 15:10, 20:10, 21:11, 72:14, 101:5</p>	<p>participating [1] - 68:3 particular [2] - 40:19, 72:11 particularly [2] - 7:25, 10:17 parties [1] - 107:15 passing [1] - 50:18 passive [1] - 19:1 past [1] - 32:10 patio [1] - 55:2 patterns [1] - 97:4 Paul [1] - 103:17 PAUL [1] - 1:16 pavers [1] - 54:5 pay [1] - 104:10 PB21-03 [2] - 1:6, 4:6 peace [2] - 92:17, 93:6 pedestrian [17] - 13:21, 13:22, 14:3, 20:13, 22:3, 26:23, 30:1, 30:13, 32:13, 36:22, 43:9, 43:20, 44:1, 47:8, 75:20, 77:15, 77:16 pedestrian -level [1] - 47:8 pedestrian -scale [1] - 77:16 pen [1] - 81:4 pencil [1] - 5:15 people [13] - 15:11, 30:17, 32:7, 38:10, 60:19, 71:14, 89:20, 89:23, 90:5, 90:18, 91:17, 92:11, 103:5 people 's [1] - 38:11 percent [10] - 40:14, 40:15, 41:12, 41:13, 41:16, 41:18, 50:9, 84:8, 84:11 percentage [1] - 50:12 perfected [1] - 83:5 perhaps [1] - 105:18 permitted [2] - 58:7, 58:9 person [3] - 104:13, 104:17 personal [3] - 68:11, 68:13, 68:15 personally [2] - 60:1, 69:6 perspective [3] - 70:25, 74:12, 89:11 Phase [54] - 5:4, 5:7, 5:13, 5:17, 5:22, 5:24, 12:2, 13:17, 13:19, 13:24, 14:7, 15:1, 19:21, 20:15, 21:8, 21:9, 21:10,</p>	<p>31:5, 31:10, 32:3, 32:4, 32:6, 34:17, 35:4, 35:20, 35:22, 36:1, 36:12, 37:2, 37:6, 37:17, 37:20, 43:15, 44:6, 44:9, 44:12, 44:14, 44:15, 46:20, 58:20, 58:21, 63:6, 71:18, 74:16, 88:22, 95:2, 96:6, 96:7 phase [4] - 5:7, 5:20, 44:13, 94:23 picture [4] - 13:9, 19:8, 34:4, 76:18 pieces [1] - 31:9 place [1] - 107:12 Plan [8] - 3:18, 3:19, 10:2, 11:22, 17:7, 18:5, 86:20, 88:13 plan [41] - 5:4, 6:3, 6:7, 7:1, 11:18, 12:10, 15:22, 17:13, 18:8, 23:16, 32:6, 32:16, 34:20, 37:17, 38:22, 38:25, 39:15, 43:18, 43:19, 44:23, 45:5, 47:3, 48:14, 52:16, 52:20, 56:17, 57:6, 71:21, 71:23, 72:5, 76:7, 76:13, 85:23, 86:14, 86:21, 87:11, 87:18, 88:15, 88:24, 100:15 planned [1] - 86:11 planner [7] - 6:14, 43:24, 45:7, 52:14, 53:6, 68:17, 88:17 planner 's [1] - 8:7 PLANNING [1] - 1:1 planning [14] - 6:17, 6:19, 8:1, 8:18, 8:25, 10:1, 20:18, 22:5, 26:12, 27:18, 38:24, 39:10, 39:16, 39:19 plans [4] - 13:17, 17:19, 96:1, 96:4 planters [1] - 54:4 plaque [1] - 16:14 played [1] - 20:23 plaza [5] - 44:9, 54:14, 55:1, 55:23, 56:12 pleasing [1] - 48:1 plenty [1] - 73:14 plugged [1] - 54:6 plus [1] - 77:22 pockets [1] - 93:10 podium [3] - 18:10, 18:15, 47:25 point [5] - 21:24, 25:6,</p>
O		P		
<p>object [1] - 73:5 obtained [2] - 8:5, 8:6 obviate [1] - 105:19 Obviously [1] - 98:17 obviously [10] - 12:1, 18:13, 25:23, 53:22, 54:14, 55:5, 93:25, 94:13, 95:17, 99:13 occupancy [1] - 4:19 occur [1] - 104:21 October [2] - 4:21, 98:14 OF [4] - 1:1, 1:2, 1:11 off-hand [1] - 93:14 offer [9] - 46:25, 48:11, 48:12, 48:16, 53:10, 85:18, 87:16, 93:24, 94:15 office [1] - 10:5 older [1] - 80:3 olivo [1] - 96:18 Olivo [2] - 2:17, 97:7 once [2] - 16:5, 26:12 one [48] - 6:12, 11:6, 12:13, 14:14, 14:20, 15:21, 22:23, 30:6, 30:7, 31:4, 32:20, 33:6, 34:6, 37:1, 37:10, 37:21, 38:4, 39:21, 45:17, 51:2, 52:4, 53:13, 54:23, 56:19, 62:13, 64:25, 69:1, 70:7, 75:11, 76:10, 78:14, 80:13, 80:14, 80:20, 82:15, 86:12, 93:4, 93:15, 94:4, 94:17, 96:12, 96:14, 97:18, 98:4, 98:7, 98:13 one-bedroom [3] - 12:13, 14:14, 14:20 one-story [1] - 70:7 ones [8] - 33:5, 52:11, 63:6, 66:8, 66:22, 80:3, 80:4, 80:10 open [40] - 35:9, 41:12, 41:13, 41:16,</p>		<p>P.E [4] - 1:19, 2:16, 2:17, 3:4 p.m [2] - 4:1, 106:6 P.M [1] - 1:10 P.P [2] - 1:19, 3:4 package [5] - 19:17, 46:20, 57:21, 58:24, 59:4 page [1] - 25:1 PAGE [3] - 3:3, 3:9, 3:17 painted [2] - 89:6, 