

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

TOWNSHIP OF NUTLEY, NEW JERSEY

BOARD OF COMMISSIONERS

)  
) PUBLIC MEETING ) TRANSCRIPT OF  
) ) PROCEEDINGS:  
)

June 8, 2017

BEFORE:

Mayor Joseph P. Scarpelli

Commissioner Alphonse Petracco

Commissioner Thomas J. Evans

Commissioner Mauro G. Tucci

Commissioner Steven L. Rogers

Job No. NJ2638650

P R O C E E D I N G S

1  
2 MADAM CLERK: Board of Commissioners public  
3 meeting, Thursday, June 8th, 2017. The time is 7:06.  
4 Pursuant to the requirements of the Open Public Meeting Act  
5 (Chapter 231, Public Law 1975), notice of this meeting was  
6 published in the May 18th, 2017 issues of The Nutley Sun. A  
7 copy of this notice has been posted on the Nutley Town Hall  
8 bulletin board and a copy is on file in the Municipal  
9 Clerk's Office.

10 Commissioner Rogers?

11 COMMISSIONER ROGERS: Here.

12 MADAM CLERK: Commissioner Tucci?

13 COMMISSIONER TUCCI: Here.

14 MADAM CLERK: Commissioner Evans?

15 COMMISSIONER EVANS: Here.

16 MADAM CLERK: Commissioner Petracco?

17 COMMISSIONER PETRACCO: Here.

18 MADAM CLERK: Mayor Scarpelli?

19 MAYOR SCARPELLI: Here.

20 MADAM CLERK: All present, Mayor.

21 MAYOR SCARPELLI: We've got some things to get  
22 through today. So, Commissioner Petracco, what do you have  
23 on the agenda?

24 COMMISSIONER PETRACCO: (Indiscernible) real  
25 quick. I know I have a couple of ordinances. I have an

1 ordinance for a handicap space on Hope Street, I believe.  
2 And I have a -- I think that's an introduction. No. Yeah,  
3 an introduction. And I have a hearing on the prosecutor's -  
4 - not the prosecutor, the public defender. Thanks, Tom. I  
5 missed you being here. To raise it from 50 to \$200, which  
6 that goes back into the Court.

7 And I haven't had a chance to look at this. Do I  
8 have any resolutions today?

9 MADAM CLERK: No.

10 COMMISSIONER PETRACCO: I have no resolutions.  
11 That's all I have. Thanks.

12 MAYOR SCARPELLI: Thank you. Commissioner Evans?

13 COMMISSIONER EVANS: Thank you. Tonight, I only  
14 have some resolutions, mostly relating to duplicate tax  
15 certificates (indiscernible) national purchasing cooperative.  
16 That benefits us because of competitive pricing and it's  
17 already been subject to bidding requirements. So we can  
18 benefit administratively by being able to process more  
19 efficiently.

20 MAYOR SCARPELLI: Thank you, Commissioner.  
21 Commissioner Rogers?

22 COMMISSIONER ROGERS: None (indiscernible).

23 MAYOR SCARPELLI: Commissioner Tucci?

24 COMMISSIONER TUCCI: Yes, I have three. One is an  
25 awarded of contract for a stump cutter, the Stumper. My second

1 one is a resolution urging our legislators and  
2 representatives to ensure that the National Flood Insurance  
3 Program is extended beyond September 30th. And my third is  
4 a refund of a tree removal permit. That's all I have.

5 MAYOR SCARPELLI: Thank you, Commissioner. And I  
6 have a raffle application approvals. Madam Clerk?

7 MADAM CLERK: Yes, Mayor. We have a series of  
8 minutes for approval, regular and executive. We have some  
9 communication and there's a correction on the bill list for  
10 May 16th that we need to correct. And that's it.

11 MAYOR SCARPELLI: Counselor?

12 MR. GENITEMPO: Later we have some -- a couple  
13 minor issues on for executive session regarding contractual  
14 issues.

15 MAYOR SCARPELLI: Can you give us like a thumbnail  
16 on the -- I see that the Historic Preservation ordinance is  
17 in our packet.

18 MR. GENITEMPO: Sure. After the last meeting when  
19 you had an opportunity to go before -- have the committee  
20 members here to discuss it with you, I spent some time with  
21 Mr. Simko (ph) and Sal Corvino (ph) and we basically revamped  
22 the entire thing to make it completely consensual. So in  
23 other words, there will be no forcing of properties onto the  
24 historic preservation list. It would be voluntary. So the  
25 one part is putting a home or a property on the list and

1 then they would work with the homeowner to make sure they  
2 understand the criteria. To make sure that they actually  
3 qualify to be historic.

4 So we changed a lot of that and we took away some  
5 of the notice requirements that would have been required if  
6 someone was being forced into, you know, making their house  
7 on the historic list. So we took some of that away because  
8 it was not necessary.

9 We also added some different criteria relative to  
10 if they want to modify the home or their property, what has  
11 to be done in terms of the review. And so we took a lot of  
12 time. We went through it and I provided to you what's the  
13 result of that document. I sent it to Mr. Simko and Sal for  
14 their -- just to show them that I had made some of their  
15 requested changes that they had requested and also as a  
16 complete document.

17 So I think it really complies with what the  
18 Commissioners wanted as a whole, and that's to keep the  
19 statute and ordinance in place but make it so it's not  
20 onerous to any homeowner or property owner that does not  
21 want their property put on a historic list.

22 And again, there are some things we have to iron  
23 out, like how do we designate or mark a property once it's  
24 already been considered and declared historic by the  
25 planning board. Do we do something internally in code

1 enforcement? Do they voluntarily file a deed with a  
2 restriction? So -- but those are things I think are really  
3 more for the committee to work out than any of the  
4 commissioners. I think as long as you're okay with the  
5 ordinance, you know, we could move forward on that if you  
6 want at the next meeting or not. They would be happy to  
7 come and talk to you about it again. But I think it  
8 complies with what you wanted.

9 MAYOR SCARPELLI: What I would suggest is that we  
10 review it, get any changes back or any suggestions back to  
11 Mr. Genitempo. If there's nothing major, then we try to get  
12 it on the agenda. All right?

13 MR. GENITEMPO: Yeah. Because right now we're  
14 under the old one. The old one is still the one in play so  
15 --

16 MAYOR SCARPELLI: And also included in your  
17 packets is the revised water ordinance. So take a look at  
18 that. If you have any questions, comments, or changes, let  
19 me know.

20 With that being said, I'm going to turn the  
21 program over to Mr. Diaz and give a presentation and an  
22 update on where we are with our On 3.

23 MR. DIAZ: Thank you, Mayor, council members. How  
24 are you? Nice to see you all again. Give me a second and  
25 get a projector up here.

1 (Pause)

2 MR. DIAZ: So you know, I think -- we appreciate  
3 you having me in tonight. I think we did want to give you a  
4 little bit more of an in-person update in terms of progress,  
5 where we are, where we're going, time frames of certain  
6 things. I understand you see activity happening with your  
7 building department and the site and the planning board with  
8 forthcoming site plan applications from the HUMC hall, a  
9 component of the campus.

10 But I wanted to tell you what we've been doing,  
11 where we are, activity that's going on, where our focus has  
12 been and I think sort of next steps for us, as well as where  
13 we think things are timing-wise with respect to the  
14 municipality in terms of actions, and presentations, and  
15 things of that nature.

16 So I think the first thing to alert you of is  
17 we've ditched the name Roche. They took it with them, the  
18 name. And we spent some time with branding and marketing to  
19 come up with a new name for the campus, which is now going  
20 to be known simply as On 3. So you can hopefully work On 3,  
21 you can invent On 3, create On 3. Maybe one day you'll live  
22 On 3. Maybe you'll shop On 3. We'll see how those  
23 discussions go in the future with respect to the overall  
24 redevelopment plan and the components to be included in  
25 that.

1           But the first step, if you've been driving down,  
2           if you're eastbound on Route 3, you'll see the billboard  
3           that the property has an On 3 logo up there and a phone  
4           number, and sort of just coming soon. So you'll start  
5           seeing that take shape. I think part of the element, and  
6           the branding, and the image that's coming along with the  
7           campus is to begin to educate not just the public, but in  
8           particular, our user environment for corporations, and  
9           tenants and the like, about what to expect this campus to  
10          become.

11           And I think part of the On 3 story begins to talk  
12          about this, right? So we're talking about urban vitality  
13          and suburban flexibility meeting, right? A new way of doing  
14          business. A new place to do business. Sort of the new  
15          millennial of what's happening with corporations and their  
16          employees and their desire to kind of house themselves in  
17          24/7 sort of multi-disciplined, multi-use campuses, right,  
18          as opposed to sort of the insular far west, big single  
19          office building hidden behind gates. Right? The goal of  
20          today's CEO is to be more energized, right? To have a lot  
21          more energy around them, to have a lot more options around  
22          them, a lot more services and amenities.

23           And, quite frankly, we see the shift happening.  
24          We see it happening population-wise. The five western  
25          counties of New Jersey have lost population over the last

1 six years and the five easternmost counties, Bergen, Hudson,  
2 Passaic, Essex have gained. So that reversed a trend that  
3 went on opposite that for over 25 years in New Jersey. So  
4 it's not just a developer's wishful thinking that this is a  
5 change of the guard. There really is a fundamental change  
6 occurring in our society today with respect to where people  
7 want to live, where they want to work, and the things that  
8 they want around them in proximity to city centers and more  
9 densely populated urban areas where there's good access to  
10 highway and public transportation and amenities and  
11 services. That's bringing people more this direction.

12 And it's not just simply people aged 21 to 31, the  
13 millennials, right? It's not just that group. We see it  
14 happening in the 55 and over crowd as well. That crowd, in  
15 particular, is saying look, I don't want to give up my  
16 history and what I've established and my lifestyle, but I  
17 want to stick around. But I still want to be more active  
18 and I just don't necessarily -- maybe I want to change my  
19 type of housing today. All right. We see that happening  
20 across the board, across all demographics.

21 So this is just a little teaser, sort of that we  
22 have out here that we're starting to develop and we've been  
23 developing to talk about some of the items that make this  
24 campus unique. We've been able to establish a really  
25 tremendous life science ecosystem on this campus, thanks to

1 the Hackensack (indiscernible) commitment to the Med School,  
2 the Allied Health and Nursing School, and the NIH clinical  
3 research center that Hackensack is populating there.

