

BOROUGH OF MONTVALE
PLANNING BOARD
REGULAR MEETING
TUESDAY, MARCH 17, 2026
COMMENCING AT 8:06 P.M.

.....
IN THE MATTER OF: : TRANSCRIPT
MONTVALE DONUTS LLC : OF
121 Chestnut Ridge Road : PROCEEDING
Block 1901 Lot 3 :
Applications for Variance and :
Soil Movement :
:

.....
B E F O R E:

BOROUGH OF MONTVALE PLANNING BOARD
THERE BEING PRESENT:

JOHN DePINTO, CHAIRMAN

WILLIAM LINTNER, VICE CHAIRMAN

DIETER KOELLING, COUNCIL LIAISON (RECUSED)

JOHN RYAN, MAYOR'S DESIGNEE (RECUSED)

JOHN CULHANE, MEMBER

CHRIS GRUBER, CODE OFFICIAL

JAVID HUSEYNOV, MEMBER

SHERWIN TSAI, MEMBER

FRANK STEFANELLI (ABSENT)

JOSEPH PUGLISI, FIRST ALTERNATE

ANITA BAGDAT, SECOND ALTERNATE

KIM O. FURBACHER, CCR, CCR, RDR
CERTIFIED COURT REPORTER
201-906-9761
Kimofurbacher@gmail.com

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

ROBERT T. REGAN, ESQ.
345 Kinderkamack Road
P.O. Box 214
Westwood, New Jersey 07675
201-664-3344
Counsel to the Board

BEATTIE PADOVANO, LLC
BY: ANTIMO A. DEL VECCHIO, ESQ.
200 Market Street
Suite 401
Montvale, New Jersey 07645
201-799-2107
adelvecchio@beattielaw.com
Counsel to the Applicant

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

CARL O'BRIEN, PE, PP, CME, CPWM
Board Engineer

DARLENE GREEN, PP, AICP
Borough Planner

JEANNE FONDACARO
Board Secretary

KIM O. FURBACHER, CCR, CRCR, RDR
P.O. Box 213
Rochelle Park, NJ 07662
201-906-9761
Kimofurbacher@gmail.com

I N D E X

<u>WITNESS/SPEAKER</u>	<u>SWORN</u>	<u>PAGE</u>
------------------------	--------------	-------------

PAUL MUTCH, PE	11	
-----------------------	----	--

Direct Voir Dire Examination		
------------------------------	--	--

by Mr. Del Vecchio		11, 49
--------------------	--	--------

Direct Examination by		
-----------------------	--	--

Mr. Del Vecchio		12
-----------------	--	----

ROXANNA ZIOLKOWSKI, RA	50	
-------------------------------	----	--

Direct Examination by		
-----------------------	--	--

Mr. Del Vecchio		50
-----------------	--	----

Board/Professional Questions

Mr. O'Brien		18, 29
-------------	--	--------

Chairman DePinto		22, 28, 30, 54, 64
------------------	--	--------------------

Ms. Green		25, 29, 31, 55
-----------	--	----------------

Mr. Regan		25, 52, 60
-----------	--	------------

Mr. Huseynov		43
--------------	--	----

Mr. Tsai		44
----------	--	----

Mr. Puglisi		47
-------------	--	----

Public Questions - None

EXHIBITS

<u>NO.</u>	<u>DESCRIPTION</u>	<u>ID</u>	<u>EVID</u>
A-17	Stonefield Engineering Site Plan set, 19 sheets, last revised 3/3/2026		7
A-18	Architectural Plans prepared by GRA Design Studio, 4 sheets, dated 3/3/2026		7
A-19	Stonefield response letter, 15 pages, dated 3/3/2026		7
A-20	Site Plan Rendering Exhibit dated 3/16/2026		12
B-3	Letter from Environment Commission dated 2/24/2026		9
B-4	Letter from Montvale Fire Department dated 3/17/2026		9
B-5	Letter from Montvale Police Department dated 3/9/2026		9
B-6	Letter from the Board of Health dated 3/5/2026		9
B-7	Technical Review Letter from Mr. O'Brien dated 3/12/2026		10
B-8	Technical Review Letter from Ms. Green dated 3/11/2026		10

1 CHAIRMAN DePINTO: So why don't we move
2 on, continued public hearing, Block 1901, Lot 3, 121
3 Chestnut Ridge Road, Montvale Donuts LLC, application
4 for a variance and soil movement.

5 Good evening.

6 MR. DEL VECCHIO: Good evening, Mr.
7 Chairman, members of the board. Andy Del Vecchio, a
8 member of the firm Beattie Padovano.

9 MR. REGAN: For the record, Mr. Ryan is
10 leaving.

11 (At this point in the proceeding, Mr.
12 Ryan step off the dais and is recused.)

13 MR. DEL VECCHIO: On behalf of the
14 applicant, Montvale Donuts LLC -- first, happy St.
15 Paddy's Day.

16 We are here on continued public
17 hearings. We had thought we got to the end of the
18 application. We heard some concerns raised by the
19 board during their polling, and had decided to pivot
20 and make some changes to the application prior to
21 requesting the board's consideration of a vote.

22 You'll hear what those changes are this
23 evening from our two project professionals.
24 Essentially in a nutshell, we have eliminated one
25 sign and the monolith that was facing the south

1 portion or the south side of the building. So that
2 has been eliminated. We've also reconfigured and
3 downsized the freestanding sign. We have also, as
4 you indicated in your opening remarks, we've
5 identified a tenant for the second part of the
6 building, BDM Enterprises, which is essentially a
7 management company for a quick casual dining
8 franchise or owner. Mr. Mulholland, who is the
9 principal of Montvale Donuts, is also the principal
10 of BDM. They have a very limited employee and
11 visitor requirement, which we think dovetails nicely
12 with the proposed use that we have described during
13 the hearings.

14 I also can report at this time that we
15 have made our final submission to the county planning
16 board. They have had their weekly meeting on those
17 reviews for that resubmission. They've reviewed it,
18 and we've been advised that we'll be receiving no
19 further comments from the county. We anticipate
20 being on their April agenda for issuance of
21 conditional approval. So we believe we have
22 satisfied all of their requirements as it may pertain
23 to Chestnut Ridge Road and the access, etc.

24 So with that said, I'd like to mark a
25 couple of additional documents that were submitted in

1 advance of this evening's meeting, starting with I
2 believe A-17, which will be the updated Stonefield
3 site plan drawings consisting of 19 sheets, last
4 revised March 3, 2026.

5 A-18 is the GRA Design architectural
6 set consisting of four sheets bearing a last revision
7 date of 3/2/226.

8 And finally, as A-19, the Stonefield
9 summary of change or reply letter that is dated
10 March 3, 2026, as well.

11 (Whereupon, Exhibits A-17 through A-19
12 are marked in Evidence.)

13 MR. DEL VECCHIO: With me this evening
14 for engineering is Mr. Paul Mutch. I know you have
15 heard Mr. Chan testify in the past. He's kind of
16 busy they days having a baby, so he's kind of off.
17 He won't have any nights either, so don't be jealous,
18 and I have Mr. Mutch, who will have to testify in his
19 place. I'm going to call Paul at this point. And I
20 will ask that he be sworn and I will qualify him
21 before proceeding.

22 CHAIRMAN DePINTO: Mr. Del Vecchio, the
23 board is in receipt of two documents, and I don't
24 know if you have copies. One is from the
25 environmental commission dated February 24th,

1 addressed to the board.

2 MR. DEL VECCHIO: I have not seen the
3 environmental commission letter.

4 CHAIRMAN DePINTO: And a second one
5 dated March 17th from the Montvale Fire Department
6 addressed to the board as well.

7 MR. DEL VECCHIO: I don't remember
8 seeing a fire department. I do have the police
9 department report.

10 MS. GREEN: (Indicating).

11 CHAIRMAN DePINTO: We will pass that
12 along to you.

13 MS. GREEN: \$5.

14 [LAUGHTER]

15 CHAIRMAN DePINTO: There may have been
16 another one. Hold on one second.

17 I think there's a police department
18 one.

19 MR. DEL VECCHIO: The police department
20 one I do have.

21 CHAIRMAN DePINTO: Dated March 9th?

22 MR. DEL VECCHIO: Correct.

23 CHAIRMAN DePINTO: Okay. We should
24 mark that as well. So, Bob.

25 MR. REGAN: You want to mark the

1 environmental commission as the next one, B-3?

2 CHAIRMAN DePINTO: Yes, B-3.

3 The fire department of March 17, B-4.

4 MR. REGAN: Okay.

5 CHAIRMAN DePINTO: And then Montvale
6 Police Department, March 9th.

7 MR. REGAN: I do not have it.

8 CHAIRMAN DePINTO: You do not have
9 that?

10 MR. REGAN: We can mark it B-5.

11 CHAIRMAN DePINTO: And then I guess
12 this was an email. Andy, I don't know if you have
13 this one from the board of health dated March 5th.

14 MR. DEL VECCHIO: I am striking out.

15 MR. REGAN: B-6.

16 CHAIRMAN DePINTO: Mark that B-6.

17 Darlene, do you have one of those?

18 MS. GREEN: Yes, I do.

19 CHAIRMAN DePINTO: March 5th.

20 (Whereupon, Exhibits B-3 through B-6
21 are marked in Evidence.)

22 CHAIRMAN DePINTO: I think that's
23 everything. Jeanne, did you have anything?

24 MS. FONDACARO: No.

25 MR. REGAN: We didn't mark the updated

1 planner or engineer's report. We can do that later,
2 I guess.

3 CHAIRMAN DePINTO: We can do it now.
4 I'll do it all at one time.

5 MR. REGAN: All right.

6 CHAIRMAN DePINTO: So we have from Carl
7 dated March 12th. Andy, do you have that one?

8 MR. DEL VECCHIO: I do.

9 CHAIRMAN DePINTO: And we're going to
10 mark that, Bob.

11 MR. REGAN: Yes, B-7.

12 CHAIRMAN DePINTO: B-7.

13 And then finally, dated March 11th,
14 from Darlene, I'll mark as B-8.

15 Andy, do you have a copy of that one?

16 MR. DEL VECCHIO: I do.

17 (Whereupon, Exhibits B-7 and B-8 are
18 marked in Evidence.)

19 CHAIRMAN DePINTO: I think that covers
20 everything outstanding.

21 Okay. Please continue, Andy.

22 MR. DEL VECCHIO: I think we were at
23 the point of having Mr. Mutch sworn.

24 MR. REGAN: Let's swear him in.

25 Do you swear or affirm that the

1 testimony you will give in this proceeding shall be
2 the truth, so help you God?

3 THE WITNESS: I do.

4 MR. REGAN: For the record, state your
5 full name.

6 THE WITNESS: Paul Mutch, M-U-T-C-H,
7 from Stonefield Engineering.

8 MR. REGAN: M-U-T-C-H?

9 THE WITNESS: Correct.

10 **P A U L M U T C H, P.E.,** c/o Stonefield
11 Engineering & Design, 92 Park Avenue, Rutherford, New
12 Jersey 07070, having been duly sworn/affirmed,
13 testifies as follows:

14 DIRECT VOIR DIRE EXAMINATION

15 BY MR. DEL VECCHIO:

16 Q. Mr. Mutch, do you currently hold a
17 license in the State of New Jersey in the field of
18 engineering?

19 A. I do.

20 Q. Is it presently in good standing?

21 A. It is.

22 Q. Have you ever come to a board hearing
23 before?

24 A. Yes, I've done more than 100 land use
25 hearings throughout my career.

1 MR. REGAN: I think he can be deemed
2 qualified.

3 MR. DEL VECCHIO: Thank you.

4 CHAIRMAN DePINTO: We'll accept the
5 recommendation of counsel.

6 Please proceed.

7 DIRECT EXAMINATION

8 BY MR. DEL VECCHIO:

9 Q. Mr. Mutch, you heard a couple of
10 documents, particularly the plans and summary letter
11 that I marked into evidence earlier, being attributed
12 to Stonefield.

13 You have made yourself familiar with
14 those documents and are prepared to testify this
15 evening?

16 A. Yes. Absolutely.

17 Q. The document or the plan set on the
18 board, is that part of the set or is that a separate
19 document to be marked?

20 A. This is an updated site plan rendering,
21 so we should mark it. I think we're at --

22 MR. DEL VECCHIO: A-20.

23 THE WITNESS: A-20.

24 (Site Plan Rendering Exhibit, dated
25 3/16/2026, is marked as Exhibit A-20 in Evidence.)

1 A. This exhibit is dated March 16, 2026,
2 and it is entitled a site plan rendering exhibit.

3 And I'm sure, as Aaron has explained
4 before, it's simply a colorized site plan, the same
5 content as what's in the site plan set we are showing
6 on the landscaping, to give the board a better
7 understanding of what we're doing.

8 CHAIRMAN DePINTO: Which one is that?

9 THE WITNESS: This is labeled 1 of 1.
10 It's a separate document.

11 CHAIRMAN DePINTO: But in the set?

12 Q. It's a composite of which sheets from
13 the set?

14 A. Sheet C-4. It also represents the
15 landscaping, which I don't know what sheet that is --
16 C-11, so it incorporates those features as well.

17 CHAIRMAN DePINTO: Okay. C-4 and C-11.

18 THE WITNESS: Correct.

19 Q. Can you provide the board with an
20 overview of the changes that were made to the set
21 that we're looking at presently?

22 A. Yes, certainly.

23 We made some modest tweaks to the plans
24 based on some of the comments that we received, and
25 you'll hear from some other experts this evening, but

1 first and foremost we've shown what the true second
2 tenant will be for this. I know there was some
3 discussion at the last meeting about that. You'll
4 hear about that tenant as we move through the
5 application.

6 In addition, you'll hear from our
7 architect that will detail a reduction in building
8 height to be compliant, the reduction of one wall
9 sign to eliminate a variance for the number of wall
10 signs. That southerly facing sign, it was kind of
11 adjacent to the treeline south side of the one that
12 was removed. Our architect will walk you through how
13 that looks and feels on the updated architectural.

14 And as you've heard, we kind of
15 reconfigured the monument sign. We are showing two
16 panels of equal size. That sign has been reduced in
17 size to 20 square feet, which is now compliant with
18 the ordinance. So a little bit more fitting in along
19 that frontage of the site.

20 MR. REGAN: 22 square feet?

21 THE WITNESS: 20 square feet to comply
22 with the ordinance.

23 One of the biggest steps forward that
24 we took since the last application, as Andy
25 mentioned, is that we updated the geometry of the

1 front driveways, the county driveways, to provide
2 radiuses. If you remember, in the previous it was
3 more of an apron style diagonal.

4 We spoke with the county, they
5 preferred the radius look. We've talked through that
6 design with the planner as well as the drainage
7 reviewer.

8 This plan and the updated plans that
9 Andy mentioned that we submitted were discussed at
10 their latest technical meeting. They were found to
11 be acceptable. It was a little bit too tight of a
12 turnaround for them to issue a formal report, but
13 we're expecting that final approval the April
14 meeting. There were no comments or pushback on how
15 that design, how those driveways function.

16 So we're very close to the finish line
17 with the county, and we feel we have a level of
18 comfort with them based on our conversations for this
19 access design.

20 In addition to the county driveways,
21 we've also incorporated a sidewalk behind the angled
22 spaces near the interior angled parking spaces.
23 We've also incorporated a crosswalk to give a more
24 formal delineation for pedestrians crossing that
25 aisle and accessing either the store or the second

1 tenant space, and that all kind of came up in the
2 review letters as we went through.

3 Based on some of these revisions, the
4 radius as well as that sidewalk, there was a modest
5 increase of about 500 square feet of impervious
6 coverage on site, so that adjusts the impervious
7 coverage variance that we're seeking, but certainly a
8 de minimis change as compared to the extensive
9 testimony that you have been provided on the site to
10 date.

11 We've also reviewed the vast majority
12 of the review letters, as far as the planning and
13 engineering letters. We can comply with any
14 outstanding comments that are in those letters.

15 And then we just received a fire
16 letter. I know there was one comment about the
17 driveway width as we came into the site, a concern
18 there.

19 We specifically designed the front of
20 the driveway to be 22-feet wide to allow for ease of
21 ingress for their fire truck. We've provided a
22 turning template for that fire truck on the plan that
23 shows it can get into the site without any curb
24 impacts or any real impediments. And then that
25 driveway does neck down to 16 feet, but by that point

1 the truck would be straightened out and that
2 additional width would no longer be needed.

3 We're happy to work with the fire
4 department. Obviously the fire department gets what
5 they need on a site like this, and we think we can
6 accommodate their comments, but I just wanted to
7 address that comment directly that that front
8 driveway is specifically designed for the fire truck
9 and we'll continue to amend it to their comfort.

10 Q. And the turning template is part of the
11 revised set that we submitted, correct?

12 A. Yes, that's correct. It is Sheet C-19
13 in the revised set.

14 Q. And that turning template shows that
15 the truck can properly access the site and provide
16 some service should service be needed?

17 A. Yes, it can enter the site, exit the
18 site, and fully circulate with ease.

19 Q. Now, with reference to the plans that
20 we resubmitted that are a composite shown in your
21 exhibit, those do reflect the changes that were
22 submitted to the county?

23 A. They do, yes. The plans as well as the
24 rendering we marked as an exhibit represents those
25 changes.

1 Q. So the plans that the county has seen
2 and the plans that the board has seen are the same?

3 A. Yes, that's correct.

4 Q. I just wanted to be clear on that.
5 You had indicated that as it pertains
6 to the outstanding comments in the respective
7 Colliers reports, there's no issue with complying
8 with any of the open minor changes in terms of
9 whatever was raised, drainage or anything else?

10 A. Yes, that's correct. We're happy to
11 comply.

12 Q. With reference to the reports that we
13 were handed this evening, we did quickly skim them.
14 There was one comment that you addressed about
15 concern with the turning template we just talked
16 about, but other than that, we can comply with those
17 comments as well, correct?

18 A. Yes, that's correct.

19 MR. DEL VECCHIO: I have no further
20 questions for Mr. Mutch. I make him available to the
21 board for any questions you may have.

22 CHAIRMAN DePINTO: Okay. Before we
23 open them to the board, I'm going to go to Mr.
24 O'Brien.

25 MR. O'BRIEN: Thank you, Chairman.

1 CHAIRMAN DePINTO: With respect to your
2 technical review of March 12th --

3 MR. O'BRIEN: Yes.

4 CHAIRMAN DePINTO: -- please give us a
5 rundown in a paragraph of your concerns and comments.

6 MR. O'BRIEN: Sure.

7 Thank you, Mr. Chairman.

8 The good thing is, from the testimony,
9 he said he can comply with everything, which I love
10 hearing that. It makes everyone's life a lot easier.

11 Going through it, I'm jumping down to
12 your parking. 19 spaces are still being proposed.
13 Is that correct?

14 THE WITNESS: Yes, I believe that's
15 correct. Let me do the math.

16 MR. O'BRIEN: It's 65, right, Darlene?

17 THE WITNESS: Yes, 19 parking spaces.

18 MR. O'BRIEN: So the parking variance,
19 and Darlene will talk about the parking variance, so
20 it's 19 on site, 65 is required?

21 THE WITNESS: Correct.

22 MR. O'BRIEN: Nothing's changing with
23 the loading?

24 THE WITNESS: Yeah, that's correct.
25 I'm sure you've heard testimony up to date, for the

1 Dunkin' Donuts tenant specifically, that loading zone
2 we feel is not necessary.

3 MR. O'BRIEN: What about now with the
4 second tenant, anything with the loading or anything
5 with that?

6 MR. DEL VECCHIO: The second tenant is
7 an office user.

8 MR. O'BRIEN: Okay.

9 MR. DEL VECCHIO: It will have likely
10 two employees in the space initially. And other than
11 bringing paper supplies and pens and pencils, we
12 don't expect any deliveries.

13 MR. O'BRIEN: Got you.

14 Anything with the sanitary sewer demand
15 being increased for the site?

16 THE WITNESS: The overall site, it is
17 increased obviously with the development, but we've
18 vetted out some of the will serves and other things,
19 and we feel comfortable that effluent will be able to
20 be accommodated with the public system.

21 There's also a grease interceptor as
22 well proposed on the plan.

23 MR. O'BRIEN: You have a grease trap?

24 THE WITNESS: Exactly.

25 MR. O'BRIEN: Got you. Okay.

1 Maintenance records, everything else
2 will have to take care of.

3 The soil movement that's part of the
4 application, are you guys complying with the
5 ordinance? That's one comment that I don't --

6 THE WITNESS: Yes, certainly, and
7 obviously with the site, it slopes pretty steeply
8 towards the back, so we have the fill and the wall in
9 our application submitted for that additional fill on
10 the site as part of that soil movement, yes.

11 MR. O'BRIEN: Got you.

12 And then with the revised layout, how
13 is it affecting the trees and the landscaping? Are
14 there less trees being taken down, staying the same,
15 where are we at?