89:15 painting [1] - 90:8 Paperboard [8] - 97:11, 97:24, 99:24, 100:12, 100:18, 100:19, 101:3 papers [1] - 51:1 parapet [2] - 77:10, 79:11 pardon [1] - 96:23 park [1] - 89:23 parking [55] - 5:9, 13:12, 13:13, 14:7, 15:15, 15:16, 15:18, 15:19, 30:11, 31:15, 31:16, 31:18, 31:24, 31:25, 33:18, 51:16, 53:25, 56:4, 70:14, 70:17, 72:2, 75:16, 82:13, 84:9, 86:24, 87:4, 87:6, 87:8, 87:9, 87:10, 87:11, 87:13, 87:21, 87:22, 87:23, 88:1, 88:3, 88:19, 88:21, 88:23, 88:25, 89:3, 89:7, 89:16, 89:20, 90:2, 90:5, 90:7, 90:10, 90:14, 90:18, 91:2, 91:22 part [10] - 5:12, 17:18, 19:22, 58:8, 74:7, 74:10, 79:9, 79:10, 82:1, 99:3 partial [1] - 5:12 partially [2] - 5:12, 56:22</p>		

<p>26:11, 52:7, 105:6</p> <p>pointed [1] - 40:12</p> <p>police [1] - 61:10</p> <p>political [2] - 58:2, 58:4</p> <p>poll [1] - 101:18</p> <p>pollution [1] - 62:7</p> <p>pool [1] - 62:6</p> <p>portion [3] - 36:14, 90:9, 95:15</p> <p>positive [3] - 43:4, 46:6, 46:7</p> <p>possible [8] - 6:11, 50:23, 55:6, 69:13, 70:25, 77:18, 95:25, 98:18</p> <p>possibly [1] - 70:10</p> <p>pot [1] - 93:21</p> <p>potentially [1] - 76:1</p> <p>practice [1] - 105:13</p> <p>preceding [1] - 97:25</p> <p>premarked [1] - 11:10</p> <p>PRESENT [2] - 1:13, 1:18</p> <p>present [1] - 6:1</p> <p>pretty [1] - 51:1</p> <p>prevent [1] - 90:9</p> <p>previous [3] - 12:22, 32:23, 49:6</p> <p>previously [4] - 9:8, 33:1, 83:10, 97:4</p> <p>principal [3] - 39:2, 39:3, 97:6</p> <p>principally [3] - 5:16, 6:16, 8:17</p> <p>private [1] - 85:24</p> <p>problem [5] - 50:20, 52:8, 64:12, 64:13, 100:24</p> <p>proceeding [2] - 95:23, 107:10</p> <p>PROCEEDINGS [1] - 1:11</p> <p>process [1] - 64:3</p> <p>product [1] - 5:20</p> <p>Professional [1] - 107:5</p> <p>professional [5] - 8:5, 43:24, 45:7, 45:8, 88:16</p> <p>profit [1] - 64:13</p> <p>program [2] - 16:17, 56:25</p> <p>programmed [3] - 18:25, 25:21, 79:8</p> <p>programming [2] - 19:1, 68:4</p> <p>progress [2] - 93:8, 93:10</p> <p>Project [1] - 92:11</p>	<p>project [27] - 4:23, 5:7, 5:8, 6:7, 6:24, 6:25, 9:22, 12:1, 12:3, 14:1, 15:23, 19:8, 19:10, 32:11, 39:12, 43:5, 46:25, 52:15, 52:19, 52:21, 62:1, 73:23, 82:11, 84:10, 85:1, 86:7, 88:22</p> <p>prolonged [1] - 95:6</p> <p>promotes [2] - 43:5, 43:12</p> <p>Property [1] - 68:20</p> <p>property [11] - 40:16, 40:25, 41:2, 44:20, 45:5, 57:1, 85:12, 85:15, 85:24, 89:5, 92:18</p> <p>propose [1] - 70:22</p> <p>proposed [5] - 12:19, 32:6, 42:22, 49:4, 52:15</p> <p>proposes [3] - 12:17, 82:12, 84:11</p> <p>proposing [7] - 6:6, 39:11, 39:14, 41:4, 41:13, 51:17, 71:2</p> <p>protrude [8] - 22:9, 22:10, 28:17, 28:19, 29:10, 40:3, 80:4, 80:7</p> <p>protrudes [3] - 40:7, 40:10, 79:6</p> <p>protruding [7] - 29:1, 29:19, 29:20, 38:17, 74:21, 75:1, 75:17</p> <p>protrusion [4] - 40:1, 40:5, 40:9, 40:10</p> <p>proudly [1] - 4:14</p> <p>provide [3] - 43:14, 46:1, 47:20</p> <p>provided [2] - 39:25, 41:12</p> <p>provides [1] - 48:5</p> <p>prudent [1] - 88:19</p> <p>PTOE [1] - 2:17</p> <p>Public [1] - 107:3</p> <p>PUBLIC [2] - 1:12, 3:7</p> <p>public [21] - 47:1, 47:12, 48:12, 48:16, 72:10, 72:11, 83:19, 84:14, 84:23, 84:25, 85:4, 85:7, 85:11, 85:15, 85:25, 90:24, 95:13, 102:18, 103:25, 104:17</p> <p>pull [1] - 8:12</p> <p>pulled [3] - 3:21, 21:7, 21:23</p> <p>pulled -out [1] - 21:23</p>	<p>punctured [1] - 70:19</p> <p>purely [1] - 29:14</p> <p>purpose [1] - 47:2</p> <p>purposes [1] - 6:10</p> <p>purview [1] - 68:7</p> <p>pushed [1] - 81:25</p> <p>pushing [2] - 60:22, 65:7</p> <p>put [8] - 8:15, 