4 One of the things to tell you is that if there --

5 (Pause)

6 MR. DIAZ: So this life science ecosystem and what  
7 it's about. There's a couple things going on here. I'm  
8 going to be accompanying the New Jersey delegation in two  
9 weeks to San Diego for Bio International, which is a meeting  
10 essentially of over 1,500 bio pharma companies. They get  
11 together annually. We have a booth. We're going to be  
12 hawking the wares of this campus and what we have to offer.

13 And it's not as if that's the first time word's  
14 got out. I'm going to tell you this off the bat. So we've  
15 had a visit from a company domiciled in India, a large  
16 pharmaceutical company that's looking to make New Jersey its  
17 headquarters operation for its U.S. offices. They've made a  
18 recent acquisition and they're considering the campus for  
19 consolidation of the headquarters space for their business.

20 We've reached a company based in U.K. and in  
21 Hamburg that as a small office here in New Jersey already  
22 and five other offices around the country. And they are  
23 looking at consideration of an ecosystem, life science  
24 ecosystem to consolidate all of those operations and the On  
25 3 campus is in the running for that.

1           We don't intend to make this or market this  
2 exclusively as life sciences. Some of the infrastructure  
3 that's there is very beneficial to those types of groups:  
4 the co-generation plan, the redundancy in heating and  
5 cooling, and our redundant electric and backup power, that  
6 type of infrastructure. But it has a base. And that base  
7 is already expanding.

8           To give you update on activity as we walk through  
9 this, we have -- we're in advanced lease negotiations with  
10 two tenants, one of which is an expansion by Hackensack, not  
11 the Seton Hall component, just the Hackensack Meridian  
12 component, to lease the top two floors of building 102 with  
13 an additional NIH, National Institute of Health, funded  
14 group that they're going to relocate up out of Washington,  
15 DC and consolidate with existing offices that they have  
16 working in their oncology center, the John Theurer Cancer  
17 Center, in Hackensack already. And we have another company  
18 that would -- they would hope to occupy by Jan. 1.

19           We have another company leasing the bottom two and  
20 a half floors of the building. We were yesterday in a  
21 sequestered room for seven hours negotiating their lease out.  
22 They've submitted their application to the EEA. They hope to  
23 be heard on July 12th. 15 days after that, the 27th of July,  
24 assuming the Governor doesn't exercise a veto right  
25

1 for (indiscernible) New Jersey grant, which I don't think  
2 has ever been done yet, they anticipate on moving in August  
3 1. We've already submitted a CCO application to  
4 Pat Intindola and his group to ready the building for their  
5 occupancy. That's a very unique tenant. They're in business  
6 known as -- I'm not going to tell you their name at this  
7 point in time, but their business is bio fabrication.

8           And you say, what is bio fabrication? Well,  
9 essentially, it's using biology and chemistry to make  
10 textiles and fabrics. So it's quite an interesting avenue  
11 and great to see that kind of technology. They've made a  
12 megaproject application. They are 60 people today in their  
13 current location in New York. They're going to be  
14 relocating all of those out and in three years, they're  
15 pledging to the state in their application, they will go to  
16 250 more employees. A significant number of those are  
17 Ph.D.'s involved in their process business.

18           There also is a growth component to that entity,  
19 which would have us build them a -- what they call a demo  
20 process plant and we're currently planning that out, where  
21 that would be on the campus. And right now, they would like  
22 to, quite frankly if we can arrange it and if we can work it  
23 out through our planning in the master plan documents from a  
24 zoning perspective, they'd like to attach it to building  
25 102, sort of as an extension and put it entirely in Nutley

1 at this point in time. That would be a 30 to 40,000 foot  
2 building, which is going to have over \$15 million capital  
3 infusion into it to design it and build the systems in place  
4 that they can continue to expand their business.

5 So this creates a tremendous life science  
6 ecosystem. We -- and we have -- the other side of town,  
7 your brother township over there in Clifton, we have some  
8 other potential life science buildings looking over there,  
9 happening on their side on some larger parcels of land where  
10 we can amass something like that.

11 So we think this is all good. We think this is  
12 all getting the kind of treatment and excitement. We're  
13 generating a buzz and we're seeing those tenants in the  
14 marketplace in that particular industry class. It's not the  
15 only industry class that has visited the campus.

16 Ed's and my first thrust on this, besides the  
17 initial rebranding of the campus and working with Hackensack  
18 Seton Hall to make certain that they get in in a timely  
19 fashion and meet their accreditation and occupancy  
20 timeframes to start classes fall of next year, our main  
21 focus at this point in time has not really been the master  
22 plan. All right? Yes, we're working on it and we're making  
23 progress and changes. And we would think in the next 60  
24 days or so or 90 days, we might be able to start talking  
25 about that in session and introducing both municipalities to

1 where we think we'd like to go with the campus now that  
2 we've had a lot more time to study it, and digest it, and  
3 see how it's positioning and understand the strength and  
4 weaknesses of what we have there.

5 But the -- our main focus is to stabilize the  
6 asset base of the existing buildings that are essentially  
7 all in Nutley, right, to stabilize that ratable base and the  
8 value of those assets by filling them back up. And again,  
9 creating the density and the buzz in the people, and the  
10 excitement of the project by getting these buildings leased.  
11 And we are making strong progress.

12 MR. COHEN: I don't want to cover the areas that  
13 you might have covered. Have you talked about some of the  
14 activity that we've had of late on building one?

15 MR. DIAZ: I was just getting there. So again,  
16 this is just sort of a piece that our agents and us are using  
17 to send to tenants overseas and domestically to give them a  
18 little understanding of everything that's here and we're  
19 happy to provide this, who we are.

20 I think we said early on that there's going to be  
21 a website and we are finishing that website. Items like  
22 this will be posted up there. So the public will have  
23 access to things like this and we think that will help begin  
24 to -- for the public to start seeing a little bit more  
25 activity of what's happening here as well.

1           Let me just take you back down now and show you  
2 some of the issues that we're dealing with with respect to  
3 building one. So we are going to be making some substantial  
4 changes to building one, which is the white building, which  
5 now the address to be 100 Metro Boulevard. So we've also  
6 changed First Avenue, the name. It's now Metro Boulevard On  
7 3. The Fifth Avenue, which you know is on the eastern side  
8 which parallels and runs up by building 102 on the other  
9 side, services the other side of the Hackensack campus, is  
10 being changed to Ideation Way. Anyone want to care take a  
11 definition by name? Create by ideas. To create by ideas,  
12 right?

13           MAYOR SCARPELLI: We'll be correcting this --

14           COMMISSIONER EVANS: As an accountant,  
15 I'm disappointed he's changing the numbers.

16           MR. DIAZ: All right. Let me see if I can get --so  
17 I want to show you this. We are finishing renovations plans  
18 for building one with Gensler Architect team on this to make  
19 the building much more 21st century, but also multi-tenable,  
20 create its own identity or appeal to today's forward thinking  
21 corporations.

22           So this is the current renovation plans that we are  
23 in design development document stages. We hope to have  
24 construction documents in August to submit to the town for  
25 building permit to commence construction in mid-September.

1 These improvements, which somewhere in the order of \$3  
2 million to make here.

3 So the building today doesn't have a front door,  
4 which is one of the problems. And I do want to tell you  
5 that a couple days ago, Ed and I had a -- we had -- we were  
6 fortunate enough to have Congressman Pascrell from the other  
7 district visit. But we've had Congressman Frelinghuysen as  
8 well, thanks to your assistance in that. And it happened to  
9 time out yesterday, we had a visit from a Fortune 500  
10 fashion retailer, who's considering relocating over 500 jobs  
11 out of New York, consolidating with some other operations,  
12 and they've looked at this entire building.

13 MR. COHEN: Yeah. They would be an occupant for  
14 the entire building.

15 MR. DIAZ: Approximately 1,100 employees. They  
16 very much liked what they saw. We're going to continue our  
17 discussions. They liked these changes and these improvement  
18 plans that you're seeing here, basically stripping off some  
19 of that curtain wall, the precast, adding a lot more glass.

20 MR. GENITEMPO: (Indiscernible) can you orient that  
21 in terms of the --

22 MR. COHEN: (Indiscernible) the building where you  
23 are now at --

24 MR. DIAZ: If you're standing in between building  
25 76 and that building. So now you're looking at that. So

1 the courtyard in between building 76 and building 1 will  
2 also be renovated. We'll provide a driveway through that  
3 courtyard to the parking deck, which will be behind the  
4 building, between the building and the train tracks.

5 So if there are 1,100 people, think about it, we  
6 have to provide roughly 1,100 parking spaces in a garage  
7 there behind the building.

8 I think we've had very good discussions with Essex  
9 County and their improvement authority. And it's nice to  
10 see that they're engaged in this project, interested in this  
11 project, supportive of this project, and we've been  
12 advancing discussions with them about using the county to  
13 help finance through bond -- through their power of ability  
14 to issue bonds to build those garages so that we can get  
15 them done more efficiently and effectively and timely.

16 So we think that's very nice to see the county  
17 engaged so you know that the other half of the equation  
18 here, we've got everyone pulling all oars in the same  
19 direction.

20 This -- you know, I'm just going to see if your  
21 Wi-Fi is faster in here and see if this works for a second.  
22 This is cool. There you go. Right, so we give you a little  
23 bit more of a look at this in an architectural view. All  
24 right? So part of this is cutting away a portion of the  
25 second floor so that the lobby, the new lobby area is an

1 open area. It has a basically 31 foot high ceiling height  
2 in this. And -- those are my kids. I think they're all  
3 mine. Sometimes I lose count.

4 So this is the first and second floor entrances.  
5 You can see the area in here where we're cutting away the  
6 floor. So it's this entire area that's back there  
7 surrounded by the glass on the second floor. They cut that  
8 away.

9 MR. COHEN: It will be very dramatic. Extremely  
10 dramatic.

11 MR. DIAZ: We're also able, by doing this, to close  
12 off the entrance that's currently on 1st Avenue for the  
13 building, so that we can recapture the corridor space in the  
14 building, making it a lot more efficient and creating much  
15 more contiguous space on the ground floor area.

16 So we think that these changes are being  
17 terrifically viewed. This is just in kind of plan view. So  
18 the building will have in the lobby area a little grab and go  
19 coffee bar area, service and stuff for tenants of the  
20 building. And we're hoping that the other amenities that  
21 we're able to build on campus will be more of an attraction  
22 than having to put additional in-building amenities. Right?  
23 So we want people -- a pedestrian friendly environment,  
24 walking to other opportunities there or, you know, running  
25 down on to -- in town and hitting some of the restaurants,

1 or Starbucks, or any of the other stuff that's down here as  
2 well.