16 THE WITNESS: In the difference between
17 the last meeting and this meeting --

18 MR. O'BRIEN: Correct.

19 THE WITNESS: -- it is all the same.
20 That wall stays in the same position. There were no
21 additional trees to be removed and the same number of
22 trees are proposed.

23 MR. O'BRIEN: Got you.

24 Stormwater was all testified at the
25 last meeting. Nothing's changed from that I'm

1 assuming?

2 THE WITNESS: That's correct. There
3 are a couple of technical comments that we saw and we
4 will comply with.

5 MR. O'BRIEN: Right. There's nothing
6 majorly outstanding that you can't address?

7 THE WITNESS: Correct.

8 MR. O'BRIEN: Calculations. No
9 comments.

10 And then once you get the comments back
11 from the county, especially regarding the driveway
12 entrance and exit, if you could forward a copy of
13 that to us, that would be great.

14 And then the truck turning templates
15 too, forward that so I can make sure the fire trucks
16 and all that --

17 THE WITNESS: Absolutely.

18 MR. O'BRIEN: Other than that,
19 Chairman, they've now addressed most of our comments.

20 CHAIRMAN DePINTO: Mr. Mutch, can you
21 show us on the board that you have the retaining
22 walls and the height of the retaining walls at
23 various points.

24 THE WITNESS: Yes.

25 So the retaining wall itself varies

1 between 3 and 4 feet, in most cases. And as you get
2 towards the back of the site, that increases to about
3 seven feet at its tallest point. Again, this is to
4 make safe and efficient use of the site and flatten
5 it out, but also put a pretty hard limit to
6 disturbance so the trees that exist beyond our
7 property line can remain, and that obviously will
8 have a guide rail on top of those walls to ensure
9 that there's safety back there, but it varies between
10 4 and 17.

11 CHAIRMAN DePINTO: And in what area on
12 that plan would be the seven-foot walls?

13 THE WITNESS: It's going to be in the
14 southeast corner. So as you get to the back of the
15 site, that's where your lowest piece of the existing
16 property, it slopes about five percent from front to
17 back, so the steepest point as well as the tallest
18 part of that wall will be in the back by the employee
19 parking spaces.

20 CHAIRMAN DePINTO: By code, what is the
21 maximum height?

22 THE WITNESS: There is a six-foot
23 maximum, I believe, in the code if I'm remembering
24 the letter off the top of my head, and then we're
25 just slightly increasing that.

1 You know, there is the option that you
2 could slope the back of the property a little bit
3 more, but again we felt that that deviation, it was a
4 better use of the property to lift that wall up and
5 get a little bit flatter for safety and pedestrians
6 and users of the site.

7 CHAIRMAN DePINTO: That's very unusual,
8 at least in my experience, to see a retaining wall of
9 that height on such a small piece of property.
10 Because normally we would do tiers to achieve that
11 second goal, and we're not doing that here because
12 the property is too small, is that the reason?

13 THE WITNESS: Yes. So the property is
14 obviously very slender and long, and then to fit the
15 circulation as well as the parking that we're trying
16 for here, the slope is relatively steep as you move
17 back. And obviously as you have this use and you
18 have the circulation of the fire truck around the
19 building, you want that area in the back to be
20 somewhat flat. So that's just why that wall got
21 pushed to where it did, and as that, we were kind of
22 going in opposite directions with the proposed grade
23 and the existing grade and to make that up in the
24 back. That's why that one piece of the wall in the
25 back was higher.

1 CHAIRMAN DePINTO: Has that variance
2 been noted on the plans?

3 THE WITNESS: I believe it is noted on
4 the plans, but it's certainly something we're
5 requesting.

6 MR. REGAN: That's a new variance,
7 though.

8 MS. GREEN: It's a waiver.

9 CHAIRMAN DePINTO: Is it a waiver?

10 MS. GREEN: It's noted on the plans.

11 CHAIRMAN DePINTO: In our code, it's
12 called a waiver?

13 MS. GREEN: It's from the waiver
14 section, from the design standard section.

15 CHAIRMAN DePINTO: So with respect to
16 engineering details on the revised plans, can you
17 list the variances that we're down to?

18 THE WITNESS: Yes.

19 I think they're pretty well summarized
20 in your planner's report.

21 CHAIRMAN DePINTO: Let's do a little
22 laundry list of them.

23 THE WITNESS: Sounds good.

24 CHAIRMAN DePINTO: Carl and Darlene, if
25 you can go in, I want to make sure that everyone

1 understands what we're considering.

2 MR. REGAN: It starts on Page 3.

3 THE WITNESS: Yes. Certainly.

4 At the bottom of Page 3 is the use,
5 which is why we're before you this evening.

6 Continuing on Page 4, there is a
7 variance for maximum lot coverage. There's also a
8 variance for the accessory structure location, that's
9 for the trash enclosure at the rear of the property
10 and the separation from the property line.

11 There's a variance for parking setback
12 that applies to the parking provided on both sides of
13 the site as well as the drive aisle.

14 There is a variance for parking
15 screening, which is related to the previous variance,
16 just due to the proximity of the property line on
17 this very slender lot.

18 There is a variance for sidewalk
19 setback from the building. It's related to the use
20 itself. We tried to provide those planting beds in
21 there.

22 There's a variance for right-of-way
23 improvements along the frontage. Technically you're
24 supposed to have your sidewalk and trees within the
25 right-of-way. Due to the close proximity of that

1 property line, we shifted that sidewalk onto our
2 site, and various sight triangles limit the ability
3 to do trees, which you'll see along the other
4 frontages as well along this corridor.

5 There's a variance for the off-street
6 parking, which we discussed. We have 19 spaces
7 versus the requirement.

8 There's a variance for the off-street
9 loading that we've discussed as part of our
10 operations.

11 The variance for wall signage, the
12 number of signage has been reduced, but we still have
13 a 24-inch tall wall sign. I'll let the architect
14 confirm that as she moves through, but there's a
15 variance for the height of those letters on the wall
16 sign.

17 There's a variance for the freestanding
18 sign.

19 And then there's a variance for a
20 directory sign as part of this application.

21 MR. REGAN: So there's still 11, as you
22 indicated, Darlene, in the letter?

23 THE WITNESS: Yes, I believe there's
24 one variance that has been reduced since the last
25 meeting.

1 MR. REGAN: Yes, I think 12 or 13.

2 THE WITNESS: Yes.

3 CHAIRMAN DePINTO: So it's 11, not
4 counting the "D". Is that correct?

5 MS. GREEN: Yes.

6 CHAIRMAN DePINTO: And Mr. Mutch, since
7 our last meeting, when the board had given the
8 applicant the opportunity to go back to the drawing
9 board to see if anything could be done to address any
10 of the concerns that were expressed by the board
11 members, what was eliminated?

12 THE WITNESS: The main eliminations
13 from the plan were the wall signage reduction as well
14 as the reduction in size of the freestanding sign
15 along the frontage.

16 CHAIRMAN DePINTO: So basically that's
17 it?

18 THE WITNESS: Yes.

19 Also the building height was reduced.

20 It's a lot of architectural changes
21 based on the conversations at the last meeting.

22 CHAIRMAN DePINTO: Right, but from an
23 engineering, those signs are not engineering, your
24 interpretation of the need for a variance since the
25 last meeting, you've reduced that request by two?

1 THE WITNESS: Correct.

2 CHAIRMAN DePINTO: Darlene, do you
3 agree with that?

4 MS. GREEN: They had 14 before and
5 we're at 11 tonight.

6 There was a shade tree in the parking
7 lot variance that they were able to eliminate by
8 adding another street tree.

9 CHAIRMAN DePINTO: So we went from
10 14 --

11 MS. GREEN: Variances.

12 CHAIRMAN DePINTO: -- to 11?

13 MS. GREEN: Yes.

14 CHAIRMAN DePINTO: And how about design
15 waivers?

16 MR. O'BRIEN: One for the wall.

17 MS. GREEN: They had two design
18 waivers, and they continue to have two design
19 waivers. There's been no change.

20 THE WITNESS: And we discussed the
21 retaining wall height.

22 The second waiver was for intersection
23 lighting. And although the ordinance calls for three
24 footcandles in and around these driveways, we do have
25 area lights proposed at each driveway and those

1 illumination levels are what we consider standard.
2 We felt that moving lights closer to the driveway and
3 creating more of a glare condition didn't help the
4 site in a positive way. We could do it. That's one
5 of the ones we felt was the best engineering
6 alternative to keep it a little more muted along the
7 front of that site.

8 MR. DEL VECCHIO: And the county was
9 not pushing or technically in favor of those
10 additional lights on the county road?

11 THE WITNESS: Well, that could also be
12 it, yeah, they had not considered additional
13 lighting. They were kind of balancing that out.

14 CHAIRMAN DePINTO: Okay. Let's go to
15 signage for one second.

16 You are seeking to construct a monument
17 sign in the front yard of the property, but the
18 monument sign is also a directory sign?

19 MR. DEL VECCHIO: Correct, it has two
20 tenants listed on it so it constitutes a directory.

21 CHAIRMAN DePINTO: Which is not
22 permitted under our code?

23 MR. DEL VECCHIO: Correct.

24 CHAIRMAN DePINTO: Okay. Has that been
25 called for as another variance?

1 MR. DEL VECCHIO: It's included within
2 the 11.

3 CHAIRMAN DePINTO: It's included in the
4 11?

5 MR. DEL VECCHIO: Correct. Ms. Green
6 doesn't miss too much.

7 CHAIRMAN DePINTO: And then with
8 respect to the menu board, where does that fall into
9 this picture?

10 THE WITNESS: I don't believe the menu
11 board was identified as a waiver or a variance. I'll
12 leave that to Ms. Green.

13 CHAIRMAN DePINTO: What is a "menu
14 board", Darlene?

15 MS. GREEN: We did not call it out. In
16 all of our review letters, we've asked for additional
17 detail because we don't have a detail for the menu
18 board. So, for example, I don't know, is the entire
19 board digital? Does it have the Dunkin' logo
20 anywhere on it? We've asked for that in our review
21 letters but we haven't received it to date.

22 CHAIRMAN DePINTO: So that's
23 open-ended?

24 MS. GREEN: That is an open-ended item.

25 CHAIRMAN DePINTO: Okay. The only

1 thing we know about it is the proposed location, but
2 we don't know the size of the sign?

3 MS. GREEN: We don't know the
4 component. Is the whole thing digital? Can the
5 imagery be swapped out? We can assume that, because
6 that's typically what the new menu boards are, but I
7 don't know.

8 THE WITNESS: So there is, I just
9 wanted to clarify, on Sheet C-14 of the submitted set
10 we do have a Dunkin' order canopy detail, which shows
11 what that order board will look like. There are
12 digital menu displays that are located. You can see
13 in these two darker boxes here.

14 MS. GREEN: So the two black boxes are
15 supposed to indicate that's a full digital screen?

16 THE WITNESS: Yes, that's how the
17 detail shows, yes.

18 CHAIRMAN DePINTO: So what is the black
19 box for?

20 MR. DEL VECCHIO: It shows the menu and
21 pricing.

22 THE WITNESS: That's the digital menu.

23 MR. DEL VECCHIO: It will tell you
24 small coffee pricing, donut pricing, egg and cheese.

25 CHAIRMAN DePINTO: Is that one of those

1 ones that flashes?

2 THE WITNESS: No, it wouldn't be
3 flashing, no.

4 MR. DEL VECCHIO: I would hope not, it
5 makes me dizzy.

6 MS. GREEN: But it could change?

7 THE WITNESS: Yes. It's a digital menu
8 board, as the menu gets updated, there's certain
9 items that get added or removed from the menu, that
10 digital menu allows that to be accommodated, but it
11 would be a solid screen.

12 MS. GREEN: Does the screen change to
13 show you what is on your order and the amount that
14 some other drive-thru facilities show you?

15 THE WITNESS: Yes, so at the time
16 you're ordering, it's a static order menu board. So
17 it's not going to change what you see or what you
18 order, it's a static menu board and it just happens
19 to be digital. Then if the menu changes, special
20 items, things like that can be accommodated on the
21 screen but it's not changing for every driver.

22 MS. GREEN: All right, because that is
23 not detailed on the plans. That might be something,
24 if we go down the route of approval, I think we would
25 want, because as a lady who might drive through

1 drive-thrus late at night after planning board
2 meetings, some of them have menu boards where certain
3 sections of the menu board is showing you different
4 menu items or it also shows you your total and the
5 items that you have just ordered.

6 MR. REGAN: So you need the details?

7 MS. GREEN: Well, if they're saying
8 that it is a static screen that is not changing, I
9 think that's something that we would want to
10 memorialize in any potential approving resolution so
11 that we don't get something different a year or two
12 down the road.

13 CHAIRMAN DePINTO: Okay. There are
14 directional signs proposed on the property?

15 MR. DEL VECCHIO: That's correct.

16 CHAIRMAN DePINTO: How many?

17 THE WITNESS: It's just the two at the
18 front entrance, for the drive-thru directional sign
19 as you pull into the site, and then there's an exit
20 directional sign as you leave the site.

21 CHAIRMAN DePINTO: And how are the cars
22 directed to go down the normal lane versus the --
23 what do you call it -- the rapid lane?

24 THE WITNESS: So there are two ways.
25 So there's an overhead, essentially, clearance bar

1 that tells you what type of lane you're in and then
2 there's also striping on the ground that
3 differentiates between the drive-thru and that mobile
4 pick-up lane that you've heard of.

5 CHAIRMAN DePINTO: And that's where I
6 see these images of vehicles painted on the driveway.
7 Is that correct?

8 THE WITNESS: Yes. So there's vehicles
9 as well as arrows and physical text on the ground
10 that will guide you through them.

11 CHAIRMAN DePINTO: I've never seen that
12 before. Have you done other sites?

13 THE WITNESS: Yes.

14 CHAIRMAN DePINTO: Are they painted
15 images of cars on the driveway?

16 THE WITNESS: Yes. These are standard
17 components of what a current and modern Dunkin'
18 Donuts has.

19 CHAIRMAN DePINTO: Standards by whom,
20 whose standards?

21 THE WITNESS: I just got some
22 clarification from our applicant. The actual picture
23 of the car is no longer used.

24 CHAIRMAN DePINTO: So that's an
25 inaccuracy?

1 MR. DEL VECCHIO: We withdraw that
2 requirement.

3 THE WITNESS: Yes, the arrows and the
4 text will be what is seen.

5 CHAIRMAN DePINTO: From an engineering
6 point of view, please explain to me how traffic flow
7 merges to get for those people who are going through
8 the facility just to pick up an order that they've
9 called in or texted in, whatever they do, versus ones
10 that drive-thru, stop at the menu board, place an
11 order, and go pick up their order, there seems to be
12 a point of merge?

13 THE WITNESS: Yes.

14 CHAIRMAN DePINTO: How dose that work?

15 THE WITNESS: And this is a common
16 element among many drive-thru users in the industry
17 now. Dunkin' Donuts is not alone, it's McDonald's,
18 Burger King, Wendy's.

19 CHAIRMAN DePINTO: I've never seen one
20 so I don't know how it operates, because the one on
21 the left-hand side closest to the window, I presume
22 has to be checking over his or her right shoulder or
23 look at the mirror to see if the car on the
24 right-hand side in the more rapid lane is passing.
25 Is that correct?

1 THE WITNESS: Yeah. There will be gaps
2 in the traffic in the drive-thru lane. They have the
3 right-of-way obviously, because they are in the main
4 lane. And those cars that are coming around for the
5 pick-ups, those gaps between cars that are making
6 orders and stopping at the order board, that's how
7 that merge happens. And this is a successful
8 operation at many Dunkin' Donuts as well as other
9 double drive-through users which --

10 CHAIRMAN DePINTO: What harm would
11 there be if the rapid -- what I'm calling the rapid
12 lane -- was eliminated, so you only had a drive-thru
13 lane and a pass-by lane?

14 THE WITNESS: Yeah, I think the harm of
15 that is that you would then have less drive-thru
16 capacity for this site. And obviously we've seen a
17 shift in that drive-thru use since the COVID days.
18 And then we've seen that this merge system at many
19 Dunkin' Donuts sites as well as other retailers that
20 use a double drive-thru is efficient and safe and
21 operates. So I think the harm is that you would be
22 reducing the efficiency of that drive-thru pretty
23 significantly intermingling pick-up and drive-thru
24 orders, creating a little bit of that frustration.
25 It just pushes cars farther back into the site as

1 well.

2 This is a very efficient model that
3 Dunkin' Donuts uses, and it allows for kind of the
4 maximum efficiency of that drive-thru.

5 CHAIRMAN DePINTO: You keep talking
6 about this pretty much as prototype -- is it typical
7 of Dunkin' Donuts facilities to have freestanding
8 buildings with a second use involved?

9 THE WITNESS: I wouldn't say it's
10 typical of a Dunkin' Donuts, but certainly as the
11 depth of a site like this one allows for it and for
12 certain uses like you'll hear about tonight, I think
13 it's appropriate.

14 CHAIRMAN DePINTO: You're from northern
15 New Jersey. Can you cite one or two like this?

16 THE WITNESS: I can speak to my
17 operator. He would be able to answer that.

18 (Short pause.)

19 MR. DEL VECCHIO: I know there's one
20 being built right now in Dumont, because I did that
21 approval, literally under construction.

22 THE WITNESS: Yeah, so there's kind of
23 a couple of examples that he just gave me, but also
24 just knowing the industry in general. You'll see
25 these types of uses that sometimes will get split

1 between a Dunkin' Donuts and a Wendy's and they'll
2 operate together. Also in strip malls, which he was
3 talking about in North Haledon, that has several
4 units and then it kind of intermingles in that way as
5 well.

6 CHAIRMAN DePINTO: But would you see it
7 on a lot of this size?

8 THE WITNESS: I think it depends on the
9 use. So a lot of this size obviously you can't have
10 a second --

11 CHAIRMAN DePINTO: You weren't here.
12 One of the concerns that was expressed by some of the
13 board members was all of the activity on such a small
14 piece of property. And I think the adage was ten
15 pounds of sugar in a five-pound bag. Doesn't it
16 appear that way to you?

17 THE WITNESS: Well --

18 CHAIRMAN DePINTO: -- when trying to
19 put too much on this property?

20 THE WITNESS: I think that's very
21 dependent on the use, and I understand the board's
22 concern kind of having an open-ended tenant at the
23 last meeting. But I think what we've revised the
24 application to be is specifically an office use that
25 will have 1 or 2 employees, very low traffic

1 generating, very low impact.

2 I agree with you, if this was a second
3 drive-thru use or something more intense --

4 CHAIRMAN DePINTO: Regardless of the
5 second use, you're still seeking variances for yard
6 space, for coverage, for parking. They go well
7 beyond use. They're physical things. You're making
8 or proposing to make physical improvements to the
9 property requiring minimally 11 variances. That's
10 fairly significant. I mean, a variance is a
11 deviation from the code requirement. This is a
12 variation from 11 requirements. And I thought, quite
13 frankly, the time that we were giving the applicant
14 to go back to the drawing board was going to come up
15 with something in terms of lessening either the
16 number or the severity or both of the required
17 variances.

18 Now, I'm certainly not an engineer nor
19 am I an architect, but common sense seems to dictate
20 to me are we fitting or trying to fit too much on
21 this property.

22 THE WITNESS: And I certainly --

23 CHAIRMAN DePINTO: Forget the second
24 use, I understand, and I appreciate the applicant is
25 saying that he's going to ensure that there will be a

1 low intensity business office for pencil and pen
2 distribution or whatever that was. I'm talking about
3 the physical improvement of the property, the three
4 aisles of traffic on the northern part of the
5 property, virtually no screening between properties;
6 building of the rear yard of the property to a point
7 where you need a seven-foot retaining wall on the
8 back side. It just seems to be an awful lot of
9 stuff.

10 Now, you do this, you've appeared
11 before 100 boards, have you seen plans like this
12 before?

13 THE WITNESS: I certainly have, and I
14 always have to navigate these properties as what
15 we're given. This property is very slender for any
16 development, and just the second use I don't think
17 impacts the overall variances, because obviously the
18 main use is the Dunkin' Donuts. I think what we've
19 tried to do here is find the best engineering
20 alternative to provide the safety of the fire truck
21 --

22 CHAIRMAN DePINTO: Let me put it a
23 different way.

24 What happens if your client turns
25 around and says to you forget the Dunkin' Donuts

1 store, forget the second store, I just want to build
2 a kiosk with a drive-thru. I'm sure they do exist.

3 Would you be able to lessen the number
4 of variances and severity of the variances?

5 THE WITNESS: There's always the
6 possibility that you could bring in something
7 different and change the development plan, but for
8 this use that is meant to serve the community as well
9 as to relocate an existing use across the street, we
10 looked for the best engineering alternative to
11 address the parking requirement, the safety for the
12 fire truck, and give a safe and efficient access
13 around the site.