9:12, 26:20, 27:13, 76:17, 79:13, 97:23, 99:12</p> <p>puts [1] - 52:14</p> <p>putting [5] - 34:13, 34:23, 59:9, 69:7, 97:6</p>	<p>ready [1] - 13:16</p> <p>real [3] - 17:6, 18:7, 99:24</p> <p>reallocated [1] - 5:18</p> <p>really [25] - 4:24, 5:2, 5:15, 5:18, 5:21, 5:23, 6:6, 6:18, 15:5, 22:13, 23:2, 24:24, 27:3, 43:17, 45:21, 50:23, 52:6, 56:25, 58:10, 63:16, 63:20, 64:8, 77:23, 89:22, 99:25</p> <p>reason [2] - 34:7, 53:13</p> <p>reasonable [1] - 45:8</p> <p>reasons [3] - 53:4, 53:21, 56:19</p> <p>received [6] - 10:4, 17:22, 80:19, 83:7, 83:12, 83:17</p> <p>recently [1] - 89:6</p> <p>recognized [2] - 9:15, 9:16</p> <p>recommend [1] - 9:14</p> <p>recommendations [1] - 71:20</p> <p>record [4] - 11:16, 24:12, 67:23, 91:11</p> <p>red [3] - 79:24, 81:4, 81:5</p> <p>Redevelopment [4] - 4:8, 10:2, 86:20, 88:13</p> <p>redevelopment [23] - 6:20, 12:9, 23:16, 32:16, 34:20, 39:15, 43:18, 44:20, 44:21, 44:23, 45:5, 48:14, 52:19, 57:6, 71:21, 71:23, 85:23, 86:14, 86:21, 87:11, 87:17, 88:15, 88:24</p> <p>reduction [2] - 33:5, 33:17</p> <p>refer [1] - 11:15</p> <p>reference [4] - 11:14, 17:6, 61:25, 105:2</p> <p>referenced [2] - 12:20, 46:4</p> <p>referencing [1] - 17:5</p> <p>referring [1] - 83:18</p> <p>refine [1] - 59:3</p> <p>reflect [1] - 67:23</p> <p>reflection [1] - 92:10</p> <p>regard [2] - 10:17, 27:21</p> <p>regarding [2] - 47:17, 87:20</p> <p>Registered [1] - 107:5</p>	<p>REGULAR [1] - 1:3</p> <p>regulation [1] - 57:5</p> <p>regulations [1] - 89:16</p> <p>related [1] - 80:24</p> <p>relative [3] - 65:4, 107:14, 107:16</p> <p>relevant [3] - 6:19, 10:11, 44:21</p> <p>relief [2] - 77:11, 81:11</p> <p>rely [1] - 17:23</p> <p>remain [1] - 26:3</p> <p>remember [4] - 6:22, 36:6, 36:7, 50:4</p> <p>remind [1] - 56:16</p> <p>removing [1] - 78:6</p> <p>rendered [1] - 51:11</p> <p>rendering [7] - 19:7, 21:7, 25:4, 25:23, 50:24, 76:19, 79:5</p> <p>renderings [1] - 51:6</p> <p>RENEWAL [1] - 1:4</p> <p>rent [4] - 66:7, 67:5, 67:21, 68:9</p> <p>rental [8] - 65:21, 66:3, 66:5, 67:2, 68:12, 70:7, 92:19</p> <p>rents [1] - 68:4</p> <p>repeat [1] - 14:17</p> <p>replaced [1] - 31:25</p> <p>replacing [1] - 36:19</p> <p>report [5] - 10:20, 27:11, 38:15, 39:20, 45:18</p> <p>REPORTED [1] - 1:20</p> <p>Reporter [2] - 107:4, 107:5</p> <p>REPORTER [1] - 3:25</p> <p>Reporters [1] - 1:23</p> <p>Reporting [1] - 107:24</p> <p>REPORTING [1] - 1:22</p> <p>representation [1] - 73:6</p> <p>represents [2] - 20:4, 81:14</p> <p>request [2] - 27:13, 52:17</p> <p>requested [1] - 42:22</p> <p>requesting [3] - 28:13, 41:7, 82:25</p> <p>required [5] - 38:18, 49:3, 78:9, 84:12, 87:17</p> <p>requirement [10] - 26:9, 47:24, 65:18, 85:3, 85:6, 85:23, 85:24, 86:1, 87:10, 87:11</p> <p>requirements [1] - 31:19</p>
		Q		
		<p>qualified [1] - 9:8</p> <p>qualify [2] - 8:21, 55:9</p> <p>quasi [1] - 80:5</p> <p>quasi-canopy [1] - 80:5</p> <p>querying [1] - 83:15</p> <p>questioning [1] - 47:12</p> <p>questions [18] - 38:19, 39:1, 39:8, 44:25, 48:21, 53:5, 72:6, 72:7, 72:10, 72:24, 73:1, 73:2, 73:16, 89:3, 96:19, 96:22, 96:25, 97:8</p> <p>quick [1] - 36:24</p> <p>quickly [4] - 10:14, 17:7, 18:7, 39:24</p> <p>quiet [1] - 93:7</p> <p>quote/unquote [1] - 57:7</p>		
		R		
		<p>R.A [1] - 3:4</p> <p>railings [2] - 25:5, 48:3</p> <p>raised [2] - 22:16, 50:7</p> <p>raised -stoop [1] - 22:16</p> <p>raising [1] - 22:18</p> <p>rather [3] - 30:3, 60:10, 60:15</p> <p>re [6] - 8:6, 99:3, 99:21, 104:9, 104:23, 105:4</p> <p>re-examination [1] - 8:6</p> <p>re-notice [5] - 99:3, 99:21, 104:9, 104:23, 105:4</p>		