3 So this is -- these are the changes into building  
4 one. I wanted to show you something which I think is very  
5 interesting. So this is a floor plan layout that's been  
6 done for a generic tenant, to be named, but it shows how  
7 efficient this floor is. We get over 232 people on a single  
8 floor in the building. As Roche had it laid out, it was  
9 only about 160.

10 MR. COHEN: And by the way, as complex as it looks,  
11 that's not really stacking them tight  
12 (indiscernible) generous sized cubes, as we call them.  
13 They're six by eight. As a matter of fact, a tenant that we  
14 took through the building the other day said that's larger  
15 than what they currently have.

16 MR. DIAZ: So, you know, these are -- the focus  
17 that we've had, while you're not seeing physical changes on  
18 the campus just yet, there's a lot of planning work that has  
19 to happen in the background that's been going on. We're  
20 making, I think, great progress. More importantly, we're  
21 making great progress out there in terms of sourcing and  
22 entertaining new potential tenants.

23 On building 76, we are finalizing plans now, as  
24 well. So you're aware, we intend to remove the marble on  
25 the east side of the building that goes from the 3rd to the

1 15th floor and continue the glass curtain wall around the  
2 building so that there are unobstructed views to the east of  
3 the Manhattan skyline and provide a lot more light into that  
4 building as well. We have had discussions with users for  
5 that building that have ranged from consumer products  
6 companies, electronics companies, and broadcast television  
7 network type of entities.

8 MR. COHEN: That building now is 200 Metro  
9 Boulevard.

10 MR. DIAZ: (Indiscernible) tower. So we think that  
11 --Ed and I are quite pleased, I think, where we are today  
12 with the action that we've been able to generate already.  
13 We're seeing fruits of investment in the campus starting to  
14 pay off. And it's allowing us to look at some of the other  
15 elements. If we can get this stabilized, we can look at some  
16 of the other elements in terms of value creation on the rest  
17 of the land of the campus so we can continue to increase the  
18 tax ratable base here for Nutley and, of course, in Clifton  
19 as well.

20 A couple of things that are going on with the  
21 campus that you should be aware of as well out on the  
22 roadways. So we've met with Essex County and, you know, part  
23 -- you've seen the site plan application from Hackensack be  
24 submitted with respect to the roadway and improvements.  
25 We've asked our engineers, really, to rapidly

1 patch up in terms of designing what would be our proposed  
2 roundabouts to be installed to control traffic flow on  
3 Kingsland Avenue in much, much easier fashion than the light  
4 that you have here now. Right? So you look at where all  
5 those roads meet and how they meet if you know that  
6 intersection of Bloomfield Avenue and Kingsland and the  
7 campus itself. But that light -- there's very odd turns and  
8 the like happening.

9 What we intend to do is sort of to create a  
10 roundabout at Metro Boulevard, basically pushing it inside  
11 our campus quite a bit. Essex County thought that this was  
12 a fabulous solution, as well as New Jersey Transit, and I'll  
13 get to what this is about with New Jersey Transit here as  
14 well. It's a fabulous solution to traffic movement along  
15 Kingsland so that there is no light. This would get rid of  
16 the light at that location and allow unencumbered traffic  
17 movement around this circle coming from both sides in all  
18 directions so that it just continued to flow rather than  
19 have people stop and wait at lights (indiscernible).

20 We think that there's an awful lot of getting  
21 people in, both Hackensack Seton Hall students as well as  
22 the other corporations that will end up housing themselves  
23 here. We intend to install the same down at the area where  
24 Old Fifth Avenue is, now Ideation Way, to insert a  
25 roundabout. You've already seen in the plans -- in the site

1 plan submitted by Hackensack and Seton Hall that the old  
2 Fifth Avenue, now Ideation Way, is getting straightened out  
3 so that it will essentially meet Kingsland right at the  
4 bend. That will provide much better visibilities, right, in  
5 terms of automotive movement. It's very constrained if  
6 you've ever come out that driveway. You can barely see a  
7 car coming around that bend at this point in time. And  
8 trying to make a left out of there could be a death defying  
9 Evil Knieval type of fete. This roundabout will make that  
10 seamless.

11 So we are hoping to get our full engineering done  
12 on this one in particular in time, phase it in, make our  
13 application to the Township, get the county's blessing of  
14 course, and build this as part of the final stage of  
15 completion of that roadway with Hackensack and Seton Hall  
16 site improvements.

17 We asked transit to get involved, New Jersey  
18 Transit, and again, I think it's good for the public to know  
19 and good for you to know that all agencies of the state have  
20 been incredibly supportive and helpful. And one of the  
21 things we discussed with transit was the elevation of this  
22 site in terms of its status with the EDA for (indiscernible)  
23 New Jersey grants, as a TOD, transit oriented district,  
24 location.

25 So we were able to -- very highest levels of New

1 Jersey transit to have their planning group come out and  
2 review this site and the bus routes. Essentially, you're  
3 stopping outside this campus right now. 199, 191, the 13, I  
4 think the 53, and one other.

5 MR. COHEN: There are five  
6 (indiscernible).

7 MR. DIAZ: After their study, it turns out that  
8 from the transit viewpoint, this site is more well-served  
9 than some of the other already existing designated TOD bus  
10 locations in the state. They wrote a letter on our behalf  
11 to the EDA recommending that this site be added to the TOD  
12 bus list and be eligible for enhanced road New Jersey  
13 incentives as a result of having that TOD access.

14 The other thing that they were willing to do, and  
15 this is why this diagram was done, is to pull those busses  
16 off of Kingsland Avenue. There isn't enough width in  
17 Kingsland for them to pull over. And I think you see it now  
18 when a bus stops, traffic backs up behind it.

19 New Jersey Transit is willing to now use the  
20 roundabout to come into the campus, come down Medicine Lane,  
21 drop off on Medicine Lane, and then continue back out the  
22 campus using the other roundabout in both directions.

23 MR. COHEN: So essentially, the busses -  
24 - all of these bus lines would come through the campus,  
25 rerouted from Kingsland between the two rotaries.

1           MR. DIAZ: So when you think about traffic, you  
2 think about automotive movement and you think about  
3 generating the kind of daily population again here, hopefully  
4 over the next three to seven years that could be 8 to 9000  
5 people. We're not content with leaving the access the way it  
6 is. We think that there's tremendous opportunity to improve  
7 it, and in particular, to avail ourselves and individual's  
8 desire to use public transportation. The Ride Trips data  
9 from New Jersey Transit for people in this area from these  
10 busses was astronomical. It was outstanding. So it's just a  
11 tremendous number of people.

12           And the company that we had in the building --  
13 building one earlier this week is a chief consideration for  
14 relocation decision for them that they have access to New  
15 York City and public transportation since they intend to be  
16 move 4 or 500 people out from the city and will still commute  
17 back and forth.

18           MR. COHEN: And they will still have offices  
19 remaining in New York at the corporate level, perhaps, and  
20 they want to have that ease of access by public  
21 transportation.

22           MAYOR SCARPELLI: So basically, a reverse commute.

23           MR. DIAZ: Our goal was not to -- when we met with  
24 transit, the question they posed to us was that hey, you  
25 know, it would be great. We'd like to put something on --

1 want something up on Route 3 and people can take the bus to  
2 the city, but we don't have any space on those busses and  
3 there's no space on Port Authority Terminal. And he said,  
4 it's okay. That's really not what we want. We don't want  
5 to have a place for people to drop off their car, get on a  
6 bus, and go to New York and work. We want a place that  
7 makes it easier for people to live in other locations and  
8 not have to travel on Route 3, and to take the  
9 transportation, to take the bus.

10 And the great news here is one of those lines does  
11 connect to the Newark/Broad Street station, so it does have  
12 access for a multi-model capacity. It can drop people off  
13 there in Newark at that location. As well as, one of them  
14 we know does connect to another line that will serve as  
15 Hackensack's campus in Hackensack.

16 MR. COHEN: (Indiscernible).

17 MR. DIAZ: So the doctors that come in every day  
18 to teach, they'll have an opportunity to say, you know, I'm  
19 running down. I've got my hours and my rounds. I'm running  
20 down to teach a class, can get on the bus. Come down  
21 instead, leave his car in place up at Hackensack, which if  
22 you've ever parked up there, it's pretty tough anyways.  
23 Teach his class, get back on public transportation and go,  
24 or head into the city for another meeting, whatever they're  
25 doing. But we think that this access and this inclusion of

1 mass transit and public transportation is an incredibly  
2 important component to this campus and should be an  
3 important consideration when you review Hackensack and Seton  
4 Hall's site plan application when you look at the parking  
5 and the student and the body counts that they're talking  
6 about, that this be an important part of your overall  
7 consideration that mass transit will assist in lowering the  
8 number of students and number of people driving their own  
9 cars.

10           So the -- I'll give you the overall site plan.  
11 This is the almost 12 acre parcel we call South of  
12 Kingsland. It's both physically disconnected from the main  
13 part of the campus. It is service-wise, utilities, and  
14 infrastructure standpoint does not avail itself of any of  
15 the redundancy in connection with the cool water, chill  
16 water, steam, and electricity. So it's really a standalone,  
17 independent site. And we've begun to look at it as such as  
18 a standalone independent site.

19           I understand -- I don't -- you have some potential  
20 -- you have planners here that may be interviewing for the  
21 planning job on this? Thank you. Do you know -- we gave it  
22 -- we've provided a draft redevelopment plan for the center  
23 portion of the campus that did not include this piece 60  
24 days ago or so. Part of that -- providing that to you at  
25 that stage, part of it was so that we could more easily

1 accommodate the early occupancy desire in August for the one  
2 tenant that we mentioned earlier in building 102 so that we  
3 could begin zoning processes and things under the  
4 redevelopment plan in terms of parking for that entity,  
5 subdivision plan for the building, and the bulk standards to  
6 go along with that.

7           So I'm glad that you got planners here. We hope  
8 you hire one quickly. We've got a lot to talk to them about  
9 and work with them on. And we think it's a very important  
10 start in terms of what we've been doing to have you involved  
11 now with a planner to begin the dialogue of what we do and  
12 uses that are best suited here. How do we accommodate those  
13 uses from an ingress/egress standpoint, from a density  
14 standpoint, from a height standpoint, all the envelopes?

15           I will tell you on this site, we've had  
16 significant amount of interest, which is something  
17 interesting to us. We've had a significant amount of  
18 interest for a portion of the site. If you know that  
19 there's a large topographic change, sort of, happens around  
20 this small lot. Right. So kind of that three and a half  
21 acres, that's almost four feet below the main portion of the  
22 site. We've had a lot of interest from assisted living  
23 operators in that particular piece.