14 And I'll just comment on what I see
15 when I look at this site, and I understand that we
16 are developing the back of the site, and that's
17 really where the safety and the efficiency of the use
18 sits. But what we've tried to do is keep the
19 character of that front corridor, keeping it more
20 slender up front, making sure that we keep some of
21 the planting on the side, as soon as you're driving
22 down this corridor that the traveling public don't
23 see something that looks overdeveloped. We had to
24 use the rear to make sure that it operated and it was
25 safe and efficient for customers and emergency

1 vehicles, but we tried to keep the aesthetics and the
2 use of the front in character with this corridor and
3 provide some of that green area, expanded green area
4 in front of the site, to kind of calm that area. And
5 when I look at the site, that is kind of what's the
6 highlights that I see.

7 CHAIRMAN DePINTO: Okay. Questions
8 from board members?

9 Chris, with respect to the engineering?

10 MR. GRUBER: I have no questions.

11 VICE CHAIRMAN LINTNER: No questions,
12 Mr. Chairman.

13 MR. HUSEYNOV: I got a question.

14 On the turning radius, is the
15 circulation assuming that the two other lanes in the
16 back have cars in them?

17 THE WITNESS: Are you talking -- for
18 which vehicle are we speaking?

19 MR. HUSEYNOV: Like if there is a fire
20 truck that's coming on that lane going to all the way
21 in the back.

22 THE WITNESS: Okay, we're talking fire
23 truck. I'll just pull it up.

24 MR. HUSEYNOV: So it's going over the
25 line that's marked as "exit", I assume?

1 THE WITNESS: Yes, and if a fire
2 vehicle were to come on the site, the vast majority
3 of that is independent of. It doesn't cross in any
4 parking spaces and only in the very rear does it kind
5 of overlap into that pick-up lane, but that's also a
6 lane in an emergency situation we could be moving
7 people out of to accommodate that fire truck. So I
8 think in an emergency, that truck can almost make the
9 whole site, even if it were packed, and then we can
10 move people along in those like -- there's
11 essentially two cars that are impacted in that
12 drive-thru in that pick-up lane.

13 MR. HUSEYNOV: There's no curb between
14 the middle lane and the --

15 THE WITNESS: There is not, no. There
16 is that clearance bar, but the fire truck is able to
17 get around the clearance bar without having these
18 last two lanes.

19 MR. HUSEYNOV: Okay. I'm finished.

20 MR. TSAI: Mr. Mutch, I'm been trying
21 to cut down on my fast food, but there is one merge
22 design that I know of, it's a McDonald's in
23 Hackensack on River Road. And in those two lanes,
24 they have ordering kiosks for both lanes.

25 So you're talking about a fast track

1 lane, and by design that would mean that someone has
2 already ordered by the app and is just going through
3 to pick-up the order that's already ordered, right?

4 THE WITNESS: Yes, that's correct.

5 MR. TSAI: So the only way this
6 McDonald's is working out is because it takes time
7 for each person in each lane to order and
8 theoretically both lanes are not ordering in the same
9 duration, so while that person is finished, he can go
10 ahead while that person is still ordering his.

11 So I guess my point is, with the fast
12 lane just going bam, bam, bam, isn't that going to
13 create more congestion, and giving the ordering lane
14 a little less opportunity to merge in?

15 THE WITNESS: Yeah, so I think that the
16 key, and I don't consider the pick-up lane to be a
17 fast lane where people are flying around the site,
18 but the way that it's designed is essentially the
19 decision point for the merge occurs as someone's at
20 the ordering window. So those two cars, the pick-up
21 lane and the ordering window, are essentially next to
22 each other. They can look at each other in their
23 windows when it time to merge. And that difference
24 in time, where somebody is placing an order here,
25 they will be fully visible to that pick-up lane, and

1 that merge, we've seen it, it's a proven concept,
2 that merge operates efficiently because you're able
3 to like essentially be next to each other at a stop
4 light at that point.

5 MR. TSAI: What is the pick-up lane
6 doing at that point when they're stopped right next
7 to the ordering lane?

8 THE WITNESS: They're going to have
9 more time to visibly see the person ordering at that
10 board. So they'll be able to judge is that car
11 moving forward or not and can I merge in.

12 MR. TSAI: But do they have to enter an
13 order number?

14 THE WITNESS: No, there's no order
15 number. They've already placed their order and
16 they're just coming to the site. So we're basically
17 creating a decision point that can act as a stop sign
18 if that other vehicle is moving forward.

19 MR. TSAI: I don't have any other
20 questions.

21 CHAIRMAN DePINTO: Thank you.

22 John?

23 MR. CULHANE: No comments.

24 CHAIRMAN DePINTO: Thank you.

25 Down below. Joe?

1 MR. PUGLISI: So I want to go back to
2 what Chairman DePinto alluded to earlier.

3 If the mobile order lane is typically
4 moving through, as Mr. Tsai suggested, fairly
5 rapidly, do we need the third lane or could we get
6 away with two lanes and still gain the efficiencies
7 of servicing the mobile orders rapidly?

8 THE WITNESS: I think you could service
9 the physical site with two lanes, but that third lane
10 is incorporated for a couple of reasons.

11 First and foremost, if there's
12 congestion, you don't want to place your order, you
13 want to get off the site, you've park, you've left,
14 there's a lot of operations, if you want to go around
15 the drive-thru in a busy moment, something like that.
16 Also it was incorporated for the emergency vehicles.
17 That fire truck to get around that area, we need that
18 third lane and that's what it's also provided for is
19 just that safety vehicle.

20 MR. PUGLISI: I have no further
21 questions, Mr. Chairman.

22 CHAIRMAN DePINTO: Thank you.

23 Anita?

24 MS. BAGDAT: None at this point.

25 CHAIRMAN DePINTO: Thank you.

1 We'll get to the planning in a minute,
2 but at this point I'd like to open the meeting to the
3 public. I'll entertain a motion to do so.

4 VICE CHAIRMAN LINTNER: So moved.

5 CHAIRMAN DePINTO: Bill.

6 MR. GRUBER: Second.

7 CHAIRMAN DePINTO: Seconded, Chris.

8 All in favor?

9 (Chorus of ayes.)

10 CHAIRMAN DePINTO: Anyone from the
11 public wish to be heard, any questions or comments?

12 (No response.)

13 CHAIRMAN DePINTO: No.

14 Chair will entertain a motion to close
15 the meeting to the public.

16 VICE CHAIRMAN LINTNER: So move.

17 CHAIRMAN DePINTO: Bill.

18 MR. GRUBER: Second.

19 CHAIRMAN DePINTO: Second, Chris.

20 All in favor?

21 (Chorus of ayes.)

22 CHAIRMAN DePINTO: We're going to take
23 a five-minute break and then we'll come back with
24 planning.

25 (A short recess is held.)

1 CHAIRMAN DePINTO: Okay. Mr. Del
2 Vecchio you're up.

3 MR. DEL VECCHIO: Yes. I just want to
4 ask Mr. Mutch one follow-up question and then we'll
5 re-call our architect.

6 CHAIRMAN DePINTO: Sure.

7 BY MR. DEL VECCHIO:

8 Q. Mr. Mutch, if the plan were to
9 eliminate a portion of the building, essentially that
10 which would constitute the second use, the size,
11 shape and topography of the property would still
12 require most of the variances that are being
13 requested to be in play, perhaps at a slightly lower
14 number but it would still be in play, correct?

15 A. Yes. There would be modest tweaks to
16 the overall ask and the overall variance numbers, but
17 the quantity of variances would still be required
18 just to operate the Dunkin' Donuts use. I think the
19 second tenant, the size of the building has a smaller
20 impact on the overall area and size.

21 MR. DEL VECCHIO: I have no further
22 questions of Mr. Mutch and I'm prepared to re-call
23 the architect, with the board's permission.

24 CHAIRMAN DePINTO: Does anyone have any
25 questions for Mr. Mutch?

1 (No response.)

2 CHAIRMAN DePINTO: No, okay. Go ahead.

3 **R O X A N N A Z I O L K O W S K I, R.A.,** having
4 been previously sworn/affirmed, testifies as follows:

5 MR. DEL VECCHIO: So on the board,
6 before we start testimony, is Sheet SK-1 of the plan
7 set that we marked as A-18 this evening, just for the
8 record.

9 CONTINUED DIRECT EXAMINATION

10 BY MR. DEL VECCHIO:

11 Q. Would you please restate your name for
12 the record.

13 A. Sure.

14 Roxanna Ziolkowski.

15 MR. REGAN: She's previously sworn.

16 MR. DEL VECCHIO: Correct.

17 Q. Roxanna, you were previously sworn,
18 qualified, and remain under oath this evening as you
19 testify.

20 MR. REGAN: Yes, SK-1, 3/2 is the date?

21 THE WITNESS: Correct.

22 MR. DEL VECCHIO: Yes.

23 Q. Okay. Roxanna, can you explain to the
24 board what changes were made on this plan set from
25 what you previously testified to?

1 A. Yes.

2 So the first change was the height of
3 the building. So we've reduced the monolith, which
4 is the large section on the front with the Dunkin'
5 signage, down to 24-foot 6 inches, which puts it in
6 compliance.

7 The other item for that monolith was we
8 removed the second sign on the south side, and then
9 reduced that monolith in width. So it got reduced
10 down to about two feet coming off of the corner of
11 the building.

12 Q. So the return that goes around to cover
13 the south side where the monolith was originally
14 proposed is no longer there?

15 A. So it does come around.

16 Q. For two feet?

17 A. For two feet, yes.

18 Q. The balance has been removed from what
19 was previously shown on that south side?

20 A. Correct.

21 Q. The reduction or the removal of that
22 monolith, will it change or prevent the rooftop
23 mechanicals from remaining screened from the public
24 as required by code?

25 A. It will not. The rest of the height of

1 the roof stayed the same at 21 feet.

2 Q. And that will provide sufficient
3 coverage for any screening necessary for any rooftop
4 equipment?

5 A. Correct. And we will adjust the actual
6 roof depth, if needed, to prevent that.

7 Q. The signage proposed was also reduced
8 by one, since the monolith on that south side was
9 removed?

10 A. Correct.

11 Q. And the size of the sign proposed for
12 the front of the store?

13 A. Is 24-inches tall.

14 Q. Any other changes made to the building
15 that you're aware of?

16 A. The only other change was a finish
17 change. So on the south side, it was the same finish
18 as the monolith, which is like a neutral wood tone.
19 It changed over to the gray so it's a continuous band
20 around the middle of the section.

21 Q. And remind the board what that gray
22 band material consists of?

23 A. These are panels, so they're Trex
24 panels that we provided previously.

25 MR. REGAN: What did you say was

1 24 inches tall?

2 THE WITNESS: Both signs are 24 inches.

3 MR. REGAN: Both signs?

4 THE WITNESS: Currently, yes.

5 Q. And you mentioned that the actual
6 tenant proposed for the second sign or the second
7 unit has signage proposed over its door as well?

8 A. Correct.

9 Q. And that height is listed at two feet?

10 A. Correct.

11 Q. And the sign is roughly 10 feet wide,
12 so that that is roughly 24 square feet?

13 A. Correct.

14 Q. And that, other than the letter height,
15 would be compliant with the code?

16 A. Yes.

17 MR. DEL VECCHIO: I have no further
18 questions of Roxanna. I make her available to the
19 board for your questions.

20 CHAIRMAN DePINTO: Thank you.

21 MR. HUSEYNOV: No questions.

22 MR. TSAI: No questions.

23 MR. PUGLISI: I have no questions.

24 MS. BAGDAT: No questions.

25 VICE CHAIRMAN LINTNER: No questions.

1 CHAIRMAN DePINTO: Carl, do you have
2 anything?

3 MR. O'BRIEN: No questions for
4 architecture.

5 CHAIRMAN DePINTO: Thank you.
6 Darlene?

7 MS. GREEN: No questions.

8 CHAIRMAN DePINTO: Okay. I have
9 questions.

10 You said the sign is 24 inches. Is
11 that the size of the font or is it the area behind
12 the font?

13 THE WITNESS: It's the font. So it's
14 floated, there's no panels behind it, so it will just
15 be the font.

16 CHAIRMAN DePINTO: Okay. On SK-1, the
17 sign that's parallel to the road, that top band is
18 like a light beige. Is that correct?

19 THE WITNESS: Are you talking about
20 this here?

21 CHAIRMAN DePINTO: No, the fascia sign.

22 THE WITNESS: Oh, up here?

23 CHAIRMAN DePINTO: Yes.

24 The Dunkin' is a solid orange color?

25 THE WITNESS: Correct.

1 CHAIRMAN DePINTO: And it's internally
2 illuminated?

3 THE WITNESS: Correct.

4 CHAIRMAN DePINTO: And is that
5 illumination consistent with code requirements?

6 THE WITNESS: Yes.

7 CHAIRMAN DePINTO: The beige band
8 behind the orange lettering, how tall is that?

9 THE WITNESS: Oh, so like the white
10 beige behind it?

11 CHAIRMAN DePINTO: Yes.

12 THE WITNESS: So that's
13 approximately -- I don't have the exact size, but
14 it's about a little under three feet.

15 CHAIRMAN DePINTO: A little under three
16 feet?

17 THE WITNESS: Three feet.

18 CHAIRMAN DePINTO: Darlene, would our
19 sign ordinance, is that beige portion behind the
20 orange lettering part of the sign or part of the
21 facade of the building?

22 MS. GREEN: So our code is a little
23 interesting when it talks about sign area. Let me
24 just pull up that exact definition, Mr. Chairman.

25 CHAIRMAN DePINTO: Take it one step

1 further.

2 MS. GREEN: Uh-huh.

3 CHAIRMAN DePINTO: In the color
4 elevation SK-1, it appears to be a black border
5 around the entire thing.

6 MS. GREEN: Uh-huh.

7 CHAIRMAN DePINTO: Typically if we put
8 up a sign with a border, we measure the area of the
9 sign inclusive of that border.

10 MR. DEL VECCHIO: I would say, Mr.
11 Chairman, if that's been the board's practice, then
12 they're doing it wrong, because 400-64A tells us that
13 you draw a box around the letters constituting the
14 message of the sign to compute sign area,
15 specifically it says computation area of an
16 individual sign, that reads: The area of a sign face
17 shall be computed by drawing a square or rectangle
18 that encompasses the extreme limits of the writing,
19 representation, emblem or other display together with
20 the sign frame and any material or color forming an
21 integral part of the background of the display or
22 used to differentiate the sign from the backdrop or
23 the structure against which it is placed or by
24 delineating the area established by reason of
25 distinctive variation, background color or borders,

1 whichever is greater.

2 CHAIRMAN DePINTO: Okay.

3 MR. DEL VECCHIO: So all of the signs
4 that I am aware of have always drawn a line around
5 the message constituting the sign, not the
6 architectural feature that sits in front of it. And
7 I believe that's how the shopping center that was
8 recently or last done on Chestnut Ridge Road, all
9 those sign areas were computed that way.

10 CHAIRMAN DePINTO: It's the border that
11 was throwing me, though.

12 MR. DEL VECCHIO: I could see how that
13 would do it, for sure.

14 CHAIRMAN DePINTO: And to that extent,
15 my concern would be that today we're proposing a sign
16 that says "Dunkin'", and then there appears to be
17 adequate space beneath where it says Dunkin' where we
18 could have hot chocolate, donuts, and whatever else
19 they sell --

20 MR. DEL VECCHIO: Yes, I mean --

21 CHAIRMAN DePINTO: -- on that sign.

22 MR. DEL VECCHIO: We could stipulate
23 that with the grant of the variance we wouldn't
24 change that message without further approval.

25 CHAIRMAN DePINTO: Okay. I think that

1 would be important.

2 Now, there also appears, I didn't mark
3 -- I'm comparing the previously submitted elevation
4 to what's shown here, and there appears to be a
5 change in coloration in this area between the front
6 store and the back store.

7 THE WITNESS: Yeah, that was what I was
8 describing before. So this middle section, it was
9 that wood tone, but it's been changed over to match
10 the rest of the middle section of that band.

11 CHAIRMAN DePINTO: Okay.

12 THE WITNESS: There was previously
13 signage on that.

14 CHAIRMAN DePINTO: And there's a
15 different coloration on the upper portion.

16 THE WITNESS: It might just be the
17 printing. It should be continuous.

18 CHAIRMAN DePINTO: So on SK-1, it's
19 like a very light cream.

20 THE WITNESS: Yeah, it would be more in
21 the white gray family. I think it's just the
22 printing.

23 CHAIRMAN DePINTO: More white gray
24 than --

25 THE WITNESS: Yeah, than a cream color.

1 CHAIRMAN DePINTO: Than a cream?

2 THE WITNESS: Yes.

3 CHAIRMAN DePINTO: Okay. I have
4 nothing else for this witness. However, we should --
5 well, why don't we keep it there for the moment, if
6 we could.

7 Andy, I'm going to ask Darlene to go
8 over her review letter. Do you want to keep this
9 witness here and available?

10 MR. DEL VECCHIO: I'll let her sit in
11 the front row, if that's acceptable.

12 CHAIRMAN DePINTO: Yes.

13 So before we open to the public for
14 questions of this witness, Darlene, with respect to
15 your technical review marked into evidence as B-8
16 dated March 11th, can you give us a breakdown by
17 paragraph of your findings and whether or not any of
18 your concerns are still outstanding.

19 MS. GREEN: Sure.

20 So starting on Page 4, we've already
21 listed the 11 variances that they need, but what I
22 would note is while they were able to eliminate three
23 variances, the changes to the site plan have
24 increased the lot coverage from 69.2 percent to
25 70.7 percent. And I know that they added a sidewalk

1 that the board requested, but I was a bit
2 disappointed to see that there was no other, you
3 know, area that the site could have been reduced by,
4 so now this variance has been further exacerbated.

5 MR. REGAN: I think they said
6 500 square feet.

7 MS. GREEN: Yes, that was the testimony
8 earlier tonight.

9 MR. REGAN: I didn't quantify that
10 percentage-wise.

11 MS. GREEN: Right. So I looked at my
12 last review letter, they were at 69.2, and now with
13 this additional square footage they're at 70.7.

14 MR. REGAN: That's without the 500?

15 MS. GREEN: 70.7 includes the 500.

16 So the variance has been exacerbated.
17 I know we talked about what variances have been
18 removed, that particular one has been exacerbated
19 since their last appearance.

20 MR. REGAN: So that's in the report,
21 70.7?

22 CHAIRMAN DePINTO: Yes, on Page 4.

23 MS. GREEN: Otherwise we've already
24 discussed the two waivers.

25 I know that the site plans that were

1 submitted now on Page 8, comment No. 2, the site
2 plans that were submitted claim to eliminate the
3 parking area screen variance, but they were not
4 successful in doing that, and that is with regard to
5 the parking on the south side of the site, not the
6 north side of the site.

7 There are still some discrepancies in
8 the report, but that would have to be cleaned up if
9 the application were approved.

10 Paging ahead, we actually did hear from
11 the architect about my outstanding questions on the
12 height of the parapet, because we did not receive a
13 roof plan, so they've confirmed that anything mounted
14 on the roof would be screened.

15 The one thing that I did not recall
16 hearing testimony on was comment No. 28. We have a
17 requirement in our lighting section that all the site
18 lighting, except for security purposes, has to be
19 shut off at 11:00 p.m., and anything that's not
20 necessary for security purposes has to be either
21 reduced or switched to activated motion sensor
22 devices or turned off during operating hours.

23 I don't know, Mr. Del Vecchio, I
24 couldn't find anything in my minutes from Mr. Chan's
25 testimony that the applicant would comply with that

1 section.

2 MR. DEL VECCHIO: We're not seeking a
3 variance from it. We intend to comply, and honestly
4 we would work with the police department to determine
5 what they thought was necessary and address it that
6 way.

7 MS. GREEN: Okay. That works for me.
8 Thank you.

9 And there's still discrepancies with
10 regards to the directional signs. I know you asked
11 about those earlier, Mr. Chairman.

12 So the site plans actually label one of
13 the directional signs as "drive-thru", but when you
14 get to the detail sheet, it claims that they're only
15 labeled -- or they're only going to contain the text
16 "enter" and "exit". So that's something that
17 ultimately would have to be cleaned up, if the
18 application were approved.

19 MR. REGAN: That's 33 and 34, it looks
20 like.

21 MS. GREEN: 34. And 33 has been
22 resolved, so that's 34.

23 And we already talked about 35, which
24 was the content of the report.

25 MR. REGAN: So it's 34 --

1 MS. GREEN: Yes, 34.

2 MR. REGAN: -- that needs to be
3 revised?

4 MS. GREEN: Correct.

5 That's all I have, Mr. Chairman.

6 CHAIRMAN DePINTO: Okay. Thank you.

7 Anyone have any questions of Ms. Green?

8 (No response.)

9 CHAIRMAN DePINTO: No.

10 Let's open it up one more time to the
11 public. Chair will entertain a motion to open to the
12 public.

13 VICE CHAIRMAN LINTNER: So moved.

14 CHAIRMAN DePINTO: Bill.

15 MR. GRUBER: Second.

16 CHAIRMAN DePINTO: Chris.

17 All in favor?

18 (Chorus of ayes.)