<p>requires [1] - 42:24 requiring [1] - 74:8 reserve [3] - 104:22, 105:4, 105:6 residential [23] - 12:5, 14:24, 15:2, 18:8, 25:8, 25:12, 26:21, 30:9, 30:15, 30:22, 31:6, 33:13, 34:14, 34:15, 37:23, 55:1, 69:5, 69:9, 69:23, 70:7, 70:12, 71:13, 94:10 residents [4] - 88:25, 90:10, 94:21, 94:22 respectfully [1] - 90:20 response [1] - 39:7 responsible [2] - 6:25, 104:9 rest [4] - 24:24, 92:20, 92:24, 95:9 result [4] - 45:14, 48:11, 65:6, 88:6 retail [8] - 4:20, 31:8, 34:21, 37:21, 37:22, 44:3, 44:4, 44:5 RETAINED [1] - 3:25 retract [1] - 67:14 retracting [4] - 66:24, 67:7, 67:10, 67:12 review [3] - 10:4, 10:10, 10:24 rich [1] - 20:2 rise [4] - 5:6, 37:18, 58:15 risers [5] - 37:1, 37:8, 37:10, 37:11, 37:24 Road [1] - 21:19 roadway [2] - 12:5, 15:13 roll [1] - 103:3 roll-call [1] - 103:3 roof [4] - 29:15, 29:17, 40:12, 76:17 roughly [3] - 22:20, 29:21, 89:8 round [1] - 50:5 row [1] - 31:25 RPR [2] - 1:20, 107:23 ruling [1] - 105:6 runoff [1] - 47:22 Russ [1] - 103:10 RUSSELL [1] - 1:15 RUSSO [1] - 2:2 Russo [3] - 67:25, 68:20, 104:1</p>	<p style="text-align: center;">S</p> <p>S-A-N-T-O-S [1] - 7:13 safety [1] - 90:24 SANTOS [1] - 7:9 Santos [13] - 3:4, 6:13, 7:3, 7:5, 7:13, 7:15, 8:15, 8:24, 9:15, 9:21, 29:24, 32:2, 48:19 SARA [1] - 1:16 Sara [2] - 103:6 satisfy [2] - 39:14, 45:10 saw [1] - 40:7 scale [6] - 13:22, 14:4, 26:23, 32:13, 75:20, 77:16 scares [1] - 58:1 schedule [3] - 97:21, 98:23, 100:10 scheduled [1] - 97:10 science [1] - 8:4 seamless [1] - 96:6 seating [1] - 16:20 second [21] - 5:7, 6:21, 10:19, 11:6, 18:8, 18:14, 42:10, 47:25, 52:13, 54:19, 57:3, 69:25, 70:3, 70:4, 72:23, 81:15, 96:10, 102:9, 103:1, 103:2, 106:3 section [1] - 57:17 see [33] - 14:22, 15:7, 18:13, 18:19, 19:9, 19:25, 20:9, 20:16, 21:9, 21:16, 21:18, 25:2, 25:3, 25:4, 25:8, 26:15, 30:17, 30:22, 30:24, 38:19, 48:2, 50:23, 54:4, 63:21, 77:5, 81:21, 84:2, 84:3, 89:15, 98:2, 98:7 seeing [3] - 36:7, 51:15, 95:14 seeks [1] - 43:19 sense [2] - 95:23, 98:12 separate [3] - 37:23, 44:16 separately [2] - 17:19, 57:20 September [20] - 97:13, 97:16, 97:19, 98:3, 98:4, 98:7, 98:13, 98:16, 98:24, 100:3, 100:5, 100:6, 101:4, 101:9,</p>	<p>102:21, 102:22, 104:3 series [1] - 21:18 serve [1] - 6:10 serves [1] - 25:10 set [7] - 4:5, 17:22, 22:6, 29:22, 36:11, 78:20, 107:12 setback [26] - 22:11, 26:9, 26:25, 27:21, 27:23, 28:12, 28:18, 28:19, 29:2, 35:12, 35:14, 35:16, 36:13, 36:15, 38:16, 38:18, 38:20, 40:2, 40:4, 40:5, 65:18, 74:11, 75:2, 77:22, 80:8, 81:22 setbacks [4] - 47:5, 63:2, 74:17, 74:23 seven [6] - 5:20, 86:6, 86:25, 87:24, 87:25, 88:7 several [1] - 94:22 shall [1] - 41:12 shape [1] - 18:15 sharpen [1] - 5:14 Sheet [9] - 3:18, 3:19, 3:22, 11:22, 17:17, 18:1, 18:6, 24:19, 24:21 sheet [1] - 24:16 shining [1] - 59:10 shorter [1] - 63:19 show [7] - 18:25, 25:24, 34:4, 42:25, 59:1, 90:9 shown [3] - 14:11, 25:4, 79:4 shows [1] - 24:24 shrink [1] - 63:3 shrinking [1] - 74:13 side [24] - 11:12, 20:20, 21:20, 26:14, 28:21, 31:6, 31:7, 31:10, 32:4, 35:18, 37:1, 37:2, 37:11, 37:21, 38:6, 50:24, 57:25, 69:6, 69:8, 92:12, 93:3, 94:17 side-by-side [1] - 50:24 sides [4] - 14:6, 26:17, 26:21, 32:19 sidewalk [3] - 35:12, 56:7, 56:9 sidewalks [1] - 85:9 sign [19] - 27:5, 27:8, 45:25, 57:7, 57:17, 57:21, 58:7, 58:24,</p>	<p>59:4, 59:9, 59:10, 61:10, 62:2, 62:6, 62:7, 89:19, 89:21, 90:6, 90:7 signage [15] - 20:17, 20:19, 20:23, 27:4, 39:22, 45:18, 45:21, 46:11, 46:14, 46:20, 48:4, 