24           All right? So again, the options and the doors  
25 for us from the use standpoint and a benefit to the

1 municipality wide open. We think that might be an  
2 interesting use that comes in for a piece of that or a  
3 portion of that site. And, you know, that -- we're going to  
4 continue conversations there. But again, we can only go so  
5 far -- the dialogue with you and the planners about those  
6 uses and incorporating those things into a plan.

7           So right now, we can talk to them. We say, it's a  
8 dream. We think the Town might like it. They might not.  
9 We don't know where we're going to be with a plan, but we  
10 know there's interest from operators out there and quality  
11 operators that are national in scope that would like to put  
12 a -- that type of facility here. And there seems to be a  
13 tremendous need in the community for something like that.

14           MR. COHEN: (Indiscernible) credibility. They've  
15 done many of these sites.

16           MR. DIAZ: So, you know, I understand that there -  
17 - I can't comment on anything else with respect to what  
18 we're doing there and desire, but obviously our desire  
19 hasn't changed from a standpoint of trying to create a mixed  
20 used environment to include, you know, components of some  
21 residential housing, some retail shops, and a heavy -- a  
22 food and beverage for the amenity base for the tenants  
23 there.

24           And we are making some progress, interesting  
25 enough. I know we sat in those early meetings, at least the

1 subcommittee, the early meetings with the joint repurposing  
2 commission, and we heard the comments out of the -- out of  
3 your neighbor in Clifton that they didn't want to see  
4 certain uses out there. That we all kind of  
5 (indiscernible), well, those are exactly the kind of uses  
6 you do need here. And it's nice to say that they're coming  
7 around, that we've seen some loosening up from  
8 Mayor Anzaldi and some of his council on that side starting  
9 to open up to the idea of massing and putting some of those  
10 uses on site.

11 Part of that might be because I think we're doing a  
12 pretty good job of potentially bringing him commercial  
13 ratable in an election year, which is good. But maybe as  
14 well, I think for the idea people are starting to talk about  
15 it, read about it, educate themselves about it. Understand  
16 where the world of real estate is going in New Jersey from a  
17 commercial standpoint, from a mixed use look and a sort of  
18 aggregation of uses. The old planning model is gone. It's  
19 taking a while for planners to educate their Townships. But  
20 the old planning model right now is really being abandoned,  
21 right. This idea that the planning model used to be. This  
22 use is here. This use is here. That use is here. This use  
23 is here. And there's a street grid pattern that respects all  
24 of those uses. And the two shall never meet. It's been  
25 thrown out the window.

1           What's now really coming to light is all those  
2 things need to be intermingled in a cohesive plan that works  
3 with one another, right. Because each one provides  
4 stability to the other. Each one provides amenities or  
5 opportunities for the other and contributes to the value of  
6 the whole. We think ultimately, that unity here is what  
7 gets the ratable base up and stabilized again back into the  
8 range where we hope to kind of put this campus overall from  
9 a value standpoint to bring those taxes back on a long-term  
10 basis, right. A long-term basis with multiple users so that  
11 we don't look at that exposure from a single source entity  
12 ever again.

13           I know it hurt. I know it's hurt this Township  
14 greatly. I think that we're well on our way to providing  
15 multiple occupants on this campus of high credibility with  
16 lots of jobs and great opportunity for people that are in  
17 Nutley, in Essex County and around, to live, work, and play  
18 on this campus.

19           I'm happy to answer any questions if you've got  
20 them in terms of the progress. Yes, sir.

21           COMMISSIONER ROGERS: I have a question. It's  
22 probably more of a procedural protocol type question. You  
23 talked about jobs and one of the things that I know is on the  
24 mind of myself and the colleagues is prioritizing with regard  
25 to employment. Our residents, who have lost their

1 jobs as a result, not only of the economy but Roche leaving.  
2 Roche employed thousands over the years of our employees.  
3 Could we begin that discussion when the people who are --  
4 when the tenants actually sign on board? Do we begin it  
5 now? Because not everyone is going to be able to relocate  
6 (indiscernible). There's going to be jobs open, so how do  
7 we proceed with that?

8 MR. DIAZ: I think sort of two phases on that.  
9 And one, you should be happy to know that we've hired two  
10 Nutley residents from Roche to assist us on the campus.

11 MR. COHEN: And they're on site now. MR. DIAZ:  
12 Right, and they're on site working for us. So we've hired  
13 them and they're turning out to be just invaluable assets.

14 You know, I am going to tell you, I knew very  
15 little about Nutley when we got involved in this project. I  
16 grew up in Bergen County. I still reside in Bergen County.  
17 Our projects, while in Essex County, we've done quite a lot,  
18 quite frankly, and Congressman Frelinghuysen's district  
19 alone, PRISM has been responsible for over \$350 million worth  
20 of real estate investments. I think he was surprised to hear  
21 that when you brought him to the campus as well.

22 But the -- but we knew very little about it. And  
23 as we've learned a lot more about it, you've got an  
24 incredibly robust history of producing an incredible number  
25

1 of business leaders in and around the community. It's  
2 actually shocking. For the size town, 37,000 or so, is that  
3 where they're thinking it is right now, 20 --

4 COMMISSIONER ROGERS: But my question is, we have  
5 also skilled workers and we have other individuals who are  
6 out of work. And a campus this size is going to need a  
7 cross-section of people with different skills. How do we  
8 begin that process? Is it an application process? Do you  
9 help us with that? How do we get them on board?

10 MR. DIAZ: And that's where I was going with this.  
11 One of the things that we're now starting to sell is Nutley.  
12 Right, so when we met the other day with this fashion  
13 company, who you'd love their name in your town. It's just  
14 a fabulous enterprise. We started talking to them about  
15 Nutley. Right, we started talking to them about your  
16 downtown. We started talking to them about your housing.  
17 And what Nutley has to offer. And I think -- so I think it  
18 starts with us in terms of beginning the conversation with  
19 these tenants to say, look, you're going to be here.  
20 Ultimately, what happens, if you make a long-term  
21 commitment, you're going to be hiring, right? You're going  
22 to look immediately to people in your area. You're going to  
23 take advantage of that.

24 The other way we do that is within the  
25 redevelopment plan itself. While we can't force a tenant,

1 right, to hire somebody, but we can certainly within the  
2 redevelopment plan create a structure that allows us to look  
3 for sort of first source employment for certain levels of  
4 jobs and certain things. We've done that in other plans and  
5 that's --

6 COMMISSIONER ROGERS: That's great. That's good  
7 news.

8 MR. DIAZ: I think it's a great thing and we highly  
9 support that.

10 COMMISSIONER ROGERS: Good. Thank you. That's the  
11 answer that I was looking for. Thank you.

12 MAYOR SCARPELLI: Commissioners?

13 COMMISSIONER TUCCI: Gene, can you talk a little  
14 bit about what's going to happen on the Clifton side? This  
15 is very encouraging about -- the work you've done and what  
16 type of people that you're bringing in and enterprises. But  
17 what's going to happen on the Clifton side and how do you see  
18 that impacting us?

19 MR. COHEN: Well, we could tell you what we would  
20 like to see happen, as you can understand. And in speaking  
21 with Gene and myself, we are (indiscernible) our tenth  
22 reiteration of the plan for that site. And a lot of it is  
23 going to be determined by end users, okay. Where at the  
24 current point in time, our two specific users in advanced  
25 negotiations. Whether they happen or not, we're

1 not sure. But one would result in a roughly one quarter  
2 million square foot (indiscernible) on the northwestern  
3 portion of the site, on the other side of the tracks  
4 (indiscernible).

5 MR. DIAZ: Where Isabella Street enters the  
6 property.

7 MR. COHEN: The other one would be for a build to  
8 suit for an approximate 70,000 square foot user, probably  
9 fronting closer to Route 3. All right? So taking those two  
10 potential advanced stage users into account, not that we're  
11 designing around them, but we're designing by integrating  
12 those into this thematically dispersion of master planning.

13 And by the way, our master plans are always  
14 changing, because we want to get it right. We really want to  
15 get it right. And the biggest thing to get right is for  
16 people not to feel they're in Clifton or Nutley. This is a  
17 campus, okay, 24/7 live, work, play environment where all  
18 things are integrated where the people from Nutley can  
19 utilize the facilities in Clifton and the people in Clifton  
20 can utilize the facilities in Nutley. We're getting pretty  
21 darn close, I would say. That's what's been going on for the  
22 past six months.

23 MR. DIAZ: Commissioner Tucci, I don't think that  
24 that -- you know, from the original joint (indiscernible)

25

1 commission study that Perkins did to the study that we  
2 showed from Gensler, we still see the campus in sort of a  
3 .75 FAR range, which again would produce roughly 3 and a  
4 half million, 3.8 million (indiscernible). There's 1.2  
5 million existing now.

6 Roche, at the height, we went through their  
7 records and calculated. I think they had 4.7 million at its  
8 peak in --

9 MR. COHEN: In total square footage.

10 MR. DIAZ: Total square footage at one time.

11 MR. COHEN: Without one parking garage.

12 MR. DIAZ: Right, without a single parking garage.

13 But I think that those mixes of uses -- what Ed is referring  
14 to is that while we are in the midst of working on the plan  
15 and for both sides, we had an opportunity to present to us -  
16 - to look at two specific uses: one a clinical laboratory  
17 and the other a multi-specialty medical building to house  
18 some medical offices. And we're in fairly advanced  
19 discussions with them that put them on that side.

20 The balance of the site again, we -- I will tell  
21 you, yes, we are having significant discussions with a  
22 hotel. So -- to look to bring a limited service hotel brand  
23 to the campus. And not on the highway. As we've been  
24 through our master plan, the thing that we're seeing to do  
25 is we're trying to pull things off, bring them more into the

1 roadway network that we're developing. So that again, as Ed  
2 points out, so that we don't want to see this sort of  
3 imaginary line in there between this is Clifton, this is  
4 Nutley. All right? We want to see people look at this  
5 campus as a campus. We refer to it as On 3 and see the  
6 benefits of coming in from both ways.

7           You know, we talk about ingress and egress. We do  
8 -- we've made our application to the State DOT to reopen the  
9 Route 3 entrances. I think in three weeks we should have  
10 approval there. It's going to be open limited for the  
11 moment since we're still doing lots of construction on site.  
12 But the -- you know, part of this idea when you think about  
13 the campus, Route 3 is only good if you're coming from west  
14 to east.