19 CHAIRMAN DePINTO: Anyone from the
20 public wish to be heard, questions of Ms. Green or
21 the applicant's architect?

22 (No response.)

23 CHAIRMAN DePINTO: Hearing none, motion
24 to close to the public?

25 VICE CHAIRMAN LINTNER: So moved.

1 MR. GRUBER: Second.

2 CHAIRMAN DePINTO: Bill, Chris.

3 All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN DePINTO: Okay. Mr. Del
6 Vecchio.

7 MR. DEL VECCHIO: Mr. Chairman, that
8 concludes the additional testimony that we wanted to
9 provide this evening in support of the application.
10 I did previously offer some concluding remarks which
11 remain. I would like an opportunity for maybe a
12 two-minute supplement, when appropriate, but other
13 than that, we have concluded our direct case.

14 CHAIRMAN DePINTO: You have concluded?

15 MR. DEL VECCHIO: Yes.

16 CHAIRMAN DePINTO: I'm sorry, did we
17 put into the record that environmental commission?

18 MR. REGAN: Yes, we did.

19 CHAIRMAN DePINTO: And you have a copy
20 of that, Mr. Del Vecchio?

21 MR. DEL VECCHIO: As of this evening,
22 yes.

23 MR. REGAN: B-3.

24 CHAIRMAN DePINTO: Right.

25 So that the record is clear, this is a

1 letter marked into evidence as B-3 dated
2 February 24th addressed to the planning and zoning
3 board.

4 It says:

5 "On January 20, 2026, the environmental
6 commission met at our scheduled public meeting to
7 reread the plans referenced above.

8 "The committee has re-reviewed the
9 provided submissions and would like to submit the
10 following feedback as a matter of record.

11 "Member concerns focused on the
12 significant tree removal, but it was evident that
13 without reduction in the building and/or drive-thru
14 footprint, we identified no way to improve the
15 situation. The existing and neighboring tree
16 protection was noted on the plans and should be
17 monitored during construction.

18 "With that, we have no further
19 comments."

20 Joe, you were in attendance at the
21 meeting when this was reviewed?

22 MR. PUGLISI: Yes, Mr. Chairman, I was.

23 CHAIRMAN DePINTO: Does this clearly
24 reflect the opinion of the environmental commission?

25 MR. PUGLISI: Yes, it is.

1 CHAIRMAN DePINTO: Do you have anything
2 to add to that?

3 MR. PUGLISI: No, I think the letter
4 speaks for itself.

5 CHAIRMAN DePINTO: Okay. Thank you.

6 And the Montvale Fire Department
7 addressed to the board dated 3/17.

8 "The Montvale Fire Department plan has
9 reviewed the plans dated 3/3 and have the following
10 comments and concerns:

11 "1. Provide a copy of the current
12 water flow test performed by Veolia. The test should
13 be to Q20 and for lowest tank level.

14 "2. A letter from Veolia that they
15 have reviewed the plans and if they have any
16 requirements for infrastructure upgrades to provide
17 for adequate water flow for fire protection.

18 "3. No parking spaces to be in front
19 of FDC connection.

20 "4. FDC to have two and a half inch
21 inlets.

22 "5. The fire department is concerned
23 with the width of the driveway along the south side
24 of the building and east side with vehicles parked in
25 the parking spaces.

1 "6. Knox Box installed per fire
2 department recommendations."

3 Mr. Del Vecchio, your client will
4 comply with all of these requirements, I presume?

5 MR. DEL VECCHIO: Other than the one we
6 testified to in terms of the driveway access and for
7 the fire trucks, yes. We believe we already comply
8 with that.

9 CHAIRMAN DePINTO: Okay. And the only
10 other exhibit that we entered for the borough was the
11 police department, which I don't have a copy of but I
12 believe they said they had no comments or no
13 concerns.

14 MS. BAGDAT: (Indicating.)

15 CHAIRMAN DePINTO: Police department,
16 March 9th.

17 "After reviewing this application, the
18 Montvale Police Department has no concerns."

19 Okay. Thank you.

20 Bob, anything? That's everything.

21 MR. REGAN: That's it. That's
22 everything.

23 CHAIRMAN DePINTO: Okay. We're back to
24 that point in time, you're all done, Mr. Del Vecchio?

25 MR. DEL VECCHIO: Yes, I just wanted

1 just two minutes because we kind of broke the use
2 permit from the site plan and I just wanted to fill
3 the board in on what they're hopefully about to hear,
4 if this application is approved, because I think it's
5 important to the full understanding of this
6 application, and that is the proposed tenant for that
7 second space is essentially an office use tenant, BDM
8 Enterprises. It is a management entity owned by Mr.
9 Mulholland that manages both management and financing
10 of various quick serve, quick casual restaurant
11 franchises that his group owns. It's going to be
12 approximately 2 or 3 employees in there at a time.
13 They end up showing up late morning. They're out mid
14 afternoon. Very low intensity use, very low traffic
15 use. I think it kind of complements nicely the
16 Dunkin' Donuts, which sees its peak demand in the
17 morning, and provides hopefully the board some
18 additional comfort that the facilities being proposed
19 for the overall property are sufficient to
20 accommodate both of them.

21 You'll hear the details of that when we
22 call the use permit, but I think it's important to
23 have that understanding as you consider the main
24 application before you this evening.

25 Thank you.

1 CHAIRMAN DePINTO: Okay. Thank you.

2 I don't have to open to the public?

3 MR. REGAN: No, there's no public here.

4 Let the record reflect there's no
5 members of the public.

6 CHAIRMAN DePINTO: Okay. And with
7 that, deliberation.

8 Final comments. Chris, final comments,
9 questions?

10 MR. GRUBER: No.

11 CHAIRMAN DePINTO: Whatever you have to
12 add at this point.

13 MR. GRUBER: I don't have anything to
14 add at this point.

15 CHAIRMAN DePINTO: Thank you.

16 Bill?

17 VICE CHAIRMAN LINTNER: My comments are
18 similar to my previous comments.

19 This whole application to me is the D
20 variance. Because of the use with the drive-thrus,
21 many of the C variances sort of just are required,
22 because the D wants all that space, the D wants the
23 three lanes, the D wants the building location.

24 In my opinion, I don't feel the
25 applicant has solved the positive or the negative

1 criteria in order to grant a D variance. And if we
2 do grant the variance for this application, I think
3 there's a real detriment to our future in terms of
4 seeing similar drive-thru variance requirements. I
5 don't see how we can turn -- it would be impossible
6 to backtrack as we go forward.

7 I'd like to see a Dunkin' Donuts there.
8 I don't think there's an undue hardship for Dunkin'
9 Donuts. Dunkin' Donuts can survive without
10 drive-thrus. Park Ridge, Hillsdale, Washington
11 Township, Pearl River, they're all Dunkin' Donuts
12 that don't have drive-thrus, and I'm assuming they're
13 there and they're successful.

14 So I don't want to get into all details
15 with all the C variances, but I am not in favor of
16 granting the use.

17 CHAIRMAN DePINTO: Thank you.

18 Javid?

19 MR. HUSEYNOV: I don't have any
20 comments. I would generally concur with Bill, a
21 concern about the future consequence of granting the
22 variance.

23 CHAIRMAN DePINTO: Thank you.

24 Sherwin?

25 MR. TSAI: I already made my point

1 during my question. I think the main concern is the
2 travel build-up having these three lanes. So that's
3 the only comment I have.

4 CHAIRMAN DePINTO: Thank you.
5 John?

6 MR. CULHANE: No comments at this
7 point, Mr. Chairman.

8 CHAIRMAN DePINTO: Okay. Thank you.
9 Joe?

10 MR. PUGLISI: I think if the second use
11 building is going to house 2, 3, 4 employees, it's
12 grossly oversized and it doesn't really mitigate the
13 overbuild.

14 If that building were reduced to a more
15 appropriate size for such a small number of
16 employees, it's possible some of the other variances
17 could be eliminated. For example, we might get a
18 lower coverage percentage. We might be able to get
19 more trees. And my fondest wish would be if we could
20 figure out a way to get the traffic around the
21 building without three lanes.

22 Having said that, if those changes were
23 somehow incorporated, I would be more inclined to be
24 in favor, and despite my wife's strong preferences,
25 I'm going to have to say it doesn't work for me as

1 is.

2 CHAIRMAN DePINTO: Thank you.

3 Anita?

4 MS. BAGDAT: No comments at this time.

5 CHAIRMAN DePINTO: Well, I think
6 through the course of the hearing I made my opinions
7 pretty clear, and I'll go back to what I had said
8 from the very beginning. It appears to be an attempt
9 on the part of the applicant of putting 10 pounds of
10 sugar in a five-pound bag. And I think that changes
11 could have happened to the plan to make it more
12 acceptable.

13 I'm not a fan of the drive-thru. We
14 recently granted approval for three other eateries
15 along Chestnut Ridge Road, up by UB Chestnut, a
16 property as kind of an out parcel on the front
17 portion of that shopping center. And at no point is
18 any of those three, now they were in one building,
19 did they ask us for a drive-thru. They felt that
20 they could provide adequate parking for their patrons
21 and it's three restaurants. I mean, it seems to work
22 for them, and this board did in fact grant them an
23 approval for that.

24 Our only drive-thru food establishment
25 is Taco Bell. That's been there for many years. And

1 since this application was submitted, I've taken the
2 time to drive past Taco Bell, particularly at night,
3 and it's busy. Now, I know it's different than a
4 Dunkin', I recognize that, but I also think the
5 Dunkin' Donuts that we have in Park Ridge, which I've
6 been to, Pearl River, which I've been to, the other
7 Dunkin' Donuts in the area don't seem to need to have
8 a drive-thru. So we have that. And we not only have
9 a proposal for a drive-thru, but one that seems to be
10 in keeping with the proposed over-usage of the
11 property.

12 As I said, maybe if it were a kiosk and
13 we could get something that we could be prouder of in
14 terms of what it is, where it is, the aesthetics of
15 it, it's just not what I was hoping for.

16 I hate to be so negative, that's not my
17 personality, and Montvale hasn't become what it is
18 due to negative attitudes of the Montvale Planning
19 Board or the Montvale Zoning Board. We've always
20 been very supportive of plans that may have required
21 variances, but we prided ourselves over the years to
22 work with applicants to come up with what we felt
23 would be in the best interest of all parties.

24 I don't see the benefit to the
25 community of what we're looking at, and that's my

1 personal opinion.

2 So with that said, any other comments,
3 any other statements?

4 MR. REGAN: Jeanne, just one comment.

5 When you have a motion and a second,
6 only seven members can vote. I know eight are
7 present, I think. Only seven members can vote on the
8 application.

9 CHAIRMAN DePINTO: So we have two
10 alternates.

11 MR. REGAN: Well, one alternate would
12 vote. I guess that would be Joe.

13 CHAIRMAN DePINTO: Joe would vote.
14 Anita would not vote.

15 MR. REGAN: Right. I think that's the
16 order.

17 CHAIRMAN DePINTO: Is that the order?

18 MR. REGAN: Yes.

19 CHAIRMAN DePINTO: Joe has been an
20 alternate longer than Anita.

21 Okay. With that said, the Chair will
22 entertain a motion to request the board attorney to
23 prepare a resolution of approval.

24 MR. REGAN: Or denial.

25 CHAIRMAN DePINTO: Or denial.

1 MR. REGAN: If it's an approval, you
2 need five votes out of seven.

3 CHAIRMAN DePINTO: Okay. So make a
4 motion to either approve or deny. Anyone care to
5 make the motion?

6 MR. GRUBER: I'll make the motion.

7 CHAIRMAN DePINTO: To?

8 MR. GRUBER: To approve.

9 MR. REGAN: To approve?

10 MR. GRUBER: No.

11 MR. REGAN: To deny?

12 MR. GRUBER: I'm sorry, I feel I'm
13 comfortable with approving this.

14 MR. REGAN: Oh, you're making a motion
15 to approve. Okay.

16 CHAIRMAN DePINTO: Is there a second to
17 that motion?

18 (No response.)

19 MR. REGAN: The motion dies.

20 CHAIRMAN DePINTO: Chair will entertain
21 a motion to deny.

22 VICE CHAIRMAN LINTNER: I'll make that
23 motion.

24 CHAIRMAN DePINTO: Bill, is there a
25 second to that motion?

1 (Mr. Culhane raises his hand.)
2 CHAIRMAN DePINTO: John.
3 Discussion on the motion?
4 (No response.)
5 CHAIRMAN DePINTO: Hearing none, roll
6 call vote.
7 And Anita is ineligible?
8 MR. REGAN: Anita is ineligible.
9 Seven members can vote.
10 MS. FONDACARO: Mr. John Culhane?
11 MR. CULHANE: Yes.
12 MS. FONDACARO: Mr. Chris Gruber?
13 MR. GRUBER: No.
14 MS. FONDACARO: Mr. William Lintner?
15 VICE CHAIRMAN LINTNER: Yes.
16 MS. FONDACARO: Mr. Javid Huseynov?
17 MR. HUSEYNOV: Abstain.
18 MS. FONDACARO: Mr. Sherwin Tsai?
19 MR. TSAI: Yes.
20 MS. FONDACARO: Mr. Joseph Puglisi?
21 MR. PUGLISI: Yes.
22 MS. FONDACARO: Chairman John DePinto?
23 CHAIRMAN DePINTO: Yes, but if Javid
24 abstained, do we have to --
25 MR. REGAN: It's fine.

1 CHAIRMAN DePINTO: That's fine? We
2 don't call Anita in?

3 MR. REGAN: No.

4 CHAIRMAN DePINTO: Okay.

5 MR. REGAN: The vote is, the motion to
6 deny five yes, one no, one abstention.

7 CHAIRMAN DePINTO: So it fails to
8 carry. And I think we're done.

9 Thank you.

10 Okay. What else do we have?

11 VICE CHAIRMAN LINTNER: The use.

12 MR. REGAN: You couldn't really hear
13 that before.

14 VICE CHAIRMAN LINTNER: No, the
15 building doesn't exist.

16 MR. REGAN: The building doesn't exist.

17 (Time noted: 9:41 p.m.)

18

19

20

21

22

23

24

25

C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Diplomate Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.



KIM O. FURBACHER, CRCR, CCR, RDR
License #XIO1042, and Notary Public
of New Jersey

My Commission Expires:
7/11/2029

[illegible]

apron [1] - 15:3 architect [8] - 14:7, 14:12, 27:13, 40:19, 49:5, 49:23, 61:11, 63:21 Architectural [1] - 4:6 architectural [3] - 7:5, 28:20, 57:6 architecturals [1] - 14:13 architecture [1] - 54:4 area [19] - 23:11, 24:19, 29:25, 43:3, 43:4, 47:17, 49:20, 54:11, 55:23, 56:8, 56:14, 56:15, 56:16, 56:24, 58:5, 60:3, 61:3, 73:7 areas [1] - 57:9 arrows [2] - 35:9, 36:3 assume [2] - 32:5, 43:25 assuming [3] - 22:1, 43:15, 70:12 AT [1] - 1:3 attempt [1] - 72:8 attendance [1] - 65:20 attitudes [1] - 73:18 attorney [1] - 74:22 attributed [1] - 12:11 available [3] - 18:20, 53:18, 59:9 Avenue [1] - 11:11 aware [2] - 52:15, 57:4 awful [1] - 41:8 ayes [4] - 48:9, 48:21, 63:18, 64:4	balancing [1] - 30:13 bam [3] - 45:12 band [5] - 52:19, 52:22, 54:17, 55:7, 58:10 bar [3] - 34:25, 44:16, 44:17 based [4] - 13:24, 15:18, 16:3, 28:21 BDM [3] - 6:6, 6:10, 68:7 bearing [1] - 7:6 Beattie [1] - 5:8 BEATTIE [1] - 2:7 become [1] - 73:17 beds [1] - 26:20 beginning [1] - 72:8 behalf [1] - 5:13 behind [6] - 15:21, 54:11, 54:14, 55:8, 55:10, 55:19 beige [4] - 54:18, 55:7, 55:10, 55:19 BEING [1] - 1:11 Bell [2] - 72:25, 73:2 below [1] - 46:25 beneath [1] - 57:17 benefit [1] - 73:24 best [4] - 30:5, 41:19, 42:10, 73:23 better [2] - 13:6, 24:4 between [9] - 21:16, 23:1, 23:9, 35:3, 37:5, 39:1, 41:5, 44:13, 58:5 beyond [2] - 23:6, 40:7 biggest [1] - 14:23 Bill [6] - 48:5, 48:17, 63:14, 69:16, 70:20, 75:24 bill [1] - 64:2 bit [6] - 14:18, 15:11, 24:2, 24:5, 37:24, 60:1 black [3] - 32:14, 32:18, 56:4 block [1] - 1:6 Block [1] - 5:2 Board [6] - 2:6, 2:14, 2:17, 4:18, 73:19 board [47] - 5:7, 5:19, 6:16, 7:23, 8:1, 8:6, 9:13, 11:22, 12:18, 13:6, 13:19, 18:2, 18:21, 18:23, 22:21, 28:7, 28:9, 28:10, 31:8, 31:11, 31:14, 31:18, 31:19, 32:11, 33:8, 33:16, 33:18, 34:1, 34:3, 36:10, 37:6, 39:13, 40:14, 43:8, 46:10, 50:5, 50:24, 52:21, 53:19, 60:1, 65:3, 66:7, 68:3, 68:17, 72:22, 74:22, 78:10 BOARD [2] - 1:1, 1:11 board's [4] - 5:21, 39:21, 49:23, 56:11 Board/Professional [1] - 3:8 boards [3] - 32:6, 34:2, 41:11 Bob [3] - 8:24, 10:10, 67:20 body [1] - 78:11 border [4] - 56:4, 56:8, 56:9, 57:10 borders [1] - 56:25 Borough [1] - 2:15 BOROUGH [2] - 1:1, 1:11 borough [1] - 67:10 bottom [1] - 26:4 Box [3] - 2:4, 2:23, 67:1 box [2] - 32:19, 56:13 boxes [2] - 32:13, 32:14 break [1] - 48:23 breakdown [1] - 59:16 bring [1] - 42:6 bringing [1] - 20:11 broke [1] - 68:1 build [2] - 42:1, 71:2 build-up [1] - 71:2 building [22] - 6:1, 6:6, 14:7, 24:19, 26:19, 28:19, 41:6, 49:9, 49:19, 51:3, 51:11, 52:14, 55:21, 65:13, 66:24, 69:23, 71:11, 71:14, 71:21, 72:18, 77:15, 77:16 buildings [1] - 38:8 built [1] - 38:20 Burger [1] - 36:18 business [1] - 41:1 busy [3] - 7:16, 47:15, 73:3 BY [5] - 2:8, 11:15, 12:8, 49:7, 50:10	c/o [1] - 11:10 calculations [1] - 22:8 calm [1] - 43:4 canopy [1] - 32:10 capacity [1] - 37:16 car [3] - 35:23, 36:23, 46:10 care [2] - 21:2, 75:4 career [1] - 11:25 CARL [1] - 2:13 Carl [3] - 10:6, 25:24, 54:1 carry [1] - 77:8 cars [8] - 34:21, 35:15, 37:4, 37:5, 37:25, 43:16, 44:11, 45:20 case [1] - 64:13 cases [1] - 23:1 casual [2] - 6:7, 68:10 CCR [3] - 1:24, 2:23, 78:22 center [2] - 57:7, 72:17 certain [3] - 33:8, 34:2, 38:12 certainly [9] - 13:22, 16:7, 21:6, 25:4, 26:3, 38:10, 40:18, 40:22, 41:13 CERTIFIED [1] - 1:24 Certified [2] - 78:5, 78:6 certify [1] - 78:8 chair [3] - 48:14, 63:11, 75:20 Chair [1] - 74:21 chairman [1] - 62:11 Chairman [15] - 3:9, 5:7, 18:25, 19:7, 22:19, 43:12, 47:2, 47:21, 55:24, 56:11, 63:5, 64:7, 65:22, 71:7, 76:22 CHAIRMAN [176] - 1:12, 1:13, 5:1, 7:22, 8:4, 8:11, 8:15, 8:21, 8:23, 9:2, 9:5, 9:8, 9:11, 9:16, 9:19, 9:22, 10:3, 10:6, 10:9, 10:12, 10:19, 12:4, 13:8, 13:11, 13:17, 18:22, 19:1, 19:4, 22:20, 23:11, 23:20, 24:7, 25:1, 25:9, 25:11, 25:15, 25:21, 25:24, 28:3, 28:6, 28:16, 28:22, 29:2, 29:9, 29:12, 29:14, 30:14, 30:21, 30:24, 31:3, 31:7, 31:13, 31:22, 31:25, 32:18, 32:25, 34:13, 34:16, 34:21, 35:5, 35:11, 35:14, 35:19, 35:24, 36:5, 36:14, 36:19, 37:10, 38:5, 38:14, 39:6, 39:11, 39:18, 40:4, 40:23, 41:22, 43:7, 43:11, 46:21, 46:24, 47:22, 47:25, 48:4, 48:5, 48:7, 48:10, 48:13, 48:16, 48:17, 48:19, 48:22, 49:1, 49:6, 49:24, 50:2, 53:20, 53:25, 54:1, 54:5, 54:8, 54:16, 54:21, 54:23, 55:1, 55:4, 55:7, 55:11, 55:15, 55:18, 55:25, 56:3, 56:7, 57:2, 57:10, 57:14, 57:21, 57:25, 58:11, 58:14, 58:18, 58:23, 59:1, 59:3, 59:12, 60:22, 63:6, 63:9, 63:13, 63:14, 63:16, 63:19, 63:23, 63:25, 64:2, 64:5, 64:14, 64:16, 64:19, 64:24, 65:23, 66:1, 66:5, 67:9, 67:15, 67:23, 69:1, 69:6, 69:11, 69:15, 69:17, 70:17, 70:23, 71:4, 71:8, 72:2, 72:5, 74:9, 74:13, 74:17, 74:19, 74:25, 75:3, 75:7, 75:16, 75:20, 75:22, 75:24, 76:2, 76:5, 76:15, 76:23, 77:1, 77:4, 77:7, 77:11, 77:14 Chan [1] - 7:15 Chan's [1] - 61:24 change [13] - 7:9, 16:8, 29:19, 33:6, 33:12, 33:17, 42:7, 51:2, 51:22, 52:16, 52:17, 57:24, 58:5 changed [3] - 21:25, 52:19, 58:9 changes [13] - 5:20, 5:22, 13:20, 17:21, 17:25, 18:8, 28:20, 33:19, 50:24, 52:14, 59:23, 71:22, 72:10 changing [3] - 19:22, 33:21, 34:8 character [2] - 42:19, 43:2	
B			
B-3 [6] - 4:14, 9:1, 9:2, 9:20, 64:23, 65:1 B-4 [2] - 4:15, 9:3 B-5 [2] - 4:17, 9:10 B-6 [4] - 4:18, 9:15, 9:16, 9:20 B-7 [4] - 4:20, 10:11, 10:12, 10:17 B-8 [4] - 4:21, 10:14, 10:17, 59:15 baby [1] - 7:16 backdrop [1] - 56:22 background [2] - 56:21, 56:25 backtrack [1] - 70:6 bag [2] - 39:15, 72:10 BAGDAT [5] - 1:22, 47:24, 53:24, 67:14, 72:4 balance [1] - 51:18			
C			
C-11 [2] - 13:16, 13:17 C-14 [1] - 32:9 C-19 [1] - 17:12 C-4 [2] - 13:14, 13:17			