48:9, 52:13, 58:23, 58:25 significant [1] - 96:8 signs [2] - 57:3, 59:8 silent [1] - 58:25 silly [1] - 84:10 similar [4] - 18:18, 26:17, 63:6, 73:23 simple [1] - 59:24 simply [1] - 59:14 Simultaneous [1] - 46:2 simultaneous [1] - 64:22 sit [1] - 72:15 site [14] - 5:3, 6:2, 7:1, 11:18, 12:11, 12:16, 15:22, 38:22, 38:25, 52:25, 53:2, 72:5, 76:13, 88:18 Site [5] - 3:18, 3:19, 11:22, 17:7, 18:5 sits [1] - 61:15 sitting [1] - 91:21 situation [1] - 104:15 six [6] - 39:19, 39:23, 39:24, 75:17, 77:6, 80:7 sixth [1] - 80:21 sizes [1] - 63:5 sleep [1] - 60:19 slight [3] - 17:22, 53:11, 53:14 slightly [1] - 5:6 small [2] - 77:6, 79:5 smaller [2] - 62:18, 74:6 so.. [1] - 58:11 solemnly [1] - 7:6 solid [1] - 79:17 somewhere [1] - 37:7 soon [2] - 4:17, 95:25 sore [2] - 46:4, 46:7 sorry [6] - 14:16, 17:10, 23:12, 29:5, 46:4, 70:1 sort [4] - 14:23, 16:19, 18:15, 19:23 sought [1] - 43:1 sounded [1] - 49:5 sounds [2] - 16:21, 49:14</p>	<p>SOUTH [3] - 1:4, 1:5, 1:8 south [3] - 12:5, 37:1, 69:9 South [40] - 4:6, 4:7, 10:2, 12:3, 12:9, 13:13, 13:14, 13:18, 13:22, 14:5, 14:11, 15:6, 15:10, 16:18, 18:13, 19:11, 20:1, 21:17, 25:1, 29:25, 30:8, 32:19, 34:11, 34:23, 35:1, 38:8, 38:11, 40:2, 43:8, 43:10, 47:6, 71:12, 71:20, 73:24, 74:8, 81:24, 82:2, 82:3, 92:10 southern [1] - 25:7 space [35] - 4:21, 41:12, 41:13, 41:16, 47:18, 47:24, 47:25, 50:6, 50:9, 52:12, 54:10, 54:15, 54:19, 55:2, 55:3, 55:9, 56:1, 56:4, 56:9, 56:13, 56:23, 65:11, 73:20, 74:7, 84:8, 84:11, 84:13, 84:22, 84:24, 84:25, 85:3, 85:6 spaces [7] - 15:16, 19:2, 31:20, 82:13, 89:8, 89:22, 90:2 SPEAKER [1] - 47:10 speaking [1] - 71:10 Special [7] - 100:19, 101:1, 101:10, 101:12, 102:13, 102:20, 104:2 special [7] - 19:23, 98:19, 99:6, 99:9, 100:1, 100:11, 101:2 specific [12] - 19:14, 23:22, 52:17, 57:14, 57:17, 57:23, 58:11, 67:5, 73:1, 89:1, 96:19, 97:8 specifically [9] - 17:3, 24:7, 28:9, 31:23, 43:18, 51:8, 51:13, 92:6, 99:10 specifics [1] - 33:1 spell [4] - 7:11, 91:11, 91:15, 91:17 spill [1] - 62:7 spot [3] - 46:5, 46:7, 99:12 spread [1] - 31:2 square [6] - 33:11,</p>
--	--	--	---	---

<p>33:12, 33:18, 58:12, 58:18, 66:13</p> <p>stacked [1] - 18:9</p> <p>stairs [1] - 32:9</p> <p>stand [4] - 21:11, 21:14, 84:19, 93:16</p> <p>standing [1] - 9:5</p> <p>star [1] - 52:1</p> <p>staring [2] - 70:14, 70:16</p> <p>start [5] - 11:18, 11:24, 53:20, 72:4, 96:3</p> <p>started [9] - 14:2, 14:8, 14:21, 14:22, 15:3, 15:5, 31:4, 63:7, 98:21</p> <p>starting [1] - 36:9</p> <p>starts [1] - 81:15</p> <p>state [7] - 7:10, 9:2, 9:9, 45:7, 72:12, 89:18, 105:14</p> <p>State [2] - 107:4, 107:24</p> <p>STATE [1] - 1:2</p> <p>statement [3] - 68:22, 91:25, 92:1</p> <p>station [1] - 43:16</p> <p>stay [1] - 104:18</p> <p>STCs [1] - 35:5</p> <p>Stenographer [1] - 64:21</p> <p>STENOGRAPHICAL LY [1] - 1:20</p> <p>stenographically [1] - 107:11</p> <p>step [1] - 22:23</p> <p>Stephanie [1] - 103:19</p> <p>STEPHANIE [1] - 1:14</p> <p>STEPHEN [1] - 1:13</p> <p>steps [1] - 22:21</p> <p>Steve [1] - 103:12</p> <p>sticks [1] - 26:24</p> <p>still [15] - 15:14, 21:11, 21:15, 23:8, 23:15, 23:24, 24:1, 31:18, 38:7, 38:14, 54:14, 61:16, 66:16, 68:22, 87:10</p> <p>stoop [7] - 20:11, 22:16, 22:25, 34:25, 38:5, 67:3, 92:14</p> <p>stoops [52] - 5:24, 13:19, 14:25, 18:13, 20:4, 22:1, 22:11, 25:4, 28:13, 28:19, 29:25, 31:7, 32:4, 34:7, 34:8, 34:13, 35:13, 35:15, 36:13, 36:14, 36:20, 37:4,</p>	<p>38:8, 40:3, 41:9, 41:20, 43:22, 52:9, 53:22, 53:24, 63:10, 65:13, 65:16, 66:2, 66:8, 66:15, 66:23, 