15           MR. COHEN: Yeah, if you're coming the other way,  
16 where do you go?

17           MR. DIAZ: You know, there was a reason Nutley's  
18 address -- Roche's address was 340 Kingsland Street, Nutley  
19 and not Clifton, right? The front door of the campus was  
20 here. So if you were coming from the east, or the north and  
21 accessing that direction or the south, you're going to enter  
22 in off of Kingsland campus.

23           MR. COHEN: And it really was never a Route 3 at  
24 that point in time.

25           MR. DIAZ: So that's -- you know, I don't want to

1 lose sight of that. I think everyone jumps out and think  
2 it's this campus On 3. You know, yes, it is, it's on 3.  
3 But the other thing about it, the main front door is going  
4 to be for a lot of these tenants, and the med school  
5 students, and the like is going to be coming off of  
6 Kingsland, which is why we're looking at spending such a  
7 tremendous amount of time, and money, and effort in how  
8 those roadways work and the entrances function to move  
9 people in and out of --

10 COMMISSIONER TUCCI: Do you see the possibility  
11 between or adjacent to those two pillar buildings, I'll call  
12 them, of integrating some residential there? I know Mayor  
13 Anzaldi (ph) was very emphatic about no residential, no big  
14 box stores, no commercial. I don't want anything. Exactly.  
15 That was about it.

16 MR. DIAZ: So, you know, our last meeting with  
17 Clifton indicated that there was a loosening, if there's a  
18 residential luxury apartment living that were more high rise  
19 or mid-rise.

20 MR. COHEN: We were very encouraged by our last  
21 meeting with Clifton, very encouraged.

22 COMMISSIONER TUCCI: So that's now become a  
23 possibility?

24 MR. DIAZ: Yes.

25 MR. COHEN: Well, you know, the reality

1 is setting in more. You know, the buzz is around and people  
2 are talking in reference to before and they want to see  
3 something that works 24 hours a day, 7 days a week. They  
4 realize, you know, we still have to do a lot more in the way  
5 of having conversations on an individual and community basis  
6 to telling them how good it is for the community and how  
7 good it is to attract people to fill office buildings and,  
8 you know, medical (indiscernible) facilities. So they're  
9 getting it, slowly but surely, it's there.

10 But we walked out of that meeting in Clifton, you  
11 know, feeling better than any other meeting that we've had.

12 MR. DIAZ: And let me add that I think that the --  
13 you play an important role and the planning role, getting  
14 your planner on board, Clifton having their planner now on  
15 board. We can't really begin to have those conversations  
16 with the public. And the public can't begin to be educated  
17 about why something should be one way versus another or why  
18 some uses won't work in concert with (indiscernible) or such  
19 density until we can get through the process and begin the  
20 process with a civic planner so that we can begin to frame  
21 the arguments, and understand the positioning of the  
22 municipality as well. And that, itself, that document and  
23 that conversation is your planner, and yourselves will,  
24 again, begin to roll out and start getting more public  
25 comment, begin to educate the public again in terms of

1 what's happening and why it should happen, and giving  
2 feedback from the public so that we can see.

3 We've been in meetings, quite frankly, where  
4 someone has stood up and said hey, what about this, blah  
5 blah blah. And we said, wow, we didn't think of that.  
6 You're right. That's something that we should consider and  
7 something we should put in.

8 So I think we maintain -- I think -- hopefully  
9 you've found us to be extremely open when you first met us.  
10 We are still that way right now. We continue to be  
11 extremely opened to consider lots of different things. But,  
12 you know, there's a lot here. It's a big piece of land.  
13 There are certain constraints around it already because of  
14 the existing buildings and where Hackensack is situated out  
15 here. But we remain open to integrating things that matter  
16 and can help the Township and help people in the Township.

17 MR. COHEN: You know, some of our biggest issues  
18 right now are when we do escort, you know, the public  
19 companies and all types of users to the property and say  
20 well, what's going to be here and what's going to be there  
21 (indiscernible). And all we can talk about at this point in  
22 time is how (indiscernible) very loosely  
23 (indiscernible). We cannot talk specifics at all until we  
24 have, even with the coordinated efforts with the tenants.

25 MR. DIAZ: Commissioner Evans, I think you

1 had something.

2 COMMISSIONER EVANS: Yeah, I just had a couple of  
3 things. And excuse me (indiscernible). Sometimes my voice  
4 doesn't carry so let me just -- a couple things.

5 One, I'm pleased because I was asked the question  
6 that you actually already shared that you remain open to  
7 working with us and our new planner, once we designate those  
8 -- that person. And the reason for that is that this -- and  
9 I think I speak for my Board members is that we remain very  
10 sensitive to the importance of (indiscernible). While it is  
11 -- you're thinking of it as a single campus, not split  
12 between two municipalities, there are some from a municipal  
13 standpoint.

14 MR. COHEN: Of course.

15 COMMISSIONER EVANS: There are some significant  
16 ramifications of that. And part of it, obviously, is the --  
17 for me, the revenue and that's generated for the  
18 municipality and the manner of revenue we have to make up,  
19 which we all deal with every day.

20 But it's also the integration of the plan on how  
21 we integrate something that fits with one's community and  
22 two, actually can help foster a more robust business  
23 district on Franklin Avenue. And that we're not doing  
24 anything ultimately that would be detrimental to that.

25 So we haven't had a chance to talk about it in a

1 while. I just wanted to echo that remains very, very --

2 MR. COHEN: No, we have not lost sight  
3 of that all. We have not lost sight of it, nor will we.

4 MR. DIAZ: Right. And I think that with your --  
5 with a planner on board, that a planner begins to look at  
6 your overall Town and how those connections and interactions  
7 work, right. I mean, we think, quite frankly, it would be  
8 great to be able to create some kind of walking path  
9 connection through the back way. It would be great to see  
10 that kind of back and forth, right?

11 COMMISSIONER EVANS: The nature of the  
12 connectedness is very important. And also we've been  
13 fortunate enough that because of the temporary aid that we  
14 received, we've been able to be a little bit more patient  
15 about how this -- what's the timeline for redevelopment and  
16 the conversion of this. The state is getting a little bit  
17 more anxious about, you know, so what is it going to be and  
18 when, because of the nature of what the state budget looks  
19 like.

20 So, you know, today we benefit from 5 and a half  
21 million dollars' worth of aid which I believe we're well  
22 aware of. We're fortunate in that it covers not only the  
23 municipality but the school and the county. So the taxpayers  
24 have been benefiting from the fact that substantial portion  
25 of the tax revenue loss has been 100

1 percent funded by that aid structure. And so just the idea  
2 of the fact is that if we were to lose that and we're under  
3 increasing pressure to get more clarity around how this is  
4 going to convert and what is that number ultimately going to  
5 be. I just want to stress that I'm looking forward to the  
6 ideation piece of this divisioning (indiscernible).

7 It's an interesting concept, right? Ideation  
8 around taxes. I like that. The idea of participating in  
9 those sessions to do that because I think not only is it  
10 important for -- obviously for you guys to land on what it  
11 is, it's also important for us to understand and for the  
12 benefit of the residents what this will become. And  
13 ultimately our goal and our effort here, overall, is to avoid  
14 any significant negative consequence on the conversion.

15 MR. DIAZ: Well, Tom, I think that one of the  
16 things that we can move again to discuss with your  
17 redevelopment counsel and your plan is so right is -- we have  
18 to do a series of some subdivisions now on the property. I  
19 think we've pointed out the lots are kind of all --

20 MR. COHEN: Messed up.

21 MR. DIAZ: Yeah, messed up is a way to put it. So  
22 -- but within that, right, so we need to begin to look at the  
23 individual ratables on each of these buildings, whether  
24  
25

1 or not they're beneficial pilots to the Town actually -- I  
2 mean, we all know the Town does better revenue  
3 (indiscernible) at the end of the day. I think everyone  
4 takes as a misnomer. They think it's some kind of tax  
5 holiday or break for some property owner when it's not. I  
6 mean, the benefit of this is structuring this is it puts  
7 more revenue directly in the municipal's budget. And of  
8 course, it takes away from the County, but counties are used  
9 to it. That's the way it happens.

10 So I think that --

11 COMMISSIONER EVANS: You can't miss the school.

12 MR. DIAZ: Right. Well, that's a discussion that  
13 you have with your school board. And I know there's a lot  
14 of talking and discussion back and forth. But that doesn't  
15 have to take them out, right? It's just a question of  
16 allocation once you get all of those extra funds.

17 COMMISSIONER EVANS: First round with the  
18 pilot, it didn't take them out with the medical, phase one  
19 piece. So, you know, obviously -- again, obviously there's  
20 significant conversations which I think will take a long time  
21 to work your way through, but I just want -- my point was  
22 that I'm looking forward to where you said is that in about  
23 60 days you'll have an idea of what this thing might map out  
24 to be. That's very important to us to better understand  
25 because to avoid the idea of piecemeal

1 decisions without context around what (indiscernible) and  
2 avoiding something that, gee, if we had known or if we  
3 understood. And that's where we -- as I said, do you --  
4 your comment about still being open and working with the  
5 Town, I was happy to hear that because I think it's going to  
6 be important.

7 MR. DIAZ: Thank you.

8 UNIDENTIFIED SPEAKER: Will the -- I was under the  
9 impression it was because --

10 ALAN GENITEMPO: No, it's not. This is just the  
11 conference.

12 COMMISSIONER PETRACCO: Gene, I do have a question  
13 tonight. I mean, I think that response is fantastic. The  
14 only concerns I have is that, you know, obviously what kind  
15 of ratables it's going to be at the end of the day and, you  
16 know, the residential components here because you know when  
17 Mauro and I were at those meetings all the time, we were  
18 figuring that it was going to be -- especially with  
19 Mayor Anzaldi, what they were saying about absolutely no  
20 residential and no stores. I don't know if you were at the  
21 one that he said, "Read my lips, no residential." You know,  
22 to me, that takes away a little bit from our Town because I  
23 was under the impression that we were going to be bringing  
24 people to that campus and that would be the mechanism that  
25 increased our house values here.

1           Now, if there's a lot of apartments or luxury  
2 apartments, it's giving them another option. You know, we  
3 have apartments in our Town that are going like hot cakes.  
4 And how do we keep that -- how do we strike that balance is  
5 my question to you.

6           The other part B of the question is the stores.  
7 I'm hearing a lot of mixed uses, even on Cathedral Avenue  
8 now. Is that going to be -- you said mixed use over there?  
9 Where? (Indiscernible).

10           MR. DIAZ: No, no. Not mixed use area. I think  
11 that we -- what I mentioned on the 12 acre parcel on the  
12 south really, was that where --

13           COMMISSIONER PETRACCO: Yes.

14           MR. DIAZ: We're opened to lots of different  
15 options there. And as of late, I think I said that one use  
16 that we've been approached to by several parties is a  
17 portion of it for assisted living.