checking [1] - 36:22 cheese [1] - 32:24 Chestnut [6] - 1:5, 5:3, 6:23, 57:8, 72:15 chocolate [1] - 57:18 Chorus [4] - 48:9, 48:21, 63:18, 64:4 Chris [7] - 43:9, 48:7, 48:19, 63:16, 64:2, 69:8, 76:12 CHRIS [1] - 1:17 circulate [1] - 17:18 circulation [3] - 24:15, 24:18, 43:15 cite [1] - 38:15 claim [1] - 61:2 claims [1] - 62:14 clarification [1] - 35:22 clarify [1] - 32:9 cleaned [2] - 61:8, 62:17 clear [3] - 18:4, 64:25, 72:7 clearance [3] - 34:25, 44:16, 44:17 clearly [1] - 65:23 client [2] - 41:24, 67:3 close [4] - 15:16, 26:25, 48:14, 63:24 closer [1] - 30:2 closest [1] - 36:21 CME [1] - 2:13 Code [1] - 78:19 code [9] - 23:20, 23:23, 25:11, 30:22, 40:11, 51:24, 53:15, 55:5, 55:22 CODE [1] - 1:17 coffee [1] - 32:24 Colliers [1] - 18:7 color [5] - 54:24, 56:3, 56:20, 56:25, 58:25 coloration [2] - 58:5, 58:15 colorized [1] - 13:4 comfort [3] - 15:18, 17:9, 68:18 comfortable [2] - 20:19, 75:13 coming [4] - 37:4, 43:20, 46:16, 51:10 COMMENCING [1] - 1:3 comment [9] - 16:16, 17:7, 18:14, 21:5, 42:14, 61:1, 61:16, 71:3, 74:4 comments [25] - 6:19, 13:24, 15:14, 16:14, 17:6, 18:6, 18:17, 19:5, 22:3, 22:9, 22:10, 22:19, 46:23, 48:11, 65:19, 66:10, 67:12, 69:8, 69:17, 69:18, 70:20, 71:6, 72:4, 74:2 commission [7] - 7:25, 8:3, 9:1, 64:17, 65:6, 65:24, 78:10 Commission [2] - 4:14, 78:24 committee [1] - 65:8 common [2] - 36:15, 40:19 community [2] - 42:8, 73:25 company [1] - 6:7 compared [1] - 16:8 comparing [1] - 58:3 complements [1] - 68:15 compliance [1] - 51:6 compliant [3] - 14:8, 14:17, 53:15 complies [1] - 78:17 comply [10] - 14:21, 16:13, 18:11, 18:16, 19:9, 22:4, 61:25, 62:3, 67:4, 67:7 complying [2] - 18:7, 21:4 component [1] - 32:4 components [1] - 35:17 composite [2] - 13:12, 17:20 compute [1] - 56:14 computed [1] - 57:9 computation [1] - 56:15 computed [1] - 56:17 concept [1] - 46:1 concern [6] - 16:17, 18:15, 39:22, 57:15, 70:21, 71:1 concerned [1] - 66:22 concerns [9] - 5:18, 19:5, 28:10, 39:12, 59:18, 65:11, 66:10, 67:13, 67:18 concluded [2] - 64:13, 64:14 concludes [1] - 64:8 concluding [1] - 64:10 concur [1] - 70:20 condition [1] - 30:3 conditional [1] - 6:21 confirm [1] - 27:14	confirmed [1] - 61:13 congestion [2] - 45:13, 47:12 connection [1] - 66:19 consequence [1] - 70:21 consider [3] - 30:1, 45:16, 68:23 consideration [1] - 5:21 considered [1] - 30:12 considering [1] - 26:1 consistent [1] - 55:5 consisting [2] - 7:3, 7:6 consists [1] - 52:22 constitute [1] - 49:10 constitutes [1] - 30:20 constituting [2] - 56:13, 57:5 construct [1] - 30:16 construction [2] - 38:21, 65:17 contain [1] - 62:15 content [2] - 13:5, 62:24 continue [3] - 10:21, 17:9, 29:18 continued [2] - 5:2, 5:16 CONTINUED [1] - 50:9 continuing [1] - 26:6 continuous [2] - 52:19, 58:17 conversations [2] - 15:18, 28:21 copies [1] - 7:24 copy [5] - 10:15, 22:12, 64:19, 66:11, 67:11 corner [2] - 23:14, 51:10 correct [36] - 8:22, 13:18, 17:11, 17:12, 18:3, 18:10, 18:17, 18:18, 19:13, 19:15, 19:21, 19:24, 22:2, 22:7, 28:4, 29:1, 30:19, 30:23, 31:5, 34:15, 35:7, 36:25, 45:4, 49:14, 50:16, 50:21, 51:20, 52:5, 52:10, 53:8, 53:10, 53:13, 54:18, 54:25, 55:3, 63:4 Correct [2] - 11:9, 21:18 corridor [4] - 27:4, 42:19, 42:22, 43:2 COUNCIL [1] - 1:14	Counsel [2] - 2:6, 2:11 counsel [1] - 12:5 counting [1] - 28:4 county [11] - 6:15, 6:19, 15:1, 15:4, 15:17, 15:20, 17:22, 18:1, 22:11, 30:8, 30:10 couple [5] - 6:25, 12:9, 22:3, 38:23, 47:10 course [1] - 72:6 Court [2] - 78:5, 78:6 COURT [1] - 1:24 court [1] - 78:10 cover [1] - 51:12 coverage [7] - 16:6, 16:7, 26:7, 40:6, 52:3, 59:24, 71:18 covers [1] - 10:19 COVID [1] - 37:17 CPWM [1] - 2:13 CRCR [3] - 1:24, 2:23, 78:22 cream [3] - 58:19, 58:25, 59:1 create [1] - 45:13 created [1] - 78:11 creating [3] - 30:3, 37:24, 46:17 criteria [1] - 70:1 cross [1] - 44:3 crossing [1] - 15:24 crosswalk [1] - 15:23 CULHANE [4] - 1:16, 46:23, 71:6, 76:11 Culhane [2] - 76:1, 76:10 curb [2] - 16:23, 44:13 current [2] - 35:17, 66:11 customers [1] - 42:25 cut [1] - 44:21	4:22, 7:9, 7:25, 8:5, 8:21, 9:13, 10:7, 10:13, 12:24, 13:1, 59:16, 65:1, 66:7, 66:9 days [2] - 7:16, 37:17 de [1] - 16:8 decided [1] - 5:19 decision [2] - 45:19, 46:17 deemed [1] - 12:1 definition [1] - 55:24 DEL [50] - 2:8, 5:6, 5:13, 7:13, 8:2, 8:7, 8:19, 8:22, 9:14, 10:8, 10:16, 10:22, 11:15, 12:3, 12:8, 12:22, 18:19, 20:6, 20:9, 30:8, 30:19, 30:23, 31:1, 31:5, 32:20, 32:23, 33:4, 34:15, 36:1, 38:19, 49:3, 49:7, 49:21, 50:5, 50:10, 50:16, 50:22, 53:17, 56:10, 57:3, 57:12, 57:20, 57:22, 59:10, 62:2, 64:7, 64:15, 64:21, 67:5, 67:25 Del [11] - 3:4, 3:5, 3:7, 5:7, 7:22, 49:1, 61:23, 64:5, 64:20, 67:3, 67:24 deliberation [1] - 69:7 delineating [1] - 56:24 delineation [1] - 15:24 deliveries [1] - 20:12 demand [2] - 20:14, 68:16 denial [2] - 74:24, 74:25 deny [4] - 75:4, 75:11, 75:21, 77:6 department [12] - 8:8, 8:9, 8:17, 8:19, 9:3, 17:4, 62:4, 66:22, 67:2, 67:11, 67:15 Department [7] - 4:16, 4:17, 8:5, 9:6, 66:6, 66:8, 67:18 dependent [1] - 39:21 DePinto [167] - 1:12, 3:9, 5:1, 7:22, 8:4, 8:11, 8:15, 8:21, 8:23, 9:2, 9:5, 9:8, 9:11, 9:16, 9:19, 9:22, 10:3, 10:6, 10:9, 10:12, 10:19, 12:4, 13:8, 13:11, 13:17, 18:22, 19:1,
--	---	---	---

19:4, 22:20, 23:11, 23:20, 24:7, 25:1, 25:9, 25:11, 25:15, 25:21, 25:24, 28:3, 28:6, 28:16, 28:22, 29:2, 29:9, 29:12, 29:14, 30:14, 30:21, 30:24, 31:3, 31:7, 31:13, 31:22, 31:25, 32:18, 32:25, 34:13, 34:16, 34:21, 35:5, 35:11, 35:14, 35:19, 35:24, 36:5, 36:14, 36:19, 37:10, 38:5, 38:14, 39:6, 39:11, 39:18, 40:4, 40:23, 41:22, 43:7, 46:21, 46:24, 47:2, 47:22, 47:25, 48:5, 48:7, 48:10, 48:13, 48:17, 48:19, 48:22, 49:1, 49:6, 49:24, 50:2, 53:20, 54:1, 54:5, 54:8, 54:16, 54:21, 54:23, 55:1, 55:4, 55:7, 55:11, 55:15, 55:18, 55:25, 56:3, 56:7, 57:2, 57:10, 57:14, 57:21, 57:25, 58:11, 58:14, 58:18, 58:23, 59:1, 59:3, 59:12, 60:22, 63:6, 63:9, 63:14, 63:16, 63:19, 63:23, 64:2, 64:5, 64:14, 64:16, 64:19, 64:24, 65:23, 66:1, 66:5, 67:9, 67:15, 67:23, 69:1, 69:6, 69:11, 69:15, 70:17, 70:23, 71:4, 71:8, 72:2, 72:5, 74:9, 74:13, 74:17, 74:19, 74:25, 75:3, 75:7, 75:16, 75:20, 75:24, 76:2, 76:5, 76:22, 76:23, 77:1, 77:4, 77:7 depth [2] - 38:11, 52:6 described [1] - 6:12 describing [1] - 58:8 DESCRIPTION [1] - 4:3 design [9] - 15:6, 15:15, 15:19, 25:14, 29:14, 29:17, 29:18, 44:22, 45:1 Design [3] - 4:6, 7:5, 11:11 designed [3] - 16:19, 17:8, 45:18	DESIGNEE [1] - 1:15 despite [1] - 71:24 detail [6] - 14:7, 31:17, 32:10, 32:17, 62:14 detailed [1] - 33:23 details [4] - 25:16, 34:6, 68:21, 70:14 determine [1] - 62:4 detriment [1] - 70:3 developing [1] - 42:16 development [3] - 20:17, 41:16, 42:7 deviation [2] - 24:3, 40:11 devices [1] - 61:22 diagonal [1] - 15:3 dictate [1] - 40:19 dies [1] - 75:19 DIETER [1] - 1:14 difference [2] - 21:16, 45:23 different [6] - 34:3, 34:11, 41:23, 42:7, 58:15, 73:3 differentiate [1] - 56:22 differentiates [1] - 35:3 digital [8] - 31:19, 32:4, 32:12, 32:15, 32:22, 33:7, 33:10, 33:19 dining [1] - 6:7 Diplomate [1] - 78:6 Dire [1] - 3:3 DIRE [1] - 11:14 direct [1] - 64:13 Direct [3] - 3:3, 3:4, 3:6 DIRECT [3] - 11:14, 12:7, 50:9 directed [1] - 34:22 directional [5] - 34:14, 34:18, 34:20, 62:10, 62:13 directions [1] - 24:22 directly [1] - 17:7 directory [3] - 27:20, 30:18, 30:20 disappointed [1] - 60:2 discrepancies [2] - 61:7, 62:9 discussed [5] - 15:9, 27:6, 27:9, 29:20, 60:24 discussion [2] - 14:3, 76:3 display [2] - 56:19, 56:21	displays [1] - 32:12 distinctive [1] - 56:25 distribution [1] - 41:2 disturbance [1] - 23:6 dizzy [1] - 33:5 document [3] - 12:17, 12:19, 13:10 documents [4] - 6:25, 7:23, 12:10, 12:14 done [6] - 11:24, 28:9, 35:12, 57:8, 67:24, 77:8 donut [1] - 32:24 donuts [1] - 57:18 DONUTS [1] - 1:5 Donuts [2] - 5:3, 5:14, 6:9, 20:1, 35:18, 36:17, 37:8, 37:19, 38:3, 38:7, 38:10, 39:1, 41:18, 41:25, 49:18, 68:16, 70:7, 70:9, 70:11, 73:5, 73:7 door [1] - 53:7 dose [1] - 36:14 double [2] - 37:9, 37:20 dovetails [1] - 6:11 down [12] - 16:25, 19:11, 21:14, 25:17, 33:24, 34:12, 34:22, 42:22, 44:21, 46:25, 51:5, 51:10 downsized [1] - 6:3 drainage [2] - 15:6, 18:9 draw [1] - 56:13 drawing [3] - 28:8, 40:14, 56:17 drawings [1] - 7:3 drawn [1] - 57:4 drive [33] - 26:13, 33:14, 33:25, 34:1, 34:18, 35:3, 36:10, 36:16, 37:2, 37:9, 37:12, 37:15, 37:17, 37:20, 37:22, 37:23, 38:4, 40:3, 42:2, 44:12, 47:15, 62:13, 65:13, 69:20, 70:4, 70:10, 70:12, 72:13, 72:19, 72:24, 73:2, 73:8, 73:9 drive-through [1] - 37:9 drive-thru [25] - 33:14, 34:18, 35:3, 36:10, 36:16, 37:2, 37:12, 37:15, 37:17, 37:20, 37:22, 37:23, 38:4,	40:3, 42:2, 44:12, 47:15, 62:13, 65:13, 70:4, 72:13, 72:19, 72:24, 73:8, 73:9 drive-thrus [4] - 34:1, 69:20, 70:10, 70:12 driver [1] - 33:21 driveway [11] - 16:17, 16:20, 16:25, 17:8, 22:11, 29:25, 30:2, 35:6, 35:15, 66:23, 67:6 driveways [5] - 15:1, 15:15, 15:20, 29:24 driving [1] - 42:21 due [3] - 26:16, 26:25, 73:18 duly [1] - 11:12 Dumont [1] - 38:20 Dunkin' [26] - 20:1, 31:19, 32:10, 35:17, 36:17, 37:8, 37:19, 38:3, 38:7, 38:10, 39:1, 41:18, 41:25, 49:18, 51:4, 54:24, 57:16, 57:17, 68:16, 70:7, 70:8, 70:9, 70:11, 73:4, 73:5, 73:7 duration [1] - 45:9 during [5] - 5:19, 6:12, 61:22, 65:17, 71:1	71:17 eliminations [1] - 28:12 email [1] - 9:12 emblem [1] - 56:19 emergency [4] - 42:25, 44:6, 44:8, 47:16 employed [1] - 78:14 employee [2] - 6:10, 23:18 employees [5] - 20:10, 39:25, 68:12, 71:11, 71:16 enclosure [1] - 26:9 encompasses [1] - 56:18 end [2] - 5:17, 68:13 ended [3] - 31:23, 31:24, 39:22 engineer [1] - 40:18 Engineer [1] - 2:14 engineer's [1] - 10:1 Engineering [3] - 4:4, 11:7, 11:11 engineering [11] - 7:14, 11:18, 16:13, 25:16, 28:23, 30:5, 36:5, 41:19, 42:10, 43:9 ensure [2] - 23:8, 40:25 enter [3] - 17:17, 46:12, 62:16 entered [1] - 67:10 Enterprises [2] - 6:6, 68:8 entertain [5] - 48:3, 48:14, 63:11, 74:22, 75:20 entire [2] - 31:18, 56:5 entitled [1] - 13:2 entity [1] - 68:8 entrance [2] - 22:12, 34:18 Environment [1] - 4:14 environmental [6] - 7:25, 8:3, 9:1, 64:17, 65:5, 65:24 equal [1] - 14:16 equipment [1] - 52:4 especially [1] - 22:11 ESQ [2] - 2:3, 2:8 essentially [9] - 5:24, 6:6, 34:25, 44:11, 45:18, 45:21, 46:3, 49:9, 68:7 established [1] - 56:24
--	--	--	---	---