67:19, 67:21, 68:13, 68:23, 68:24, 73:17, 73:25, 74:3, 74:6, 74:7, 74:9, 74:13, 74:16</p> <p>stop [4] - 89:18, 89:21, 90:6, 90:7</p> <p>stories [2] - 77:22, 94:7</p> <p>stormwater [2] - 47:20, 47:21</p> <p>story [2] - 70:7, 93:1</p> <p>strategy [1] - 64:3</p> <p>straw [1] - 101:18</p> <p>Street [10] - 12:4, 18:16, 26:15, 29:4, 29:6, 40:6, 69:23, 75:15, 85:9, 89:5</p> <p>street [18] - 4:15, 5:24, 12:2, 15:3, 19:21, 20:15, 21:12, 30:15, 31:11, 32:8, 34:15, 35:19, 35:25, 46:17, 73:20, 73:21, 92:12, 94:19</p> <p>streets [2] - 89:7, 89:9</p> <p>streetscape [5] - 6:8, 14:1, 36:23, 39:9, 45:6</p> <p>stride [1] - 4:24</p> <p>strong [1] - 48:5</p> <p>structure [2] - 18:18, 94:1</p> <p>studies [1] - 35:6</p> <p>studios [2] - 12:12, 33:5</p> <p>study [2] - 14:9, 71:17</p> <p>stuff [2] - 62:16, 67:18</p> <p>submitted [1] - 57:21</p> <p>substantial [2] - 46:25, 49:21</p> <p>substantially [2] - 47:2, 66:13</p> <p>subtle [1] - 62:5</p> <p>suggest [1] - 100:14</p> <p>suggestion [1] - 56:23</p> <p>summer [1] - 96:1</p> <p>supposed [1] - 89:21</p> <p>surface [1] - 5:9</p> <p>surrounding [1] - 89:5</p> <p>swear [1] - 7:6</p> <p>switch [1] - 57:3</p> <p>sworn [2] - 7:4, 107:7</p> <p>sympathetic [2] - 5:7, 5:22</p>	<p style="text-align: center;">T</p> <p>tables [1] - 16:20</p> <p>talks [1] - 58:11</p> <p>tall [1] - 92:13</p> <p>TARANTINO [14] - 1:16, 22:15, 23:5, 61:16, 69:1, 69:14, 69:24, 70:2, 70:6, 70:11, 70:18, 80:12, 102:4, 103:18</p> <p>Tarantino [1] - 103:17</p> <p>tarantino 's [1] - 61:23</p> <p>TCO 'd [2] - 4:18, 4:23</p> <p>team [1] - 66:14</p> <p>technically [2] - 55:8, 55:9</p> <p>Technology [1] - 8:3</p> <p>Tel [1] - 1:24</p> <p>ten [8] - 37:8, 37:10, 88:8, 88:9, 88:10, 88:18, 93:2</p> <p>tend [1] - 5:14</p> <p>terminology [1] - 80:13</p> <p>terms [16] - 10:7, 25:19, 26:25, 30:13, 30:14, 34:21, 36:16, 39:18, 43:4, 46:24, 47:19, 47:23, 63:24, 65:20, 65:25, 94:5</p> <p>Terrace [1] - 1:23</p> <p>testament [1] - 4:25</p> <p>testified [1] - 6:22</p> <p>testify [9] - 9:8, 23:22, 24:5, 24:7, 68:8, 72:4, 76:13, 87:4, 107:7</p> <p>testifying [3] - 6:15, 25:20, 47:12</p> <p>testimony [30] - 6:17, 6:18, 7:6, 10:9, 10:11, 11:11, 20:18, 22:5, 26:12, 27:16, 27:19, 31:23, 34:4, 39:2, 39:3, 39:16, 39:19, 39:25, 45:6, 47:21, 66:11, 66:20, 66:24, 67:6, 68:8, 68:16, 72:4, 76:4, 80:23, 97:7</p> <p>THE [134] - 7:12, 9:3, 9:6, 9:10, 11:24, 14:18, 16:8, 16:11, 16:16, 16:25, 18:3, 18:7, 21:6, 21:24, 22:19, 23:7, 23:12, 23:14, 23:20, 24:11, 24:23, 27:25, 28:3, 28:7, 28:11, 28:17,</p>	<p>28:24, 29:5, 29:8, 29:12, 29:16, 29:20, 30:2, 30:6, 31:17, 32:7, 34:22, 35:3, 35:15, 35:22, 36:1, 36:3, 36:8, 36:16, 37:5, 37:12, 37:15, 37:19, 41:11, 42:8, 42:15, 46:10, 47:14, 50:16, 51:12, 53:10, 53:17, 53:20, 54:11, 56:6, 57:8, 58:8, 59:12, 59:15, 59:22, 60:5, 60:12, 60:20, 61:2, 61:8, 61:18, 62:20, 62:25, 64:16, 64:23, 65:3, 66:5, 66:9, 66:12, 66:25, 67:8, 67:12, 67:17, 67:20, 69:21, 70:1, 70:4, 70:9, 70:15, 71:16, 74:1, 74:18, 74:24, 75:3, 76:8, 76:21, 76:25, 77:25, 78:18, 79:1, 79:10, 79:15, 79:19, 79:23, 80:2, 80:6, 80:15, 81:2, 81:9, 81:18, 81:22, 81:25, 82:4, 82:10, 82:16, 82:22, 84:24, 85:8, 85:13, 85:16, 86:12, 86:16, 86:19, 87:2, 87:9, 87:15, 88:1, 88:8, 88:11, 88:20, 91:3, 93:13, 93:19, 93:23</p> <p>themselves [3] - 59:16, 59:17, 61:4</p> <p>theoretically [1] - 88:10</p> <p>there 'll [1] - 89:2</p> <p>thereby [1] - 90:11</p> <p>they 've [1] - 18:24</p> <p>thinking [1] - 79:17</p> <p>thinks [1] - 82:24</p> <p>third [5] - 29:17, 63:15, 75:23, 76:20, 81:17</p> <p>thousand [1] - 19:9</p> <p>three [14] - 6:10, 8:16, 8:23, 8:25, 9:12, 12:14, 14:15, 14:20, 25:11, 77:22, 80:20, 81:12, 94:7, 94:23</p> <p>three-bedroom [3] - 12:14, 14:15, 14:20</p> <p>three-plus [1] - 77:22</p> <p>threw [1] - 59:19</p> <p>throughout [4] - 9:9, 15:17, 26:17, 31:3</p>	<p>throw [1] - 45:19</p> <p>throwing [2] - 6:4, 61:24</p> <p>tie [3] - 20:21, 21:11, 21:15</p> <p>ties [1] - 19:20</p> <p>today [5] - 41:4, 42:16, 52:21, 71:2, 84:8</p> <p>today 's [8] - 11:13, 11:20, 11:21, 17:8, 17:16, 21:2, 21:7, 24:15</p> <p>TODISCO [31] - 1:16, 10:25, 11:6, 29:3, 29:7, 29:24, 30:3, 32:2, 32:20, 33:3, 33:8, 48:24, 49:1, 49:9, 49:11, 49:14, 50:4, 50:11, 50:17, 50:20, 51:7, 51:13, 89:10, 89:14, 90:19, 90:24, 98:7, 99:6, 102:1, 103:7, 106:3</p> <p>Todisco [1] - 103:6</p> <p>together [3] - 21:15, 43:17, 71:25</p> <p>tone [1] - 22:6</p> <p>tonight [11] - 4:3, 4:11, 6:1, 6:9, 7:2, 10:15, 12:17, 17:20, 39:14, 68:8, 83:4</p> <p>took [2] - 13:10, 31:2</p> <p>tool [2] - 45:25, 58:23</p> <p>top [5] - 29:9, 77:7, 77:10, 80:13, 81:10</p> <p>total [1] - 33:23</p> <p>touch [1] - 39:9</p> <p>touched [1] - 39:7</p> <p>tough [1] - 58:8</p> <p>towards [1] - 4:16</p> <p>towers [7] - 20:1, 25:3, 25:11, 25:14, 26:7, 77:5, 77:6</p> <p>town [5] - 4:14, 73:4, 87:14, 89:6, 89:11</p> <p>Township [1] - 1:24</p> <p>tradesmen [1] - 96:5</p> <p>traffic [8] - 34:13, 43:20, 96:18, 96:20, 96:22, 96:25, 97:4</p> <p>trampled [1] - 93:9</p> <p>TRANSCRIPT [1] - 1:11</p> <p>transcript [1] - 107:10</p> <p>transform [1] - 14:23</p> <p>transit [4] - 32:17, 43:13, 43:19, 45:11</p> <p>Transit [2] - 4:8, 10:2</p> <p>transit-oriented [4] - 32:17, 43:13, 43:19,</p>
--	--	--	--	--

<p>45:11 tried [1] - 25:8 truck [1] - 34:12 true [3] - 74:23, 90:4, 107:10 truly [1] - 6:11 truth [6] - 7:7, 7:8, 107:7, 107:8 try [5] - 15:12, 46:17, 71:17, 75:20, 96:11 trying [9] - 6:11, 22:15, 23:3, 60:17, 60:18, 69:4, 71:19, 99:12 turn [1] - 4:9 turning [1] - 93:5 turns [1] - 105:12 two [26] - 6:9, 6:10, 12:13, 14:13, 14:14, 14:19, 19:10, 19:18, 38:19, 43:17, 44:16, 56:20, 74:22, 75:18, 79:5, 80:20, 89:8, 93:1, 94:7, 94:12, 97:18, 97:20, 98:3, 98:14, 100:6 two-bedroom [3] - 12:13, 14:13, 14:19 two-dimensional [1] - 79:5 two-story [1] - 93:1 twos [1] - 33:6 tying [1] - 43:17 type [4] - 19:24, 43:25, 45:22, 58:11 Type [1] - 18:10</p>	<p>33:2, 33:7, 63:5, 67:2, 86:13, 86:15 units [45] - 4:18, 5:8, 5:21, 5:25, 12:13, 12:14, 12:17, 13:14, 13:20, 14:6, 14:10, 14:14, 14:19, 14:20, 15:7, 15:8, 15:9, 18:8, 20:5, 22:22, 30:10, 30:24, 32:1, 32:21, 32:23, 33:12, 33:13, 35:8, 36:20, 38:12, 60:22, 63:6, 65:11, 66:3, 67:21, 68:5, 68:22, 70:7, 86:6, 86:13, 86:21, 86:25, 87:24 unless [1] - 99:8 up [33] - 4:5, 8:11, 20:7, 20:9, 22:23, 26:11, 31:8, 32:3, 32:9, 48:2, 52:6, 53:15, 59:14, 69:2, 70:21, 72:9, 72:10, 76:19, 77:7, 77:23, 77:24, 78:12, 79:22, 81:16, 85:24, 91:6, 97:12, 97:15, 100:12, 100:19, 100:23, 105:5 up-lit [1] - 59:14 updated [1] - 104:19 uplighting [2] - 59:24, 60:3 URBAN [1] - 1:4 urgency [1] - 98:20</p>	<p>Vermella [3] - 27:5, 27:8, 62:2 versus [5] - 37:1, 50:7, 50:25, 51:16, 89:23 vertical [2] - 27:7, 98:22 Victor [2] - 54:12, 69:2 VICTOR [1] - 1:19 Victor 's [1] - 38:15 view [2] - 3:21, 21:23 Villaggio [1] - 103:13 VILLAGGIO [21] - 1:17, 11:2, 23:11, 23:13, 27:20, 28:1, 28:5, 28:9, 28:15, 28:20, 29:11, 51:23, 58:12, 58:17, 97:18, 98:9, 98:13, 99:1, 102:10, 102:24, 103:14 Vinegra [1] - 39:20 VINEGRA [1] - 1:19 Vinegra 's [3] - 10:5, 10:20, 45:3 violation [1] - 64:10 virtual [2] - 104:20, 105:5 visual [1] - 43:5 vote [2] - 102:16, 102:17</p>	<p>11:22, 18:5, 24:21 whole [3] - 7:8, 61:11, 107:8 wide [1] - 27:6 wife [1] - 38:7 WILLIAM [1] - 1:15 willing [3] - 45:23, 59:2, 78:12 Willow [36] - 3:10, 3:11, 4:7, 12:4, 18:16, 25:18, 28:21, 29:1, 29:8, 34:14, 35:1, 40:9, 41:23, 42:5, 47:6, 48:2, 49:3, 49:4, 69:8, 69:9, 69:23, 70:8, 70:12, 71:13, 72:15, 80:24, 85:9, 89:5, 91:8, 92:9, 92:21, 94:21, 95:9 WILLOW [1] - 1:5 window [2] - 35:10, 78:22 windows [9] - 30:10, 34:22, 35:5, 35:6, 38:11, 38:20, 70:19, 75:22, 77:10 wing [1] - 82:1 wishes [1] - 101:1 WITNESS [134] - 7:12, 9:3, 9:6, 9:10, 11:24, 14:18, 16:8, 16:11, 16:16, 16:25, 18:3, 18:7, 21:6, 21:24, 22:19, 23:7, 23:12, 23:14, 23:20, 24:11, 24:23, 27:25, 28:3, 28:7, 28:11, 28:17, 28:24, 29:5, 29:8, 29:12, 29:16, 29:20, 30:2, 30:6, 31:17, 32:7, 34:22, 35:3, 35:15, 35:22, 36:1, 36:3, 36:8, 36:16, 37:5, 37:12, 37:15, 37:19, 41:11, 42:8, 42:15, 46:10, 47:14, 50:16, 51:12, 53:10, 53:17, 53:20, 54:11, 56:6, 57:8, 58:8, 59:12, 59:15, 59:22, 60:5, 60:12, 60:20, 61:2, 61:8, 61:18, 62:20, 62:25, 64:16, 64:23, 65:3, 66:5, 66:9, 66:12, 66:25, 67:8, 67:12, 67:17, 67:20, 69:21, 70:1, 70:4, 70:9, 70:15, 71:16, 74:1, 74:18,</p>	<p>74:24, 75:3, 76:8, 76:21, 76:25, 77:25, 78:18, 79:1, 79:10, 79:15, 79:19, 79:23, 80:2, 80:6, 80:15, 81:2, 81:9, 81:18, 81:22, 81:25, 82:4, 82:10, 82:16, 82:22, 84:24, 85:8, 85:13, 85:16, 86:12, 86:16, 86:19, 87:2, 87:9, 87:15, 88:1, 88:8, 88:11, 88:20, 91:3, 93:13, 93:19, 93:23 witness [14] - 6:13, 6:21, 7:16, 9:12, 27:18, 48:21, 51:22, 52:1, 72:11, 73:1, 73:3, 95:18, 96:12, 96:15 WITNESSES [1] - 3:3 witnesses [2] - 6:9, 107:7 wonder [1] - 95:10 wood [5] - 18:11, 20:2, 20:3, 25:14 wood-framed [1] - 18:11 word [1] - 58:1 words [1] - 19:9 works [1] - 54:23 world [1] - 91:21 worth [4] - 19:9, 50:2, 54:21, 56:14 write [2] - 57:14, 57:16 wrongfully [1] - 90:10</p>
U	V	W		Y
<p>uncertain [1] - 38:7 unchanged [9] - 16:4, 16:5, 16:9, 16:10, 16:11, 26:5, 41:25, 42:2, 42:7 under [4] - 12:2, 23:15, 42:23, 43:15 understood [1] - 57:18 underutilized [1] - 43:6 UNIDENTIFIED [1] - 47:10 Union [1] - 62:1 UNION [1] - 1:2 UNISON [1] - 106:4 unit [20] - 5:18, 12:20, 13:4, 13:6, 14:15, 14:20, 20:6, 20:7, 20:10, 23:1, 30:15, 30:18, 32:8, 32:9,</p>	<p>value [1] - 78:5 Variance [1] - 40:1 variance [40] - 21:25, 22:1, 28:13, 40:14, 40:19, 41:17, 42:16, 42:17, 42:18, 43:3, 44:15, 49:1, 49:8, 49:9, 49:13, 49:21, 50:3, 52:17, 53:1, 55:15, 55:19, 55:20, 56:13, 62:19, 63:13, 63:25, 74:9, 75:10, 78:3, 80:18, 80:21, 82:8, 82:14, 82:17, 83:1, 83:8, 83:10, 86:5, 86:17, 87:20 variances [9] - 22:8, 39:19, 42:21, 43:1, 45:16, 48:12, 50:1, 52:8, 80:20 veneer [3] - 20:2, 20:3</p>	<p>Wait [1] - 79:12 wait [1] - 66:1 waiting [2] - 51:23, 52:9 walk [4] - 15:11, 15:12, 32:9, 92:13 walkability [1] - 36:22 walking [2] - 30:18, 38:10 wall [1] - 35:6 wants [1] - 48:22 wealth [1] - 91:21 wearing [1] - 8:10 website [1] - 104:19 Wednesday [6] - 97:11, 99:1, 99:2, 100:6, 101:8, 104:3 WEDNESDAY [1] - 1:10 West [10] - 12:4, 21:19, 26:15, 29:4, 29:6, 40:6, 47:6, 75:15, 85:9, 89:5 west [5] - 12:4, 14:13, 19:11, 31:6, 31:10 western [1] - 32:4 WHEREUPON [3] -</p>		<p>year [1] - 4:23 year-end [1] - 4:23 years [7] - 43:7, 50:5, 54:13, 90:1, 91:9, 94:4, 94:12 yellow [2] - 89:14, 89:17</p>
				Z
				<p>zone [2] - 47:3, 52:16 zoning [7] - 27:12, 45:20, 57:8, 57:11, 57:13, 58:10</p>