18           COMMISSIONER PETRACCO: Okay. So that's not going  
19 to be stores anymore. Assisted living.

20           MR. DIAZ: I have to tread lightly on the  
21 discussion of residential simply because I know there's  
22 pending litigation involved in affordable housing in the  
23 municipality. So I'm going to defer to say that I can't  
24 comment much on that other than to say that I think that the  
25 planning process will help bring together the balance and we

1 have to -- consideration has to be given to -- one of the  
2 things we've looked at is that is it shocking to us right off  
3 the bat. Right, so you need to think about it. We closed in  
4 October of '16. It was not long ago, right?

5 And we're essentially building 102, is essentially  
6 100 percent rented, which we thought initially would be the  
7 most difficult (indiscernible). A specialized R&D building.

8 MR. COHEN: Not built for multi-tenant occupancy.  
9 Not the prettiest building from the exterior.

10 MR. DIAZ: And I'm going to tell you, the interesting  
11 part about it is we kicked tenants away.

12 MR. COHEN: We could have -- if that building were  
13 300,000 square feet, we could have leased it all.

14 MR. DIAZ: We had -- yeah, we had about at least  
15 another 100,000 feet of tenants we couldn't accommodate in  
16 that building that approached us for research and  
17 development space.

18 MR. COHEN: We were shocked. We were absolutely  
19 shocked.

20 MAYOR SCARPELLI: That opens the question, Gene,  
21 how about some research and development building on the  
22 Nutley side.

23 MR. COHEN: That's one of the things we're  
24 strongly looking into.

25

1 MR. DIAZ: So two things on that with it. So if  
2 you recall, the -- west of the train tracks down off  
3 Kingsland and you know that the portion of that site is in a  
4 flood zone, right. That's where the brook daylight.

5 MR. COHEN: Yeah, one of the parking lots that --

6 MR. DIAZ: And then goes under Kingsland. So  
7 again, to show the detail, and depth, and amount of work  
8 that's been going on behind the scenes. So we've been  
9 studying that with our engineers as well. And we're going to  
10 approach the Township to assist us in approaching the DEP to  
11 allow us to culvert the brook at that point on our property  
12 and fix the problem that's causing the flooding across  
13 Kingsland at that location, which is only an 18 inch pipe  
14 that goes under the road. It needs to be 33 or bigger.

15 So I know that there was some infrastructure grant  
16 money that was allocated to the municipality that I don't  
17 believe you've spent yet, but we think that might be a great  
18 project to spend it on because we think it solves some  
19 municipal issues.

20 MR. GENITEMPO: We didn't get it yet.

21 MR. DIAZ: Well, we're going to get it. Let's go  
22 work on and get it. But if we can do that, Mayor, then that  
23 frees up the density of development and the envelope that we  
24 can west of the train tracks. And yes, that's exactly one  
25

1 of the locations where we started thinking about would be  
2 very ripe for some sort of smaller, modular, two-story R&D  
3 buildings.

4 MR. COHEN: On that side.

5 MAYOR SCARPELLI: But when you culvert that brook,  
6 talk to Commissioner Tucci, because it's going to affect his  
7 barn.

8 (Pause)

9 MR. DIAZ: But again, you know, we're happy to  
10 keep the lines of communication open and moving with you and  
11 we always appreciate the time that you give us. We're  
12 enjoying working with your professionals and all of you.  
13 Again, I've said it before and I reflect on it every day,  
14 we're fortunate to have a great project in a Town that is  
15 also equally great because you're doing wonderful things for  
16 your Township and it's nice to work with people that are  
17 also open-minded.

18 MR. COHEN: We're happy to be a part of it. We  
19 really are.

20 COMMISSIONER EVANS: Gene, just a quick thing and  
21 we're done, but you mentioned a lot of things at the state  
22 level regarding grant TBA. We -- a while ago, we became  
23 aware of the fact that the federal level, they're looking for  
24 opportunities, especially projects that are like in the 3, 4  
25 million range that are project ready to actually grant

1 funds to do this. So when we -- we mentioned to them one  
2 time about the roundabouts and they loved the idea of that  
3 project. It was sort of their size. So it's something, I  
4 think, that can be further investigated.

5 MR. DIAZ: Well, the sooner you get a planner on  
6 board and we can sort of sit down and having those  
7 discussions, then we'd like to jump on that.

8 Listen, any free money someone wants to give us --

9 MAYOR SCARPELLI: Gene and Ed, I want to thank you  
10 for coming in, updating us. I want to congratulate you on  
11 being recognized by (indiscernible) for the complexity of  
12 putting this deal together. So that was nice to see.

13 MR. DIAZ: It was. It was nice that everyone --  
14 I'm glad that you were there, Mayor. It was nice to have  
15 your support down there and great to see -- not many mayors  
16 do that when a project is in their Town and it gets  
17 nominated. So I think it was great that you were there and  
18 we're glad that everybody who contributed to it --

19 MAYOR SCARPELLI: I was invited by the -- to be a  
20 guest of the head of that. I'm trying to think of his name.  
21 Mike McGinnis, who grew up in Nutley.

22 MR. DIAZ: Did he really?

23 MAYOR SCARPELLI: He grew up in Nutley. And that  
24 was one of the reasons he invited me.

25 MR. DIAZ: He did. So thanks so much.

1 (Pause)

2 MAYOR SCARPELLI: Let me just quick update  
3 everybody on how we're going to proceed tonight since we've  
4 got a couple of different things going on. We're going to  
5 go out and we're going to do the business portion of our  
6 meeting. We're going to come back here and interview the  
7 planners. We'll probably go back, if we come to a consensus  
8 with the public and put a resolution to retain them. That's  
9 the word I was looking for, retain them. And then we'll, if  
10 we need to, I think we'll come back into executive. Mr.  
11 Genitempo?

12 MR. GENITEMPO: Pardon me?

13 MAYOR SCARPELLI: Executive?

14 MR. GENITEMPO: Yes. We'll have a short executive  
15 after we have the --

16 MAYOR SCARPELLI: And then we'll adjourn the  
17 meeting. All right, just to make everybody aware of where  
18 we're going. All right. So let's go outside and start the  
19 meeting.

20 (End of audio)

21 (Pledge of allegiance)

22 MAYOR SCARPELLI: Madam Clerk?

23 MADAM CLERK: Yes, Mayor. Board of Commissioners  
24 Public meeting, Thursday, June 8th, 2017, the time is 8:20.

25 Pursuant to the requirements of the Open Public

1 Meeting Act (Chapter 231, Public Law 1975), notice of this  
2 meeting was published in the May 18th, 2017 issue of The  
3 Nutley Sun. A copy of this notice has been posted on the  
4 Nutley Town Hall bulletin board and a copy is on file in the  
5 Municipal Clerk's Office.

6 Commissioner Rogers?

7 COMMISSIONER ROGERS: Here.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Here.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Here.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Here.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Here.

16 MADAM CLERK: All present, Mayor.

17 MAYOR SCARPELLI: Minutes, Madam Clerk?

18 MADAM CLERK: Minutes for April 4th, 2017; April  
19 18th, 2017; and May 2nd, 2017. I need a motion.

20 COMMISSIONER TUCCI: Move it.

21 COMMISSIONER EVANS: Second.

22 MADAM CLERK: Commissioner Rogers?

23 COMMISSIONER ROGERS: Aye.

24 MADAM CLERK: Commissioner Tucci?

25 COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Evans?

2 COMMISSIONER EVANS: Aye.

3 MADAM CLERK: Commissioner Petracco?

4 COMMISSIONER PETRACCO: Aye.

5 MADAM CLERK: Mayor Scarpelli?

6 MAYOR SCARPELLI: Aye.

7 MADAM CLERK: Executive session minutes for March  
8 7th; March 13th; April 4th; April 18th; and May 2nd, 2017.

9 COMMISSIONER TUCCI: Move it.

10 COMMISSIONER EVANS: Second.

11 MADAM CLERK: Commissioner Rogers?

12 COMMISSIONER ROGERS: Aye, on all but May 2nd, I  
13 abstain.

14 MADAM CLERK: Commissioner Tucci?

15 COMMISSIONER TUCCI: Aye.

16 MADAM CLERK: Commissioner Evans?

17 COMMISSIONER EVANS: Yes, except for April 4th.

18 MADAM CLERK: Commissioner Petracco?

19 COMMISSIONER PETRACCO: Aye.

20 MADAM CLERK: Mayor Scarpelli?

21 MAYOR SCARPELLI: Aye.

22 MADAM CLERK: And that's it for minutes, Mayor.

23 MAYOR SCARPELLI: Communications?

24 MADAM CLERK: Yes, Mayor.

25 VFW Post 493 has submitted a letter requesting

1 permission to hold a daily instant raffle, including Sunday,  
2 June 28th, 2017 through June 28th, 2018.

3 MAYOR SCARPELLI: Need a motion.

4 COMMISSIONER TUCCI: Move it.

5 COMMISSIONER EVANS: Second.

6 MADAM CLERK: Commissioner Rogers?

7 COMMISSIONER ROGERS: Aye.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Aye.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Aye.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Aye.

16 MADAM CLERK: The Greenutley Committee has  
17 submitted an event application to hold the Farmer's Market  
18 for 2017 season on Sundays from June 18th, 2017 to October  
19 29th, 2017 in the municipal lot #1 from 9:00 a.m. to 2:00  
20 p.m. Need a motion.

21 COMMISSIONER PETRACCO: Move it.

22 COMMISSIONER EVANS: Second.

23 MADAM CLERK: Commissioner Rogers?

24 COMMISSIONER ROGERS: Aye.

25 MADAM CLERK: Commissioner Tucci?

1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Evans?

3 COMMISSIONER EVANS: Aye.

4 MADAM CLERK: Commissioner Petracco?

5 COMMISSIONER PETRACCO: Aye.

6 MADAM CLERK: Mayor Scarpelli?

7 MAYOR SCARPELLI: Aye.

8 MADAM CLERK: And that's it for communications.

9 MAYOR SCARPELLI: Bills?

10 MADAM CLERK: We have a correction to the bill  
11 list from Tuesday, May 16th. For line item 17-01577, it was  
12 CEDE & Company, it was read as \$38,625. The correct amount  
13 is \$19,875. I need a motion.