establishment [1] - 72:24 etc [1] - 6:23 evening [13] - 5:5, 5:6, 5:23, 7:13, 12:15, 13:25, 18:13, 26:5, 50:7, 50:18, 64:9, 64:21, 68:24 evening's [1] - 7:1 EVID [1] - 4:3 evidence [3] - 12:11, 59:15, 65:1 Evidence [4] - 7:12, 9:21, 10:18, 12:25 evident [1] - 65:12 exacerbated [3] - 60:4, 60:16, 60:18 exact [2] - 55:13, 55:24 Exactly [1] - 20:24 Examination [3] - 3:3, 3:4, 3:6 EXAMINATION [3] - 11:14, 12:7, 50:9 example [2] - 31:18, 71:17 examples [1] - 38:23 except [1] - 61:18 Exhibit [3] - 4:9, 12:24, 12:25 exhibit [5] - 13:1, 13:2, 17:21, 17:24, 67:10 Exhibits [3] - 7:11, 9:20, 10:17 EXHIBITS [1] - 4:2 exist [4] - 23:6, 42:2, 77:15, 77:16 existing [4] - 23:15, 24:23, 42:9, 65:15 exit [4] - 17:17, 22:12, 34:19, 43:25 exit" [1] - 62:16 expanded [1] - 43:3 expect [1] - 20:12 expecting [1] - 15:13 experience [1] - 24:8 experts [1] - 13:25 Expires [1] - 78:24 explain [2] - 36:6, 50:23 explained [1] - 13:3 expressed [2] - 28:10, 39:12 extensive [1] - 16:8 extent [1] - 57:14 extreme [1] - 56:18	F facade [1] - 55:21 face [1] - 56:16 facilities [3] - 33:14, 38:7, 68:18 facility [1] - 36:8 facing [2] - 5:25, 14:10 fact [1] - 72:22 fails [1] - 77:7 fairly [2] - 40:10, 47:4 fall [1] - 31:8 familiar [1] - 12:13 family [1] - 58:21 fan [1] - 72:13 far [1] - 16:12 fascia [1] - 54:21 fast [4] - 44:21, 44:25, 45:11, 45:17 favor [7] - 30:9, 48:8, 48:20, 63:17, 64:3, 70:15, 71:24 FDC [2] - 66:19, 66:20 feature [1] - 57:6 features [1] - 13:16 February [2] - 7:25, 65:2 feedback [1] - 65:10 feet [18] - 14:17, 14:20, 14:21, 16:5, 16:25, 23:1, 23:3, 51:10, 51:16, 51:17, 52:1, 53:9, 53:11, 53:12, 55:14, 55:16, 55:17, 60:6 felt [5] - 24:3, 30:2, 30:5, 72:19, 73:22 field [1] - 11:17 figure [1] - 71:20 fill [3] - 21:8, 21:9, 68:2 final [4] - 6:15, 15:13, 69:8 finally [2] - 7:8, 10:13 financial [2] - 78:13, 78:15 financing [1] - 68:9 findings [1] - 59:17 fine [2] - 76:25, 77:1 finish [3] - 15:16, 52:16, 52:17 finished [2] - 44:19, 45:9 fire [22] - 8:8, 9:3, 16:15, 16:21, 16:22, 17:3, 17:4, 17:8, 22:15, 24:18, 41:20, 42:12, 43:19, 43:22, 44:1, 44:7, 44:16,	47:17, 66:17, 66:22, 67:1, 67:7 Fire [4] - 4:15, 8:5, 66:6, 66:8 firm [1] - 5:8 FIRST [1] - 1:21 first [4] - 5:14, 14:1, 47:11, 51:2 fit [2] - 24:14, 40:20 fitting [2] - 14:18, 40:20 five [6] - 23:16, 39:15, 48:23, 72:10, 75:2, 77:6 five-minute [1] - 48:23 five-pound [2] - 39:15, 72:10 flashes [1] - 33:1 flashing [1] - 33:3 flat [1] - 24:20 flatten [1] - 23:4 flatter [1] - 24:5 floated [1] - 54:14 flow [3] - 36:6, 66:12, 66:17 flying [1] - 45:17 focused [1] - 65:11 follow [1] - 49:4 follow-up [1] - 49:4 following [2] - 65:10, 66:9 follows [2] - 11:13, 50:4 FONDACARO [9] - 2:16, 9:24, 76:10, 76:12, 76:14, 76:16, 76:18, 76:20, 76:22 fondlest [1] - 71:19 font [4] - 54:11, 54:12, 54:13, 54:15 food [2] - 44:21, 72:24 foot [3] - 23:12, 23:22, 41:7 footage [1] - 60:13 footcandles [1] - 29:24 footprint [1] - 65:14 foregoing [1] - 78:8 foremost [2] - 14:1, 47:11 forget [3] - 40:23, 41:25, 42:1 formal [2] - 15:12, 15:24 forming [1] - 56:20 forward [6] - 14:23, 22:12, 22:15, 46:11, 46:18, 70:6 four [1] - 7:6 frame [1] - 56:20	franchise [1] - 6:8 franchises [1] - 68:11 FRANK [1] - 1:20 frankly [1] - 40:13 freestanding [4] - 6:3, 27:17, 28:14, 38:7 front [18] - 15:1, 16:19, 17:7, 23:16, 30:7, 30:17, 34:18, 42:19, 42:20, 43:2, 43:4, 51:4, 52:12, 57:6, 58:5, 59:11, 66:18, 72:16 frontage [3] - 14:19, 26:23, 28:15 frontages [1] - 27:4 frustration [1] - 37:24 full [3] - 11:5, 32:15, 68:5 fully [2] - 17:18, 45:25 function [1] - 15:15 FURBACHER [4] - 1:24, 2:23, 78:4, 78:22 future [2] - 70:3, 70:21 G gain [1] - 47:6 gaps [2] - 37:1, 37:5 general [1] - 38:24 generally [1] - 70:20 generating [1] - 40:1 geometry [1] - 14:25 given [2] - 28:7, 41:15 glare [1] - 30:3 goal [1] - 24:11 God [1] - 11:2 GRA [2] - 4:6, 7:5 grade [2] - 24:22, 24:23 grant [4] - 57:23, 70:1, 70:2, 72:22 granted [1] - 72:14 granting [2] - 70:16, 70:21 gray [4] - 52:19, 52:21, 58:21, 58:23 grease [2] - 20:21, 20:23 great [1] - 22:13 greater [1] - 57:1 Green [4] - 3:10, 4:22, 31:5, 31:12 GREEN [33] - 2:15, 8:10, 8:13, 9:18, 25:8, 25:10, 25:13, 28:5, 29:4, 29:11, 29:13, 29:17, 31:15, 31:24, 32:3, 32:14,	33:6, 33:12, 33:22, 34:7, 54:7, 55:22, 56:2, 56:6, 59:19, 60:7, 60:11, 60:15, 60:23, 62:7, 62:21, 63:1, 63:4 green [4] - 43:3, 63:7, 63:20 grossly [1] - 71:12 ground [2] - 35:2, 35:9 group [1] - 68:11 GRUBER [13] - 1:17, 43:10, 48:6, 48:18, 63:15, 64:1, 69:10, 69:13, 75:6, 75:8, 75:10, 75:12, 76:13 Gruber [1] - 76:12 guess [4] - 9:11, 10:2, 45:11, 74:12 guide [2] - 23:8, 35:10 guys [1] - 21:4 H Hackensack [1] - 44:23 Haledon [1] - 39:3 half [1] - 66:20 hand [3] - 36:21, 36:24, 76:1 handed [1] - 18:13 happy [3] - 5:14, 17:3, 18:10 hard [1] - 23:5 hardship [1] - 70:8 harm [3] - 37:10, 37:14, 37:21 hate [1] - 73:16 head [1] - 23:24 Health [1] - 4:19 health [1] - 9:13 hear [9] - 5:22, 13:25, 14:4, 14:6, 38:12, 61:10, 68:3, 68:21, 77:12 heard [8] - 5:18, 7:15, 12:9, 14:14, 19:25, 35:4, 48:11, 63:20 hearing [7] - 5:2, 11:22, 19:10, 61:16, 63:23, 72:6, 76:5 hearings [3] - 5:17, 6:13, 11:25 height [12] - 14:8, 22:22, 23:21, 24:9, 27:15, 28:19, 29:21, 51:2, 51:25, 53:9, 53:14, 61:12 held [1] - 48:25 help [2] - 11:2, 30:3
---	--	---	---	--

hereby [1] - 78:8 higher [1] - 24:25 highlights [1] - 43:6 Hillsdale [1] - 70:10 hold [2] - 8:16, 11:16 honestly [1] - 62:3 hope [1] - 33:4 hopefully [2] - 68:3, 68:17 hoping [1] - 73:15 hot [1] - 57:18 hours [1] - 61:22 house [1] - 71:11 Huseynov [2] - 3:11, 76:16 HUSEYNOV [9] - 1:18, 43:13, 43:19, 43:24, 44:13, 44:19, 53:21, 70:19, 76:17	47:16, 71:23 incorporates [1] - 13:16 increase [1] - 16:5 increased [3] - 20:15, 20:17, 59:24 increases [1] - 23:2 increasing [1] - 23:25 independent [1] - 44:3 indicate [1] - 32:15 indicated [3] - 6:4, 18:5, 27:22 indicating [1] - 67:14 indicating [1] - 8:10 individual [1] - 56:16 industry [2] - 36:16, 38:24 ineligible [2] - 76:7, 76:8 infrastructure [1] - 66:16 ingress [1] - 16:21 inlets [1] - 66:21 installed [1] - 67:1 integral [1] - 56:21 intend [1] - 62:3 intense [1] - 40:3 intensity [2] - 41:1, 68:14 interceptor [1] - 20:21 interest [3] - 73:23, 78:14, 78:15 interesting [1] - 55:23 interior [1] - 15:22 intermingles [1] - 39:4 intermingling [1] - 37:23 internally [1] - 55:1 interpretation [1] - 28:24 intersection [1] - 29:22 involved [2] - 38:8, 78:13 issuance [1] - 6:20 issue [2] - 15:12, 18:7 item [2] - 31:24, 51:7 items [4] - 33:9, 33:20, 34:4, 34:5 itself [3] - 22:25, 26:20, 66:4	Jeanne [2] - 9:23, 74:4 Jersey [9] - 2:5, 2:9, 11:12, 11:17, 38:15, 78:8, 78:11, 78:18, 78:23 Joe [6] - 46:25, 65:20, 71:9, 74:12, 74:13, 74:19 JOHN [3] - 1:12, 1:15, 1:16 John [5] - 46:22, 71:5, 76:2, 76:10, 76:22 Joseph [1] - 76:20 JOSEPH [1] - 1:21 judge [1] - 46:10 jumping [1] - 19:11	45:12, 45:13, 45:16, 45:17, 45:21, 45:25, 46:5, 46:7, 47:3, 47:5, 47:9, 47:18 lanes [10] - 43:15, 44:18, 44:23, 44:24, 45:8, 47:6, 47:9, 69:23, 71:2, 71:21 large [1] - 51:4 last [16] - 4:4, 7:3, 7:6, 14:3, 14:24, 21:17, 21:25, 27:24, 28:7, 28:21, 28:25, 39:23, 44:18, 57:8, 60:12, 60:19 late [2] - 34:1, 68:13 latest [1] - 15:10 LAUGHTER [1] - 8:14 laundry [1] - 25:22 layout [1] - 21:12 least [1] - 24:8 leave [2] - 31:12, 34:20 leaving [1] - 5:10 left [2] - 36:21, 47:13 left-hand [1] - 36:21 less [3] - 21:14, 37:15, 45:14 lessen [1] - 42:3 lessening [1] - 40:15 letter [13] - 4:8, 7:9, 8:3, 12:10, 16:16, 23:24, 27:22, 53:14, 59:8, 60:12, 65:1, 66:3, 66:14 Letter [6] - 4:14, 4:15, 4:17, 4:18, 4:20, 4:21 lettering [2] - 55:8, 55:20 letters [8] - 16:2, 16:12, 16:13, 16:14, 27:15, 31:16, 31:21, 56:13 level [2] - 15:17, 66:13 levels [1] - 30:1 LIAISON [1] - 1:14 License [2] - 78:4, 78:23 license [1] - 11:17 life [1] - 19:10 lift [1] - 24:4 light [3] - 46:4, 54:18, 58:19 lighting [4] - 29:23, 30:13, 61:17, 61:18 lights [3] - 29:25, 30:2, 30:10 likely [1] - 20:9 limit [2] - 23:5, 27:2	limited [1] - 6:10 limits [1] - 56:18 line [7] - 15:16, 23:7, 26:10, 26:16, 27:1, 43:25, 57:4 LINTNER [12] - 1:13, 43:11, 48:4, 48:16, 53:25, 63:13, 63:25, 69:17, 75:22, 76:15, 77:11, 77:14 Lintner [1] - 76:14 list [2] - 25:17, 25:22 listed [3] - 30:20, 53:9, 59:21 literally [1] - 38:21 LLC [4] - 1:5, 2:7, 5:3, 5:14 loading [4] - 19:23, 20:1, 20:4, 27:9 located [1] - 32:12 location [3] - 26:8, 32:1, 69:23 logo [1] - 31:19 look [6] - 15:5, 32:11, 36:23, 42:15, 43:5, 45:22 looked [2] - 42:10, 60:11 looking [2] - 13:21, 73:25 looks [3] - 14:13, 42:23, 62:19 love [1] - 19:9 low [5] - 39:25, 40:1, 41:1, 68:14 lower [2] - 49:13, 71:18 lowest [2] - 23:15, 66:13
I ID [1] - 4:3 identified [3] - 6:5, 31:11, 65:14 illuminated [1] - 55:2 illumination [2] - 30:1, 55:5 imagery [1] - 32:5 images [2] - 35:6, 35:15 impact [2] - 40:1, 49:20 impacted [1] - 44:11 impacts [2] - 16:24, 41:17 impediments [1] - 16:24 impervious [2] - 16:5, 16:6 important [3] - 58:1, 68:5, 68:22 impossible [1] - 70:5 improve [1] - 65:14 improvement [1] - 41:3 improvements [2] - 26:23, 40:8 IN [1] - 1:4 inaccuracy [1] - 35:25 inch [1] - 66:20 inches [4] - 51:5, 53:1, 53:2, 54:10 inclined [1] - 71:23 included [2] - 31:1, 31:3 includes [1] - 60:15 inclusive [1] - 56:9 incorporated [5] - 15:21, 15:23, 47:10,	J January [1] - 65:5 JAVID [1] - 1:18 Javid [3] - 70:18, 76:16, 76:23 jealous [1] - 7:17 JEANNE [1] - 2:16	K keep [7] - 30:6, 38:5, 42:18, 42:20, 43:1, 59:5, 59:8 keeping [2] - 42:19, 73:10 key [1] - 45:16 KIM [4] - 1:24, 2:23, 78:4, 78:22 kimofurbacher@gmail.com [2] - 1:25, 2:25 kind [17] - 7:15, 7:16, 14:10, 14:14, 16:1, 24:21, 30:13, 38:3, 38:22, 39:4, 39:22, 43:4, 43:5, 44:4, 68:1, 68:15, 72:16 Kinderkamack [1] - 2:4 King [1] - 36:18 kiosk [2] - 42:2, 73:12 kiosks [1] - 44:24 knowing [1] - 38:24 Knox [1] - 67:1 KOELLING [1] - 1:14	L label [1] - 62:12 labeled [2] - 13:9, 62:15 lady [1] - 33:25 land [1] - 11:24 landscaping [3] - 13:6, 13:15, 21:13 lane [29] - 34:22, 34:23, 35:1, 35:4, 36:24, 37:2, 37:4, 37:12, 37:13, 43:20, 44:5, 44:6, 44:12, 44:14, 45:1, 45:7,	M main [5] - 28:12, 37:3, 41:18, 68:23, 71:1 maintenance [1] - 21:1 majority [2] - 16:11, 44:2 majorly [1] - 22:6 malls [1] - 39:2 management [3] - 6:7, 68:8, 68:9 manages [1] - 68:9 March [14] - 7:4, 7:10, 8:5, 8:21, 9:3, 9:6, 9:13, 9:19, 10:7, 10:13, 13:1, 19:2, 59:16, 67:16 MARCH [1] - 1:2 mark [10] - 6:24, 8:24,

8:25, 9:10, 9:16, 9:25, 10:10, 10:14, 12:21, 58:2 marked ^[11] - 7:12, 9:21, 10:18, 12:11, 12:19, 12:25, 17:24, 43:25, 50:7, 59:15, 65:1 Market ^[1] - 2:8 match ^[1] - 58:9 material ^[2] - 52:22, 56:20 math ^[1] - 19:15 MATTER ^[1] - 1:4 matter ^[1] - 65:10 maximum ^[4] - 23:21, 23:23, 26:7, 38:4 MAYOR'S ^[1] - 1:15 McDonald's ^[3] - 36:17, 44:22, 45:6 mean ^[4] - 40:10, 45:1, 57:20, 72:21 meant ^[1] - 42:8 measure ^[1] - 56:8 mechanicals ^[1] - 51:23 MEETING ^[1] - 1:2 meeting ^[17] - 6:16, 7:1, 14:3, 15:10, 15:14, 21:17, 21:25, 27:25, 28:7, 28:21, 28:25, 39:23, 48:2, 48:15, 65:6, 65:21 meetings ^[1] - 34:2 member ^[2] - 5:8, 65:11 MEMBER ^[3] - 1:16, 1:18, 1:19 members ^[8] - 5:7, 28:11, 39:13, 43:8, 69:5, 74:6, 74:7, 76:9 memorialize ^[1] - 34:10 mentioned ^[3] - 14:25, 15:9, 53:5 menu ^[19] - 31:8, 31:10, 31:13, 31:17, 32:6, 32:12, 32:20, 32:22, 33:7, 33:8, 33:9, 33:10, 33:16, 33:18, 33:19, 34:2, 34:3, 34:4, 36:10 merge ^[10] - 36:12, 37:7, 37:18, 44:21, 45:14, 45:19, 45:23, 46:1, 46:2, 46:11 merges ^[1] - 36:7 message ^[3] - 56:14, 57:5, 57:24	met ^[1] - 65:6 mid ^[1] - 68:13 middle ^[4] - 44:14, 52:20, 58:8, 58:10 might ^[5] - 33:23, 33:25, 58:16, 71:17, 71:18 minimally ^[1] - 40:9 minimis ^[1] - 16:8 minor ^[1] - 18:8 minute ^[3] - 48:1, 48:23, 64:12 minutes ^[2] - 61:24, 68:1 mirror ^[1] - 36:23 miss ^[1] - 31:6 mitigate ^[1] - 71:12 mobile ^[3] - 35:3, 47:3, 47:7 model ^[1] - 38:2 modern ^[1] - 35:17 modest ^[3] - 13:23, 16:4, 49:15 moment ^[2] - 47:15, 59:5 monitored ^[1] - 65:17 monolith ^[8] - 5:25, 51:3, 51:7, 51:9, 51:13, 51:22, 52:8, 52:18 MONTVALE ^[3] - 1:1, 1:5, 1:11 Montvale ^[14] - 2:9, 4:15, 4:17, 5:3, 5:14, 6:9, 8:5, 9:5, 66:6, 66:8, 67:18, 73:17, 73:18, 73:19 monument ^[3] - 14:15, 30:16, 30:18 morning ^[2] - 68:13, 68:17 most ^[3] - 22:19, 23:1, 49:12 motion ^[18] - 48:3, 48:14, 61:21, 63:11, 63:23, 74:5, 74:22, 75:4, 75:5, 75:6, 75:14, 75:17, 75:19, 75:21, 75:23, 75:25, 76:3, 77:5 mounted ^[1] - 61:13 move ^[5] - 5:1, 14:4, 24:16, 44:10, 48:16 moved ^[3] - 48:4, 63:13, 63:25 Movement ^[1] - 1:7 movement ^[3] - 5:4, 21:3, 21:10 moves ^[1] - 27:14 moving ^[5] - 30:2,	44:6, 46:11, 46:18, 47:4 MR ^[157] - 5:6, 5:9, 5:13, 7:13, 8:2, 8:7, 8:19, 8:22, 8:25, 9:4, 9:7, 9:10, 9:14, 9:15, 9:25, 10:5, 10:8, 10:11, 10:16, 10:22, 10:24, 11:4, 11:8, 11:15, 12:1, 12:3, 12:8, 12:22, 14:20, 18:19, 18:25, 19:3, 19:6, 19:16, 19:18, 19:22, 20:3, 20:6, 20:8, 20:9, 20:13, 20:23, 20:25, 21:11, 21:18, 21:23, 22:5, 22:8, 22:18, 25:6, 26:2, 27:21, 28:1, 29:16, 30:8, 30:19, 30:23, 31:1, 31:5, 32:20, 32:23, 33:4, 34:6, 34:15, 36:1, 38:19, 43:10, 43:13, 43:19, 43:24, 44:13, 44:19, 44:20, 45:5, 46:5, 46:12, 46:19, 46:23, 47:1, 47:20, 48:6, 48:18, 49:3, 49:7, 49:21, 50:5, 50:10, 50:15, 50:16, 50:20, 50:22, 52:25, 53:3, 53:17, 53:21, 53:22, 53:23, 54:3, 56:10, 57:3, 57:12, 57:20, 57:22, 59:10, 60:5, 60:9, 60:14, 60:20, 62:2, 62:19, 62:25, 63:2, 63:15, 64:1, 64:7, 64:15, 64:18, 64:21, 64:23, 65:22, 65:25, 66:3, 67:5, 67:21, 67:25, 69:3, 69:10, 69:13, 70:19, 70:25, 71:6, 71:10, 74:4, 74:11, 74:15, 74:18, 74:24, 75:1, 75:6, 75:8, 75:9, 75:10, 75:11, 75:12, 75:14, 75:19, 76:8, 76:11, 76:13, 76:17, 76:19, 76:21, 76:25, 77:3, 77:5, 77:12, 77:16 MS ^[44] - 8:10, 8:13, 9:18, 9:24, 25:8, 25:10, 25:13, 28:5, 29:4, 29:11, 29:13, 29:17, 31:15, 31:24, 32:3, 32:14, 33:6, 33:12, 33:22, 34:7,	47:24, 53:24, 54:7, 55:22, 56:2, 56:6, 59:19, 60:7, 60:11, 60:15, 60:23, 62:7, 62:21, 63:1, 63:4, 67:14, 72:4, 76:10, 76:12, 76:14, 76:16, 76:18, 76:20, 76:22 Mulholland ^[2] - 6:8, 68:9 Mutch ^[14] - 7:14, 7:18, 10:23, 11:6, 11:16, 12:9, 18:20, 22:20, 28:6, 44:20, 49:4, 49:8, 49:22, 49:25 MUTCH ^[3] - 3:3, 11:6, 11:8 muted ^[1] - 30:6	north ^[1] - 61:6 northern ^[2] - 38:14, 41:4 Notary ^[2] - 78:7, 78:23 note ^[1] - 59:22 noted ^[5] - 25:2, 25:3, 25:10, 65:16, 77:17 nothing ^[2] - 22:5, 59:4 nothing's ^[2] - 19:22, 21:25 number ^[9] - 14:9, 21:21, 27:12, 40:16, 42:3, 46:13, 46:15, 49:14, 71:15 numbers ^[1] - 49:16 nutshell ^[1] - 5:24
				O
				O'Brien ^[3] - 3:8, 4:20, 18:24 O'BRIEN ^[20] - 2:13, 18:25, 19:3, 19:6, 19:16, 19:18, 19:22, 20:3, 20:8, 20:13, 20:23, 20:25, 21:11, 21:18, 21:23, 22:5, 22:8, 22:18, 29:16, 54:3 oath ^[2] - 50:18, 78:9 obviously ^[10] - 17:4, 20:17, 21:7, 23:7, 24:14, 24:17, 37:3, 37:16, 39:9, 41:17 occurs ^[1] - 45:19 OF ^[4] - 1:1, 1:4, 1:5, 1:11 off-street ^[2] - 27:5, 27:8 offer ^[1] - 64:10 office ^[4] - 20:7, 39:24, 41:1, 68:7 OFFICIAL ^[1] - 1:17 once ^[1] - 22:10 one ^[47] - 5:24, 7:24, 8:4, 8:16, 8:18, 8:20, 9:1, 9:13, 9:17, 10:4, 10:7, 10:15, 13:8, 14:8, 14:11, 14:23, 16:16, 18:14, 21:5, 24:24, 27:24, 29:16, 30:4, 30:15, 32:25, 36:19, 36:20, 38:11, 38:15, 38:19, 39:12, 44:21, 49:4, 52:8, 55:25, 60:18, 61:15, 62:12, 63:10, 67:5, 72:18, 73:9, 74:4,