14 COMMISSIONER EVANS: Move it.

15 COMMISSIONER TUCCI: Second.

16 MADAM CLERK: Commissioner Rogers?

17 COMMISSIONER ROGERS: Aye.

18 MADAM CLERK: Commissioner Tucci?

19 COMMISSIONER TUCCI: Aye.

20 MADAM CLERK: Commissioner Evans?

21 COMMISSIONER EVANS: Aye.

22 MADAM CLERK: Commissioner Petracco?

23 COMMISSIONER PETRACCO: Aye.

24 MADAM CLERK: Mayor Scarpelli?

25 MAYOR SCARPELLI: Aye.

1           MADAM CLERK: Bill list for Thursday, June 8th.  
2           Public affairs, \$100,949.55; Revenue & finance,  
3           \$2,429,835.95; Public safety, \$96,229.79; Public works,  
4           \$134,039.82; Parks and public property, \$763,080.53.  
5           Payroll for May 19th, 2017 is \$792,130.78. Payroll for June  
6           8th, \$1,082.43. Total payroll, \$800,171.79. For a grand  
7           total of \$5,117,520.64. I need a motion.

8           COMMISSIONER EVANS: Move the bills.

9           COMMISSIONER TUCCI: Second.

10          MADAM CLERK: Commissioner Rogers?

11          COMMISSIONER ROGERS: Aye.

12          MADAM CLERK: Commissioner Tucci?

13          COMMISSIONER TUCCI: Aye.

14          MADAM CLERK: Commissioner Evans?

15          COMMISSIONER EVANS: Aye.

16          MADAM CLERK: Commissioner Petracco?

17          COMMISSIONER PETRACCO: Aye.

18          MADAM CLERK: Mayor Scarpelli?

19          MAYOR SCARPELLI: Aye.

20          MADAM CLERK: And that's it for bills, Mayor.

21          MAYOR SCARPELLI: Public comment on agenda items  
22          only. Madam Clerk?

23          MADAM CLERK: All persons addressing the Board of  
24          Commissioners regarding community concerns should approach  
25          the microphone and provide their name and address for the

1 record. Unless further time is granted by the Board, each  
2 person shall limit their address to three minutes. All  
3 remarks to the Board and its individual members must be  
4 addressed to the Mayor. The Mayor may defer citizens'  
5 comments to the appropriate member of the Board. Dialogue  
6 between citizens and others addressing the Board shall be  
7 allowed unless the Mayor or presiding officer, or the  
8 majority of the membership of the Board, shall determine  
9 that the interest of decorum and/or the expeditious conduct  
10 of municipal business are being adversely affected by such  
11 dialogue.

12 MAYOR SCARPELLI: Would anybody like to address  
13 the Board on agenda items only? Seeing none, can I have a  
14 motion to close public comment?

15 COMMISSIONER TUCCI: Move it.

16 COMMISSIONER EVANS: Second.

17 MADAM CLERK: Commissioner Rogers?

18 COMMISSIONER ROGERS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Evans?

22 COMMISSIONER EVANS: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Scarpelli?

1           MAYOR SCARPELLI: Aye.

2           Board of Commissioner announcements.

3           Commissioners? Commissioner Tucci?

4           COMMISSIONER TUCCI: I have one, Mayor, yes.

5           Tomorrow evening in the oval we will hold our movie under

6           the stars. We have a tentative start time of 7:30, but

7           obviously it needs to be dark enough because this is an

8           outdoor movie and the movie will be Moana. Thank you,

9           Mayor.

10          MAYOR SCARPELLI: Anybody else?

11          COMMISSIONER EVANS: Mayor?

12          MAYOR SCARPELLI: Yes.

13          COMMISSIONER EVANS: Just -- it's not an

14          announcement, it's just a comment. I wanted to thank the

15          Board for their flexibility over the last several months

16          while I was laid up. I'm very happy to be back. I just

17          wanted to acknowledge that many people have inquired about

18          my health. I'm feeling great. I had back surgery and I had

19          to recover from that. So I just wanted to offer one, thank

20          you for all of the well wishes; and I want to thank you all

21          for your patience and your flexibility over the last few

22          months.

23          MAYOR SCARPELLI: Glad to have you back,

24          Commissioner.

25          COMMISSIONER TUCCI: Our pleasure.

1           MAYOR SCARPELLI: Ordinance introductions.  
2 Commissioner Petracco.

3           COMMISSIONER PETRACCO: Yes. This ordinance  
4 introduction is for a handicap space on Hope Street and an  
5 ordinance to amend an ordinance codified in the Code of the  
6 Township of Nutley, Chapter 228, entitled vehicles and  
7 traffic, particularly Article VII, special zones and areas,  
8 Section 29A entitled handicapped parking to add the location  
9 set forth therein.

10           I move that this ordinance be passed to a second  
11 reading and advertised in the Nutley Sun, together with the  
12 notice required by law and further consideration of said  
13 ordinance for final passage by the Board of Commissioners to  
14 be held on its date of, I believe it's July --

15           MADAM CLERK: 5th.

16           COMMISSIONER PETRACCO: -- 5th, 2017. I move the  
17 ordinance.

18           COMMISSIONER ROGERS: Second.

19           MADAM CLERK: Commissioner Rogers?

20           COMMISSIONER ROGERS: Aye.

21           MADAM CLERK: Commissioner Tucci?

22           COMMISSIONER TUCCI: Aye.

23           MADAM CLERK: Commissioner Evans?

24           COMMISSIONER EVANS: Aye.

25           MADAM CLERK: Commissioner Petracco?

1 COMMISSIONER PETRACCO: Aye.

2 MADAM CLERK: Mayor Scarpelli?

3 MAYOR SCARPELLI: Aye.

4 Public hearings?

5 COMMISSIONER PETRACCO: Yes. Tonight I have a  
6 public ordinance -- public hearing, excuse me, on ordinance  
7 #3358, an ordinance to amend an ordinance codified in the  
8 Code of the Township of Nutley, Chapter 34, entitled Court  
9 Municipal, particularly Article II, the Public Defender.

10 Be it ordained by the Board of Commissioners of  
11 the Township of Nutley that pursuant to the authority  
12 granted to this municipality by N.J.S.A. 39:4-197(1)(f),  
13 Article II, Section 9 of Chapter 34 of the Code of the  
14 Township of Nutley, entitled "Public Defender", is hereby  
15 amended to changing the application fee from up to \$50 to up  
16 to \$200.

17 I make the motion to open up the public hearing.

18 COMMISSIONER ROGERS: Second.

19 MADAM CLERK: Commissioner Rogers?

20 COMMISSIONER ROGERS: Aye.

21 MADAM CLERK: Commissioner Tucci?

22 COMMISSIONER TUCCI: Aye.

23 MADAM CLERK: Commissioner Evans?

24 COMMISSIONER EVANS: Aye.

25 MADAM CLERK: Commissioner Petracco?

1 COMMISSIONER PETRACCO: Aye.

2 MADAM CLERK: Mayor Scarpelli?

3 MAYOR SCARPELLI: Aye.

4 Would anybody like to be heard on ordinance #3359?

5 COMMISSIONER PETRACCO: Seeing no one?

6 MAYOR SCARPELLI: 58, I'm sorry. I read the wrong  
7 number. Seeing none.

8 COMMISSIONER PETRACCO: I move the ordinance.

9 MADAM CLERK: Okay, we're going to -- now, we have  
10 to close the public hearing.

11 COMMISSIONER PETRACCO: And then vote on it as  
12 well?

13 MADAM CLERK: Yes.

14 COMMISSIONER PETRACCO: Okay. I make a motion to  
15 close it.

16 COMMISSIONER ROGERS: Second.

17 MADAM CLERK: Commissioner Rogers?

18 COMMISSIONER ROGERS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Evans?

22 COMMISSIONER EVANS: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Scarpelli?

1 MAYOR SCARPELLI: Aye.

2 COMMISSIONER PETRACCO: I move the ordinance,

3 thank you.

4 MADAM CLERK: I need a second.

5 COMMISSIONER TUCCI: Second.

6 MADAM CLERK: Commissioner Rogers?

7 COMMISSIONER ROGERS: Aye.

8 MADAM CLERK: Commissioner Tucci?

9 COMMISSIONER TUCCI: Aye.

10 MADAM CLERK: Commissioner Evans?

11 COMMISSIONER EVANS: Aye.

12 MADAM CLERK: Commissioner Petracco?

13 COMMISSIONER PETRACCO: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Aye.

16 COMMISSIONER PETRACCO: That's all I have.

17 MAYOR SCARPELLI: Resolutions. Commissioner

18 Tucci?

19 COMMISSIONER TUCCI: Yes, thank you, Mayor.

20 Whereas, the Township of Nutley has the need to  
21 purchase goods on a timely basis, the Department of Parks  
22 and Public Property is utilizing the National Cooperative  
23 Purchasing Program; and

24 Whereas, Vermeer North Atlantic, 7 Maple Avenue,  
25 Lumberton, New Jersey is part of the National Cooperative

1 Purchasing Agreement; and

2           Whereas, Vermeer North Atlantic has the Stump  
3 Cutter model SC802 and related accessories in the amount of  
4 \$50,470; and

5           Whereas, funds are available from Capital  
6 Ordinance #3323F, and have been certified by the Chief  
7 Financial Officer, said certification being attached to this  
8 resolution.

9           Now, therefore, be it resolved, by the Board of  
10 Commissioners of the Township of Nutley, County of Essex,  
11 State of New Jersey, that a contract for "Stump Cutter model  
12 SC802 and related accessories" be awarded to Vermeer North  
13 Atlantic, 7 Maple Avenue, Lumberton, New Jersey.