74:11, 77:6 ones [3] - 30:5, 33:1, 36:9 open [10] - 18:8, 18:23, 31:23, 31:24, 39:22, 48:2, 59:13, 63:10, 63:11, 69:2 open-ended [3] - 31:23, 31:24, 39:22 opening [1] - 6:4 operate [2] - 39:2, 49:18 operated [1] - 42:24 operates [3] - 36:20, 37:21, 46:2 operating [1] - 61:22 operation [1] - 37:8 operations [2] - 27:10, 47:14 operator [1] - 38:17 opinion [3] - 65:24, 69:24, 74:1 opinions [1] - 72:6 opportunity [3] - 28:8, 45:14, 64:11 opposite [1] - 24:22 option [1] - 24:1 orange [3] - 54:24, 55:8, 55:20 order [20] - 32:10, 32:11, 33:13, 33:16, 33:18, 36:8, 36:11, 37:6, 45:3, 45:7, 45:24, 46:13, 46:14, 46:15, 47:3, 47:12, 70:1, 74:16, 74:17 ordered [3] - 34:5, 45:2, 45:3 ordering [9] - 33:16, 44:24, 45:8, 45:10, 45:13, 45:20, 45:21, 46:7, 46:9 orders [3] - 37:6, 37:24, 47:7 ordinance [5] - 14:18, 14:22, 21:5, 29:23, 55:19 originally [1] - 51:13 otherwise [1] - 60:23 ourselves [1] - 73:21 outcome [1] - 78:15 outstanding [6] - 10:20, 16:14, 18:6, 22:6, 59:18, 61:11 over-usage [1] - 73:10 overall [6] - 20:16, 41:17, 49:16, 49:20, 68:19 overbuild [1] - 71:13 overdeveloped [1] -	42:23 overhead [1] - 34:25 overlap [1] - 44:5 oversized [1] - 71:12 overview [1] - 13:20 owned [1] - 68:8 owner [1] - 6:8 owns [1] - 68:11 P P.E [1] - 11:10 P.M [1] - 1:3 p.m [2] - 61:19, 77:17 P.O [2] - 2:4, 2:23 packed [1] - 44:9 Paddy's [1] - 5:15 Padovano [1] - 5:8 PADOVANO [1] - 2:7 Page [6] - 26:2, 26:4, 26:6, 59:20, 60:22, 61:1 PAGE [1] - 3:2 pages [1] - 4:8 paging [1] - 61:10 painted [2] - 35:6, 35:14 panels [4] - 14:16, 52:23, 52:24, 54:14 paper [1] - 20:11 paragraph [2] - 19:5, 59:17 parallel [1] - 54:17 parapet [1] - 61:12 parcel [1] - 72:16 Park [4] - 2:24, 11:11, 70:10, 73:5 park [1] - 47:13 parked [1] - 66:24 parking [20] - 15:22, 19:12, 19:17, 19:18, 19:19, 23:19, 24:15, 26:11, 26:12, 26:14, 27:6, 29:6, 40:6, 42:11, 44:4, 61:3, 61:5, 66:18, 66:25, 72:20 part [13] - 6:5, 12:18, 17:10, 21:3, 21:10, 23:18, 27:9, 27:20, 41:4, 55:20, 56:21, 72:9 particular [1] - 60:18 particularly [2] - 12:10, 73:2 parties [2] - 73:23, 78:12 pass [2] - 8:11, 37:13 pass-by [1] - 37:13 passing [1] - 36:24	past [2] - 7:15, 73:2 patrons [1] - 72:20 Paul [3] - 7:14, 7:19, 11:6 PAUL [1] - 3:3 pause [1] - 38:18 PE [2] - 2:13, 3:3 peak [1] - 68:16 Pearl [2] - 70:11, 73:6 pedestrians [2] - 15:24, 24:5 pen [1] - 41:1 pencil [1] - 41:1 pencils [1] - 20:11 pens [1] - 20:11 people [4] - 36:7, 44:7, 44:10, 45:17 per [1] - 67:1 percent [3] - 23:16, 59:24, 59:25 percentage [2] - 60:10, 71:18 percentage-wise [1] - 60:10 performed [1] - 66:12 perhaps [1] - 49:13 permission [1] - 49:23 permit [2] - 68:2, 68:22 permitted [1] - 30:22 person [4] - 45:7, 45:9, 45:10, 46:9 personal [1] - 74:1 personality [1] - 73:17 pertain [1] - 6:22 pertains [1] - 18:5 physical [5] - 35:9, 40:7, 40:8, 41:3, 47:9 pick [12] - 35:4, 36:8, 36:11, 37:5, 37:23, 44:5, 44:12, 45:3, 45:16, 45:20, 45:25, 46:5 pick-up [9] - 35:4, 37:23, 44:5, 44:12, 45:3, 45:16, 45:20, 45:25, 46:5 pick-ups [1] - 37:5 picture [2] - 31:9, 35:22 piece [4] - 23:15, 24:9, 24:24, 39:14 pivot [1] - 5:19 place [3] - 7:19, 36:10, 47:12 placed [2] - 46:15, 56:23 placing [1] - 45:24 plan [20] - 7:3, 12:17,	12:20, 13:2, 13:4, 13:5, 15:8, 16:22, 20:22, 23:12, 28:13, 42:7, 49:8, 50:6, 50:24, 59:23, 61:13, 66:8, 68:2, 72:11 Plan [3] - 4:4, 4:9, 12:24 Planner [1] - 2:15 planner [2] - 10:1, 15:6 planner's [1] - 25:20 PLANNING [2] - 1:1, 1:11 planning [6] - 6:15, 16:12, 34:1, 48:1, 48:24, 65:2 Planning [1] - 73:18 Plans [1] - 4:6 plans [21] - 12:10, 13:23, 15:8, 17:19, 17:23, 18:1, 18:2, 25:2, 25:4, 25:10, 25:16, 33:23, 41:11, 60:25, 61:2, 62:12, 65:7, 65:16, 66:9, 66:15, 73:20 planting [2] - 26:20, 42:21 play [2] - 49:13, 49:14 point [22] - 5:11, 7:19, 10:23, 16:25, 23:3, 23:17, 36:6, 36:12, 41:6, 45:11, 45:19, 46:4, 46:6, 46:17, 47:24, 48:2, 67:24, 69:12, 69:14, 70:25, 71:7, 72:17 points [1] - 22:23 Police [3] - 4:17, 9:6, 67:18 police [6] - 8:8, 8:17, 8:19, 62:4, 67:11, 67:15 polling [1] - 5:19 portion [5] - 6:1, 49:9, 55:19, 58:15, 72:17 position [1] - 21:20 positive [2] - 30:4, 69:25 possibility [1] - 42:6 possible [1] - 71:16 potential [1] - 34:10 pound [2] - 39:15, 72:10 pounds [2] - 39:15, 72:9 PP [2] - 2:13, 2:15 practice [1] - 56:11 preferences [1] -	71:24 preferred [1] - 15:5 prepare [1] - 74:23 prepared [3] - 4:6, 12:14, 49:22 PRESENT [1] - 1:11 present [1] - 74:7 presently [2] - 11:20, 13:21 presume [2] - 36:21, 67:4 pretty [6] - 21:7, 23:5, 25:19, 37:22, 38:6, 72:7 prevent [2] - 51:22, 52:6 previous [3] - 15:2, 26:15, 69:18 previously [9] - 50:4, 50:15, 50:17, 50:25, 51:19, 52:24, 58:3, 58:12, 64:10 pricing [3] - 32:21, 32:24 prided [1] - 73:21 principal [2] - 6:9 printing [2] - 58:17, 58:22 proceed [1] - 12:6 proceeding [3] - 5:11, 7:21, 11:1 PROCEEDING [1] - 1:5 professionals [1] - 5:23 project [1] - 5:23 properly [1] - 17:15 properties [2] - 41:5, 41:14 property [25] - 23:7, 23:16, 24:2, 24:4, 24:9, 24:12, 24:13, 26:9, 26:10, 26:16, 27:1, 30:17, 34:14, 39:14, 39:19, 40:9, 40:21, 41:3, 41:5, 41:6, 41:15, 49:11, 68:19, 72:16, 73:11 proposal [1] - 73:9 proposed [16] - 6:12, 19:12, 20:22, 21:22, 24:22, 29:25, 32:1, 34:14, 51:14, 52:7, 52:11, 53:6, 53:7, 68:6, 68:18, 73:10 proposing [2] - 40:8, 57:15 protection [2] - 65:16, 66:17 prototype [1] - 38:6
--	--	--	--	--

prouder ^[1] - 73:13 proven ^[1] - 46:1 provide ^[11] - 13:19, 15:1, 17:15, 26:20, 41:20, 43:3, 52:2, 64:9, 66:11, 66:16, 72:20 provided ^[7] - 16:9, 16:21, 26:12, 47:18, 52:24, 65:9, 78:9 provides ^[1] - 68:17 proximity ^[2] - 26:16, 26:25 Public ^[3] - 3:14, 78:7, 78:23 public ^[17] - 5:2, 5:16, 20:20, 42:22, 48:3, 48:11, 48:15, 51:23, 59:13, 63:11, 63:12, 63:20, 63:24, 65:6, 69:2, 69:3, 69:5 PUGLISI ^[9] - 1:21, 47:1, 47:20, 53:23, 65:22, 65:25, 66:3, 71:10, 76:21 Puglisi ^[2] - 3:12, 76:20 pull ^[3] - 34:19, 43:23, 55:24 purposes ^[2] - 61:18, 61:20 pushback ^[1] - 15:14 pushed ^[1] - 24:21 pushes ^[1] - 37:25 pushing ^[1] - 30:9 put ^[5] - 23:5, 39:19, 41:22, 56:7, 64:17 puts ^[1] - 51:5 putting ^[1] - 72:9	quickly ^[1] - 18:13 quite ^[1] - 40:12	52:7, 60:3, 61:21, 71:14 reducing ^[1] - 37:22 reduction ^[6] - 14:7, 14:8, 28:13, 28:14, 51:21, 65:13 referee ^[1] - 78:10 reference ^[2] - 17:19, 18:12 referenced ^[1] - 65:7 reflect ^[3] - 17:21, 65:24, 69:4 Regan ^[1] - 3:10 REGAN ^[51] - 2:3, 5:9, 8:25, 9:4, 9:7, 9:10, 9:15, 9:25, 10:5, 10:11, 10:24, 11:4, 11:8, 12:1, 14:20, 25:6, 26:2, 27:21, 28:1, 34:6, 50:15, 50:20, 52:25, 53:3, 60:5, 60:9, 60:14, 60:20, 62:19, 62:25, 63:2, 64:18, 64:23, 67:21, 69:3, 74:4, 74:11, 74:15, 74:18, 74:24, 75:1, 75:9, 75:11, 75:14, 75:19, 76:8, 76:25, 77:3, 77:5, 77:12, 77:16 regard ^[1] - 61:4 regarding ^[1] - 22:11 regardless ^[1] - 40:4 regards ^[1] - 62:10 Registered ^[1] - 78:5 REGULAR ^[1] - 1:2 regulation ^[1] - 78:18 related ^[4] - 26:15, 26:19, 78:12, 78:14 relatively ^[1] - 24:16 relocate ^[1] - 42:9 remain ^[3] - 23:7, 50:18, 64:11 remaining ^[1] - 51:23 remarks ^[2] - 6:4, 64:10 remember ^[2] - 8:7, 15:2 remembering ^[1] - 23:23 remind ^[1] - 52:21 removal ^[2] - 51:21, 65:12 removed ^[7] - 14:12, 21:21, 33:9, 51:8, 51:18, 52:9, 60:18 rendering ^[3] - 12:20, 13:2, 17:24 Rendering ^[2] - 4:9, 12:24	reply ^[1] - 7:9 report ^[8] - 6:14, 8:9, 10:1, 15:12, 25:20, 60:20, 61:8, 62:24 REPORTER ^[1] - 1:24 Reporter ^[3] - 78:5, 78:6, 78:7 reports ^[2] - 18:7, 18:12 representation ^[1] - 56:19 represents ^[2] - 13:14, 17:24 request ^[2] - 28:25, 74:22 requested ^[2] - 49:13, 60:1 requesting ^[2] - 5:21, 25:5 require ^[1] - 49:12 required ^[6] - 19:20, 40:16, 49:17, 51:24, 69:21, 73:20 requirement ^[6] - 6:11, 27:7, 36:2, 40:11, 42:11, 61:17 requirements ^[6] - 6:22, 40:12, 55:5, 66:16, 67:4, 70:4 requiring ^[1] - 40:9 reread ^[1] - 65:7 resolution ^[2] - 34:10, 74:23 resolved ^[1] - 62:22 respect ^[5] - 19:1, 25:15, 31:8, 43:9, 59:14 respective ^[1] - 18:6 response ^[7] - 4:8, 48:12, 50:1, 63:8, 63:22, 75:18, 76:4 rest ^[2] - 51:25, 58:10 restate ^[1] - 50:11 restaurant ^[1] - 68:10 restaurants ^[1] - 72:21 resubmission ^[1] - 6:17 resubmitted ^[1] - 17:20 retailers ^[1] - 37:19 retaining ^[6] - 22:21, 22:22, 22:25, 24:8, 29:21, 41:7 return ^[1] - 51:12 review ^[8] - 16:2, 16:12, 19:2, 31:16, 31:20, 59:8, 59:15, 60:12 Review ^[2] - 4:20, 4:21 reviewed ^[6] - 6:17,	16:11, 65:8, 65:21, 66:9, 66:15 reviewer ^[1] - 15:7 reviewing ^[1] - 67:17 reviews ^[1] - 6:17 revised ^[8] - 4:5, 7:4, 17:11, 17:13, 21:12, 25:16, 39:23, 63:3 revision ^[1] - 7:6 revisions ^[1] - 16:3 Ridge ^[7] - 1:5, 5:3, 6:23, 57:8, 70:10, 72:15, 73:5 right-hand ^[1] - 36:24 right-of-way ^[3] - 26:22, 26:25, 37:3 River ^[3] - 44:23, 70:11, 73:6 road ^[3] - 30:10, 34:12, 54:17 Road ^[7] - 1:5, 2:4, 5:3, 6:23, 44:23, 57:8, 72:15 ROBERT ^[1] - 2:3 Rochelle ^[1] - 2:24 roll ^[1] - 76:5 roof ^[4] - 52:1, 52:6, 61:13, 61:14 rooftop ^[2] - 51:22, 52:3 roughly ^[2] - 53:11, 53:12 route ^[1] - 33:24 row ^[1] - 59:11 Roxanna ^[4] - 50:14, 50:17, 50:23, 53:18 ROXANNA ^[1] - 3:6 rundown ^[1] - 19:5 Rutherford ^[1] - 11:11 RYAN ^[1] - 1:15 Ryan ^[2] - 5:9, 5:12	
Q					
Q20 ^[1] - 66:13 qualified ^[2] - 12:2, 50:18 qualify ^[1] - 7:20 quantify ^[1] - 60:9 quantity ^[1] - 49:17 questions ^[25] - 18:20, 18:21, 43:7, 43:10, 43:11, 46:20, 47:21, 48:11, 49:22, 49:25, 53:18, 53:19, 53:21, 53:22, 53:23, 53:24, 53:25, 54:3, 54:7, 54:9, 59:14, 61:11, 63:7, 63:20, 69:9 Questions ^[2] - 3:8, 3:14 quick ^[3] - 6:7, 68:10	R R.A ^[1] - 50:3 RA ^[1] - 3:6 radius ^[3] - 15:5, 16:4, 43:14 radiuses ^[1] - 15:2 rail ^[1] - 23:8 raised ^[2] - 5:18, 18:9 raises ^[1] - 76:1 rapid ^[4] - 34:23, 36:24, 37:11 rapidly ^[2] - 47:5, 47:7 RDR ^[3] - 1:24, 2:23, 78:22 re ^[3] - 49:5, 49:22, 65:8 re-call ^[2] - 49:5, 49:22 re-reviewed ^[1] - 65:8 reads ^[1] - 56:16 real ^[2] - 16:24, 70:3 really ^[3] - 42:17, 71:12, 77:12 Realtime ^[1] - 78:6 rear ^[4] - 26:9, 41:6, 42:24, 44:4 reason ^[2] - 24:12, 56:24 reasons ^[1] - 47:10 receipt ^[1] - 7:23 receive ^[1] - 61:12 received ^[3] - 13:24, 16:15, 31:21 receiving ^[1] - 6:18 recently ^[2] - 57:8, 72:14 recess ^[1] - 48:25 recognize ^[1] - 73:4 recommendation ^[1] - 12:5 recommendations ^[1] - 67:2 reconfigured ^[2] - 6:2, 14:15 record ^[9] - 5:9, 11:4, 50:8, 50:12, 64:17, 64:25, 65:10, 69:4, 78:9 records ^[1] - 21:1 rectangle ^[1] - 56:17 recused ^[1] - 5:12 RECUSED ^[2] - 1:14, 1:15 reduced ^[12] - 14:16, 27:12, 27:24, 28:19, 28:25, 51:3, 51:9,				
				S safe ^[4] - 23:4, 37:20, 42:12, 42:25 safety ^[6] - 23:9, 24:5, 41:20, 42:11, 42:17, 47:19 sanitary ^[1] - 20:14 satisfied ^[1] - 6:22 saw ^[1] - 22:3 scheduled ^[1] - 65:6 screen ^[6] - 32:15, 33:11, 33:12, 33:21, 34:8, 61:3 screened ^[2] - 51:23, 61:14 screening ^[3] - 26:15, 41:5, 52:3	

second [31] - 6:5, 8:4, 8:16, 14:1, 15:25, 20:4, 20:6, 24:11, 29:22, 30:15, 38:8, 39:10, 40:2, 40:5, 40:23, 41:16, 42:1, 48:6, 48:18, 49:10, 49:19, 51:8, 53:6, 63:15, 64:1, 68:7, 71:10, 74:5, 75:16, 75:25 Second [1] - 48:19 SECOND [1] - 1:22 Seconded [1] - 48:7 Secretary [1] - 2:17 section [8] - 25:14, 51:4, 52:20, 58:8, 58:10, 61:17, 62:1 sections [1] - 34:3 security [2] - 61:18, 61:20 see [18] - 24:8, 27:3, 28:9, 32:12, 33:17, 35:6, 36:23, 38:24, 39:6, 42:14, 42:23, 43:6, 46:9, 57:12, 60:2, 70:5, 70:7, 73:24 seeing [2] - 8:8, 70:4 seeking [4] - 16:7, 30:16, 40:5, 62:2 seem [1] - 73:7 sees [1] - 68:16 sell [1] - 57:19 sense [1] - 40:19 sensor [1] - 61:21 separate [2] - 12:18, 13:10 separation [1] - 26:10 serve [2] - 42:8, 68:10 serves [1] - 20:18 service [3] - 17:16, 47:8 servicing [1] - 47:7 set [13] - 4:4, 7:6, 12:17, 12:18, 13:5, 13:11, 13:13, 13:20, 17:11, 17:13, 32:9, 50:7, 50:24 setback [2] - 26:11, 26:19 seven [7] - 23:3, 23:12, 41:7, 74:6, 74:7, 75:2, 76:9 seven-foot [2] - 23:12, 41:7 several [1] - 39:3 severity [2] - 40:16, 42:4 sewer [1] - 20:14	shade [1] - 29:6 shall [2] - 11:1, 56:17 shape [1] - 49:11 sheet [3] - 13:14, 13:15, 62:14 Sheet [3] - 17:12, 32:9, 50:6 sheets [5] - 4:4, 4:6, 7:3, 7:6, 13:12 SHERWIN [1] - 1:19 Sherwin [2] - 70:24, 76:18 shift [1] - 37:17 shifted [1] - 27:1 shopping [2] - 57:7, 72:17 short [2] - 38:18, 48:25 shoulder [1] - 36:22 show [3] - 22:21, 33:13, 33:14 showing [4] - 13:5, 14:15, 34:3, 68:13 shown [4] - 14:1, 17:20, 51:19, 58:4 shows [6] - 16:23, 17:14, 32:10, 32:17, 32:20, 34:4 shut [1] - 61:19 side [15] - 6:1, 14:11, 36:21, 36:24, 41:8, 42:21, 51:8, 51:13, 51:19, 52:8, 52:17, 61:5, 61:6, 66:23, 66:24 sides [1] - 26:12 sidewalk [6] - 15:21, 16:4, 26:18, 26:24, 27:1, 59:25 sight [1] - 27:2 sign [40] - 5:25, 6:3, 14:9, 14:10, 14:15, 14:16, 27:13, 27:16, 27:18, 27:20, 28:14, 30:17, 30:18, 32:2, 34:18, 34:20, 46:17, 51:8, 52:11, 53:6, 53:11, 54:10, 54:17, 54:21, 55:19, 55:20, 55:23, 56:8, 56:9, 56:14, 56:16, 56:20, 56:22, 57:5, 57:9, 57:15, 57:21 signage [8] - 27:11, 27:12, 28:13, 30:15, 51:5, 52:7, 53:7, 58:13 significant [2] - 40:10, 65:12 significantly [1] -	37:23 signs [8] - 14:10, 28:23, 34:14, 53:2, 53:3, 57:3, 62:10, 62:13 similar [2] - 69:18, 70:4 simply [1] - 13:4 sit [1] - 59:10 site [52] - 7:3, 12:20, 13:2, 13:4, 13:5, 14:19, 16:6, 16:9, 16:17, 16:23, 17:5, 17:15, 17:17, 17:18, 19:20, 20:15, 20:16, 21:7, 21:10, 23:2, 23:4, 23:15, 24:6, 26:13, 27:2, 30:4, 30:7, 34:19, 34:20, 37:16, 37:25, 38:11, 42:13, 42:15, 42:16, 43:4, 43:5, 44:2, 44:9, 45:17, 46:16, 47:9, 47:13, 59:23, 60:3, 60:25, 61:1, 61:5, 61:6, 61:17, 62:12, 68:2 Site [3] - 4:4, 4:9, 12:24 sites [2] - 35:12, 37:19 sits [2] - 42:18, 57:6 situation [2] - 44:6, 65:15 six [1] - 23:22 six-foot [1] - 23:22 size [13] - 14:16, 14:17, 28:14, 32:2, 39:7, 39:9, 49:10, 49:19, 49:20, 52:11, 54:11, 55:13, 71:15 SK-1 [5] - 50:6, 50:20, 54:16, 56:4, 58:18 skim [1] - 18:13 slender [4] - 24:14, 26:17, 41:15, 42:20 slightly [2] - 23:25, 49:13 slope [2] - 24:2, 24:16 slopes [2] - 21:7, 23:16 small [5] - 24:9, 24:12, 32:24, 39:13, 71:15 smaller [1] - 49:19 soil [3] - 5:4, 21:3, 21:10 Soil [1] - 1:7 solid [2] - 33:11, 54:24 solved [1] - 69:25 someone [1] - 45:1 sometimes [1] - 38:25	somewhat [1] - 24:20 soon [1] - 42:21 sorry [2] - 64:16, 75:12 sort [1] - 69:21 sounds [1] - 25:23 south [10] - 5:25, 6:1, 14:11, 51:8, 51:13, 51:19, 52:8, 52:17, 61:5, 66:23 southeast [1] - 23:14 southerly [1] - 14:10 space [6] - 16:1, 20:10, 40:6, 57:17, 68:7, 69:22 spaces [9] - 15:22, 19:12, 19:17, 23:19, 27:6, 44:4, 66:18, 66:25 speaking [1] - 43:18 speaks [1] - 66:4 special [1] - 33:19 specifically [5] - 16:19, 17:8, 20:1, 39:24, 56:15 split [1] - 38:25 square [8] - 14:17, 14:20, 14:21, 16:5, 53:12, 56:17, 60:6, 60:13 St [1] - 5:14 standard [3] - 25:14, 30:1, 35:16 standards [2] - 35:19, 35:20 standing [1] - 11:20 start [1] - 50:6 starting [2] - 7:1, 59:20 starts [1] - 26:2 state [1] - 11:4 State [3] - 11:17, 78:7, 78:11 statements [1] - 74:3 static [3] - 33:16, 33:18, 34:8 statute [1] - 78:11 stayed [1] - 52:1 staying [1] - 21:14 stays [1] - 21:20 steep [1] - 24:16 steepest [1] - 23:17 steeply [1] - 21:7 STEFANELLI [1] - 1:20 step [2] - 5:12, 55:25 steps [1] - 14:23 still [12] - 19:12, 27:12, 27:21, 40:5, 45:10, 47:6, 49:11,	49:14, 49:17, 59:18, 61:7, 62:9 stipulate [1] - 57:22 Stonefield [7] - 4:4, 4:8, 7:2, 7:8, 11:7, 11:10, 12:12 stop [3] - 36:10, 46:3, 46:17 stopped [1] - 46:6 stopping [1] - 37:6 store [6] - 15:25, 42:1, 52:12, 58:6 stormwater [1] - 21:24 straightened [1] - 17:1 street [4] - 27:5, 27:8, 29:8, 42:9 Street [1] - 2:8 striking [1] - 9:14 strip [1] - 39:2 striping [1] - 35:2 strong [1] - 71:24 structure [2] - 26:8, 56:23 Studio [1] - 4:6 stuff [1] - 41:9 style [1] - 15:3 submission [1] - 61:5 submissions [1] - 65:9 submit [1] - 65:9 submitted [10] - 6:25, 15:9, 17:11, 17:22, 21:9, 32:9, 58:3, 61:1, 61:2, 73:1 successful [3] - 37:7, 61:4, 70:13 sufficient [2] - 52:2, 68:19 sugar [2] - 39:15, 72:10 suggested [1] - 47:4 Suite [1] - 2:9 summarized [1] - 25:19 summary [2] - 7:9, 12:10 supplement [1] - 64:12 supplies [1] - 20:11 support [1] - 64:9 supportive [1] - 73:20 supposed [2] - 26:24, 32:15 survive [1] - 70:9 swapped [1] - 32:5 swear [2] - 10:24, 10:25 switched [1] - 61:21 SWORN [1] - 3:2
--	---	--	--	--

sworn ^[4] - 7:20, 10:23, 50:15, 50:17 sworn/affirmed ^[2] - 11:12, 50:4 system ^[2] - 20:20, 37:18	31:10, 32:8, 32:16, 32:22, 33:2, 33:7, 33:15, 34:17, 34:24, 35:8, 35:13, 35:16, 35:21, 36:3, 36:13, 36:15, 37:1, 37:14, 38:9, 38:16, 38:22, 39:8, 39:17, 39:20, 40:22, 41:13, 42:5, 43:17, 43:22, 44:1, 44:15, 45:4, 45:15, 46:8, 46:14, 47:8, 50:21, 53:2, 53:4, 54:13, 54:19, 54:22, 54:25, 55:3, 55:6, 55:9, 55:12, 55:17, 58:7, 58:12, 58:16, 58:20, 58:25, 59:2	traveling ^[1] - 42:22 tree ^[4] - 29:6, 29:8, 65:12, 65:15 treeline ^[1] - 14:11 trees ^[8] - 21:13, 21:14, 21:21, 21:22, 23:6, 26:24, 27:3, 71:19 Trex ^[1] - 52:23 triangles ^[1] - 27:2 tried ^[4] - 26:20, 41:19, 42:18, 43:1 truck ^[15] - 16:21, 16:22, 17:1, 17:8, 17:15, 22:14, 24:18, 41:20, 42:12, 43:20, 43:23, 44:7, 44:8, 44:16, 47:17 trucks ^[2] - 22:15, 67:7 true ^[1] - 14:1 truth ^[1] - 11:2 trying ^[4] - 24:15, 39:18, 40:20, 44:20 Tsai ^[3] - 3:11, 47:4, 76:18 TSai ^[9] - 1:19, 44:20, 45:5, 46:5, 46:12, 46:19, 53:22, 70:25, 76:19 TUESDAY ^[1] - 1:2 turn ^[1] - 70:5 turnaround ^[1] - 15:12 turned ^[1] - 61:22 turning ^[6] - 16:22, 17:10, 17:14, 18:15, 22:14, 43:14 turns ^[1] - 41:24 tweaks ^[2] - 13:23, 49:15 two ^[30] - 5:23, 7:23, 14:15, 20:10, 28:25, 29:17, 29:18, 30:19, 32:13, 32:14, 34:11, 34:17, 34:24, 38:15, 43:15, 44:11, 44:18, 44:23, 45:20, 47:6, 47:9, 51:10, 51:16, 51:17, 53:9, 60:24, 64:12, 66:20, 68:1, 74:9 two-minute ^[1] - 64:12 type ^[1] - 35:1 types ^[1] - 38:25 typical ^[2] - 38:6, 38:10 typically ^[3] - 32:6, 47:3, 56:7	U UB ^[1] - 72:15 ultimately ^[1] - 62:17 under ^[6] - 30:22, 38:21, 50:18, 55:14, 55:15, 78:9 undue ^[1] - 70:8 unit ^[1] - 53:7 units ^[1] - 39:4 unusual ^[1] - 24:7 up ^[31] - 16:1, 19:25, 24:4, 24:23, 35:4, 36:8, 36:11, 37:23, 40:14, 42:20, 43:23, 44:5, 44:12, 45:3, 45:16, 45:20, 45:25, 46:5, 49:2, 49:4, 54:22, 55:24, 56:8, 61:8, 62:17, 63:10, 68:13, 71:2, 72:15, 73:22 updated ^[7] - 7:2, 9:25, 12:20, 14:13, 14:25, 15:8, 33:8 upgrades ^[1] - 66:16 upper ^[1] - 58:15 ups ^[1] - 37:5 usage ^[1] - 73:10 user ^[1] - 20:7 users ^[3] - 24:6, 36:16, 37:9 uses ^[3] - 38:3, 38:12, 38:25	various ^[3] - 22:23, 27:2, 68:10 vast ^[2] - 16:11, 44:2 Vecchio ^[11] - 3:4, 3:5, 3:7, 5:7, 7:22, 49:2, 61:23, 64:6, 64:20, 67:3, 67:24 VECCHIO ^[50] - 2:8, 5:6, 5:13, 7:13, 8:2, 8:7, 8:19, 8:22, 9:14, 10:8, 10:16, 10:22, 11:15, 12:3, 12:8, 12:22, 18:19, 20:6, 20:9, 30:8, 30:19, 30:23, 31:1, 31:5, 32:20, 32:23, 33:4, 34:15, 36:1, 38:19, 49:3, 49:7, 49:21, 50:5, 50:10, 50:16, 50:22, 53:17, 56:10, 57:3, 57:12, 57:20, 57:22, 59:10, 62:2, 64:7, 64:15, 64:21, 67:5, 67:25 vehicle ^[4] - 43:18, 44:2, 46:18, 47:19 vehicles ^[5] - 35:6, 35:8, 43:1, 47:16, 66:24 Veolia ^[2] - 66:12, 66:14 verbatim ^[1] - 78:9 versus ^[3] - 27:7, 34:22, 36:9 vetted ^[1] - 20:18 VICE ^[12] - 1:13, 43:11, 48:4, 48:16, 53:25, 63:13, 63:25, 69:17, 75:22, 76:15, 77:11, 77:14 view ^[1] - 36:6 virtually ^[1] - 41:5 visible ^[1] - 45:25 visibly ^[1] - 46:9 visitor ^[1] - 6:11 VOIR ^[1] - 11:14 Voir ^[1] - 3:3 vote ^[9] - 5:21, 74:6, 74:7, 74:12, 74:13, 74:14, 76:6, 76:9, 77:5 votes ^[1] - 75:2
T Taco ^[2] - 72:25, 73:2 talks ^[1] - 55:23 tall ^[4] - 27:13, 52:13, 53:1, 55:8 tallest ^[2] - 23:3, 23:17 tank ^[1] - 66:13 technical ^[4] - 15:10, 19:2, 22:3, 59:15 Technical ^[2] - 4:20, 4:21 technically ^[2] - 26:23, 30:9 template ^[4] - 16:22, 17:10, 17:14, 18:15 templates ^[1] - 22:14 ten ^[1] - 39:14 tenant ^[12] - 6:5, 14:2, 14:4, 16:1, 20:1, 20:4, 20:6, 39:22, 49:19, 53:6, 68:6, 68:7 tenants ^[1] - 30:20 terms ^[5] - 18:8, 40:15, 67:6, 70:3, 73:14 test ^[2] - 66:12 testified ^[3] - 21:24, 50:25, 67:6 testifies ^[2] - 11:13, 50:4 testify ^[4] - 7:15, 7:18, 12:14, 50:19 testimony ^[10] - 11:1, 16:9, 19:8, 19:25, 50:6, 60:7, 61:16, 61:25, 64:8, 78:9 text ^[3] - 35:9, 36:4, 62:15 texted ^[1] - 36:9 THE ^[89] - 1:4, 11:3, 11:6, 11:9, 12:23, 13:9, 13:18, 14:21, 19:14, 19:17, 19:21, 19:24, 20:16, 20:24, 21:6, 21:16, 21:19, 22:2, 22:7, 22:17, 22:24, 23:13, 23:22, 24:13, 25:3, 25:18, 25:23, 26:3, 27:23, 28:2, 28:12, 28:18, 29:1, 29:20, 30:11,	theoretically ^[1] - 45:8 THERE ^[1] - 1:11 they've ^[5] - 6:17, 22:19, 36:8, 46:15, 61:13 third ^[3] - 47:5, 47:9, 47:18 three ^[12] - 29:23, 41:3, 55:14, 55:15, 55:17, 59:22, 69:23, 71:2, 71:21, 72:14, 72:18, 72:21 throughout ^[1] - 11:25 throwing ^[1] - 57:11 thrus ^[4] - 34:1, 69:20, 70:10, 70:12 tiers ^[1] - 24:10 tight ^[1] - 15:11 today ^[1] - 57:15 together ^[2] - 39:2, 56:19 tone ^[2] - 52:18, 58:9 tonight ^[3] - 29:5, 38:12, 60:8 took ^[1] - 14:24 top ^[3] - 23:8, 23:24, 54:17 topography ^[1] - 49:11 total ^[1] - 34:4 towards ^[2] - 21:8, 23:2 Township ^[1] - 70:11 track ^[1] - 44:25 traffic ^[6] - 36:6, 37:2, 39:25, 41:4, 68:14, 71:20 TRANSCRIPT ^[1] - 1:4 transcript ^[1] - 78:17 trap ^[1] - 20:23 trash ^[1] - 26:9 travel ^[1] - 71:2	traveling ^[1] - 42:22 tree ^[4] - 29:6, 29:8, 65:12, 65:15 treeline ^[1] - 14:11 trees ^[8] - 21:13, 21:14, 21:21, 21:22, 23:6, 26:24, 27:3, 71:19 Trex ^[1] - 52:23 triangles ^[1] - 27:2 tried ^[4] - 26:20, 41:19, 42:18, 43:1 truck ^[15] - 16:21, 16:22, 17:1, 17:8, 17:15, 22:14, 24:18, 41:20, 42:12, 43:20, 43:23, 44:7, 44:8, 44:16, 47:17 trucks ^[2] - 22:15, 67:7 true ^[1] - 14:1 truth ^[1] - 11:2 trying ^[4] - 24:15, 39:18, 40:20, 44:20 Tsai ^[3] - 3:11, 47:4, 76:18 TSai ^[9] - 1:19, 44:20, 45:5, 46:5, 46:12, 46:19, 53:22, 70:25, 76:19 TUESDAY ^[1] - 1:2 turn ^[1] - 70:5 turnaround ^[1] - 15:12 turned ^[1] - 61:22 turning ^[6] - 16:22, 17:10, 17:14, 18:15, 22:14, 43:14 turns ^[1] - 41:24 tweaks ^[2] - 13:23, 49:15 two ^[30] - 5:23, 7:23, 14:15, 20:10, 28:25, 29:17, 29:18, 30:19, 32:13, 32:14, 34:11, 34:17, 34:24, 38:15, 43:15, 44:11, 44:18, 44:23, 45:20, 47:6, 47:9, 51:10, 51:16, 51:17, 53:9, 60:24, 64:12, 66:20, 68:1, 74:9 two-minute ^[1] - 64:12 type ^[1] - 35:1 types ^[1] - 38:25 typical ^[2] - 38:6, 38:10 typically ^[3] - 32:6, 47:3, 56:7	V variance ^[37] - 5:4, 14:9, 16:7, 19:18, 19:19, 25:1, 25:6, 26:7, 26:8, 26:11, 26:14, 26:15, 26:18, 26:22, 27:5, 27:8, 27:11, 27:15, 27:17, 27:19, 27:24, 28:24, 29:7, 30:25, 31:11, 40:10, 49:16, 57:23, 60:4, 60:16, 61:3, 62:3, 69:20, 70:1, 70:2, 70:4, 70:22 Variance ^[1] - 1:6 variances ^[17] - 25:17, 29:11, 40:5, 40:9, 40:17, 41:17, 42:4, 49:12, 49:17, 59:21, 59:23, 60:17, 69:21, 70:15, 71:16, 73:21 variation ^[2] - 40:12, 56:25 varies ^[2] - 22:25, 23:9	W waiver ^[6] - 25:8, 25:9, 25:12, 25:13, 29:22, 31:11 waivers ^[4] - 29:15, 29:18, 29:19, 60:24

walk ^[1] - 14:12 wall ^[17] - 14:8, 14:9, 21:8, 21:20, 22:25, 23:18, 24:4, 24:8, 24:20, 24:24, 27:11, 27:13, 27:15, 28:13, 29:16, 29:21, 41:7 walls ^[4] - 22:22, 23:8, 23:12 wants ^[3] - 69:22, 69:23 Washington ^[1] - 70:10 water ^[2] - 66:12, 66:17 ways ^[1] - 34:24 weekly ^[1] - 6:16 Wendy's ^[2] - 36:18, 39:1 Westwood ^[1] - 2:5 whichever ^[1] - 57:1 white ^[3] - 55:9, 58:21, 58:23 whole ^[3] - 32:4, 44:9, 69:19 wide ^[2] - 16:20, 53:11 width ^[4] - 16:17, 17:2, 51:9, 66:23 wife's ^[1] - 71:24 William ^[1] - 76:14 WILLIAM ^[1] - 1:13 window ^[3] - 36:21, 45:20, 45:21 windows ^[1] - 45:23 wise ^[1] - 60:10 wish ^[3] - 48:11, 63:20, 71:19 withdraw ^[1] - 36:1 WITNESS ^[88] - 11:3, 11:6, 11:9, 12:23, 13:9, 13:18, 14:21, 19:14, 19:17, 19:21, 19:24, 20:16, 20:24, 21:6, 21:16, 21:19, 22:2, 22:7, 22:17, 22:24, 23:13, 23:22, 24:13, 25:3, 25:18, 25:23, 26:3, 27:23, 28:2, 28:12, 28:18, 29:1, 29:20, 30:11, 31:10, 32:8, 32:16, 32:22, 33:2, 33:7, 33:15, 34:17, 34:24, 35:8, 35:13, 35:16, 35:21, 36:3, 36:13, 36:15, 37:1, 37:14, 38:9, 38:16, 38:22, 39:8, 39:17, 39:20, 40:22, 41:13, 42:5, 43:17, 43:22, 44:1,	44:15, 45:4, 45:15, 46:8, 46:14, 47:8, 50:21, 53:2, 53:4, 54:13, 54:19, 54:22, 54:25, 55:3, 55:6, 55:9, 55:12, 55:17, 58:7, 58:12, 58:16, 58:20, 58:25, 59:2 witness ^[3] - 59:4, 59:9, 59:14 WITNESS/SPEAKER ^[1] - 3:2 wood ^[2] - 52:18, 58:9 works ^[1] - 62:7 writing ^[1] - 56:18
X	
XIO1042 ^[1] - 78:5	
Y	
yard ^[3] - 30:17, 40:5, 41:6 year ^[1] - 34:11 years ^[2] - 72:25, 73:21 yourself ^[1] - 12:13	
Z	
Ziolkowski ^[1] - 50:14 ZIOLKOWSKI ^[1] - 3:6 zone ^[1] - 20:1 Zoning ^[1] - 73:19 zoning ^[1] - 65:2	