14           I move the resolution.

15           COMMISSIONER EVANS: Second.

16           MADAM CLERK: Commissioner Rogers?

17           COMMISSIONER ROGERS: Aye.

18           MADAM CLERK: Commissioner Tucci?

19           COMMISSIONER TUCCI: Aye.

20           MADAM CLERK: Commissioner Evans?

21           COMMISSIONER EVANS: Aye.

22           MADAM CLERK: Commissioner Petracco?

23           COMMISSIONER PETRACCO: Aye.

24           MADAM CLERK: Mayor Scarpelli?

25           MAYOR SCARPELLI: Aye.

1           COMMISSIONER TUCCI: Whereas, floods are the most  
2 common and most destructive natural disasters in the United  
3 States; and

4           Whereas, the National Flood Insurance Act  
5 authorizes a National Flood Insurance Program; and

6           Whereas, the NFIP is a Federal program created by  
7 Congress to mitigate future flood losses nationwide and to  
8 provide access to affordable, federally backed flood  
9 insurance protection for property owners; and

10           Whereas, the NFIP is designed to provide an  
11 insurance alternative to disaster assistance to meet the  
12 escalating costs of repairing damage to buildings and their  
13 contents caused by floods; and

14           Whereas, New Jersey is fourth in the nation in the  
15 number of NFIP policies enforced and third in total value of  
16 claims paid; and

17           Whereas, 552 communities in New Jersey participate  
18 as members of the NFIP which amounts to over 230,000  
19 policies enforced throughout the State of New Jersey; and

20           Whereas, the NFIP maintains a significant role in  
21 providing financial protection against flood events to New  
22 Jersey residents; and

23           Whereas, the NFIP is set to expire on September  
24 30th, 2017; and

25           Whereas, the expiration of this program could

1 cause catastrophic loss of insurance coverage against  
2 flooding which is the number one cause of loss of property  
3 throughout the United States; and

4           Whereas, in the event the program were to expire,  
5 the consequences in the form of disruption of coverage and  
6 the potential financial burdens to residents throughout the  
7 State of New Jersey will be of great economic significance;  
8 and

9           Whereas, the purpose of this resolution is to urge  
10 the Township of Nutley Federal Representatives to support  
11 the extension of the NFIP which promotes the public health,  
12 safety and general welfare and minimizes public and private  
13 losses due to flooding events in the State of New Jersey;  
14 and

15           Now, therefore, be it resolved, by the Board of  
16 Commissioners of the Township of Nutley, County of Essex,  
17 State of New Jersey, we hereby urge our Federal Legislators  
18 and Representatives to take any and all necessary action to  
19 insure that the National Flood Insurance Program is extended  
20 beyond the September 30th, 2017 expiration date.

21           I move the resolution.

22           COMMISSIONER EVANS: Second.

23           MADAM CLERK: Commissioner Rogers?

24           COMMISSIONER ROGERS: Aye.

25           MADAM CLERK: Commissioner Tucci?

1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Evans?

3 COMMISSIONER EVANS: Aye.

4 MADAM CLERK: Commissioner Petracco?

5 COMMISSIONER PETRACCO: Aye.

6 MADAM CLERK: Mayor Scarpelli?

7 MAYOR SCARPELLI: Aye.

8 COMMISSIONER TUCCI: Excuse me.

9 Whereas, The Township of Nutley Ordinance# 665-22,  
10 Preservation of Trees states that Tree Removal Permits must  
11 be obtained for a cost of \$50 per tree; and

12 Whereas, The Township of Nutley, Department of  
13 Parks and Public Property authorizes a refund for each tree  
14 permit submitted upon the planting of a new tree on the said  
15 property; replacement tree size and species must be approved  
16 in advance by the Township Forester; and

17 Whereas, funds will be available from account C-  
18 01-904-905; and

19 Now, therefore, be it resolved, that the Board of  
20 Commissioners of the Township of Nutley, County of Essex,  
21 State of New Jersey that the Township Treasurer is  
22 authorized to refund the Tree Permit Fee collected as per  
23 the Shade Tree Preservation Ordinance to William  
24 Weingartner, 20 Daily Street for two trees at \$50 per tree,  
25 equaling \$100.

1 I move the resolution.

2 COMMISSIONER EVANS: Second.

3 MADAM CLERK: Commissioner Rogers?

4 COMMISSIONER ROGERS: Aye.

5 MADAM CLERK: Commissioner Tucci?

6 COMMISSIONER TUCCI: Aye.

7 MADAM CLERK: Commissioner Evans?

8 COMMISSIONER EVANS: Aye.

9 MADAM CLERK: Commissioner Petracco?

10 COMMISSIONER PETRACCO: Aye.

11 MADAM CLERK: Mayor Scarpelli?

12 MAYOR SCARPELLI: Aye.

13 COMMISSIONER TUCCI: That's all I have, Mayor.

14 MAYOR SCARPELLI: Commissioner Evans?

15 COMMISSIONER EVANS: Thank you, Mayor.

16 Whereas, the Tax Collector of this municipality  
17 has previously issued tax sale certificates to U.S. Bank  
18 custodian for TLCF 2012A LLC, for the following blocks and  
19 tax lots;

20 Block 5602, lot 10; 3100, lot 10; Block 9502, lot  
21 16.

22 Whereas, the purchaser of the aforesaid tax sale  
23 certificates has indicated to the Tax Collector that they  
24 have lost or otherwise misplaced the original tax sale  
25 certificates and have filed the appropriate Affidavit of

1 Loss with the Tax Collector; and

2 Now, therefore, be it resolved, that the Tax  
3 Collector of the municipality be and is hereby authorized,  
4 upon receipt of the appropriately executed and notarized  
5 Loss Affidavit and the payment of a fee of \$100 per  
6 certificate, to issue the appropriate duplicate tax sale  
7 certificates to the said purchaser covering the certificates  
8 lost as previously described in accordance with the  
9 requirements of Chapter 99 of Public Laws of 1997.

10 Be it further resolved, that a copy of this  
11 resolution and the Loss Affidavit be attached to the  
12 duplicate certificate to be issued to said purchaser and  
13 that said duplicate certificates shall be stamped or  
14 otherwise have imprinted upon it the word "Duplicate".

15 I moved the resolution.

16 COMMISSIONER TUCCI: Second.

17 MADAM CLERK: Commissioner Rogers?

18 COMMISSIONER ROGERS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Evans?

22 COMMISSIONER EVANS: Aye.

23 MADAM CLERK: Commissioner Petracco?

24 COMMISSIONER PETRACCO: Aye.

25 MADAM CLERK: Mayor Scarpelli?

1           MAYOR SCARPELLI: Aye.

2           COMMISSIONER EVANS: Be it resolved, by the Board  
3 of Commissioners of the Township of Nutley, in the County of  
4 Essex, State of New Jersey, that the Treasurer be and she is  
5 hereby authorized to refund overpayments of the tax charges  
6 in the amount of \$9,477.98 for the list of tax lot and  
7 blocks included in this resolution.

8           I move the resolution.

9           COMMISSIONER TUCCI: Second.

10          MADAM CLERK: Commissioner Rogers?

11          COMMISSIONER ROGERS: Aye.

12          MADAM CLERK: Commissioner Tucci?

13          COMMISSIONER TUCCI: Aye.

14          MADAM CLERK: Commissioner Evans?

15          COMMISSIONER EVANS: Aye.

16          MADAM CLERK: Commissioner Petracco?

17          COMMISSIONER PETRACCO: Aye.

18          MADAM CLERK: Mayor Scarpelli?

19          MAYOR SCARPELLI: Aye.

20          COMMISSIONER EVANS: Whereas, the Building  
21 Department has received a payment for Affordable Housing  
22 Development Fees under COAH in the amount of \$9,875 from  
23 Masouleh Corp., 301 River Road in Clifton for property  
24 located at 159 Kingsland Street; and

25               Whereas, the fee of \$9,875 was collected and

1 deposited in a trust account #T-26-909-902; and

2           Whereas, the Tax Assessor has reviewed and  
3 determined that the balance of \$1,185 is due to Masouleh  
4 Corp.

5           Now, therefore, be it resolved, by the Board of  
6 Commissioners of the Township of Nutley, County of Essex,  
7 State of New Jersey that the Township Treasurer be and she  
8 is hereby authorized to refund the COAH fee in the amount of  
9 \$1,185 to said corporation.

10           So moved.

11           COMMISSIONER TUCCI: Second.

12           MADAM CLERK: Commissioner Rogers?

13           COMMISSIONER ROGERS: Aye.

14           MADAM CLERK: Commissioner Tucci?

15           COMMISSIONER TUCCI: Aye.

16           MADAM CLERK: Commissioner Evans?

17           COMMISSIONER EVANS: Aye.

18           MADAM CLERK: Commissioner Petracco?

19           COMMISSIONER PETRACCO: Aye.

20           MADAM CLERK: Mayor Scarpelli?

21           MAYOR SCARPELLI: Aye.

22           COMMISSIONER EVANS: Be it resolved, by the Board  
23 of Commissioners of the Township of Nutley, in the County of  
24 Essex, State of New Jersey, that the Treasurer be and she is  
25 hereby authorized to refund overpayment of water charges in

1 the amount of \$1,129.39 for Block 9106, Lot 15.

2 So moved.

3 COMMISSIONER TUCCI: Second.

4 MADAM CLERK: Commissioner Rogers?

5 COMMISSIONER ROGERS: Aye.

6 MADAM CLERK: Commissioner Tucci?

7 COMMISSIONER TUCCI: Aye.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER EVANS: Aye.

10 MADAM CLERK: Commissioner Petracco?

11 COMMISSIONER PETRACCO: Aye.

12 MADAM CLERK: Mayor Scarpelli?

13 MAYOR SCARPELLI: Aye.

14 COMMISSIONER EVANS: Whereas, the Township of  
15 Nutley, pursuant to N.J.S.A. 40A:11-11 may by resolution and  
16 with advertising, purchase any goods or services under an  
17 approved National Cooperative Purchasing Program; and

18 Whereas, the Township of Nutley has the need on a  
19 timely basis to purchase goods or services utilizing the  
20 following National Cooperative Purchasing Programs; and  
21 Keystone Purchasing Network; and

22 Whereas, the Township of Nutley intends to enter  
23 into contracts with Keystone Purchasing Network Contract  
24 Vendors through this resolution and properly executed  
25 contracts, which shall be subject to all the conditions

1 applicable to the current contracts.

2 Now, therefore, be it resolved, that the Township  
3 of Nutley authorizes the Purchasing Agent to purchase  
4 certain goods or services from those approved Keystone  
5 Purchasing Network vendors, pursuant to all conditions of  
6 the individual contracts, for the year 2017, commencing  
7 June 1, 2017 through December 31st, 2017.

8 So moved.

9 COMMISSIONER TUCCI: Second.

10 MADAM CLERK: Commissioner Rogers?

11 COMMISSIONER ROGERS: Aye.

12 MADAM CLERK: Commissioner Tucci?

13 COMMISSIONER TUCCI: Aye.

14 MADAM CLERK: Commissioner Evans?

15 COMMISSIONER EVANS: Aye.

16 MADAM CLERK: Commissioner Petracco?

17 COMMISSIONER PETRACCO: Aye.

18 MADAM CLERK: Mayor Scarpelli?

19 MAYOR SCARPELLI: Aye.

20 COMMISSIONER EVANS: Whereas, Claudine Malizia, a  
21 Nutley resident, owns a dog and has paid the appropriate fee  
22 to obtain a 2017-2018 dog license tag from the Office of the  
23 Municipal Clerk;

24 Whereas, a duplicate payment was made in error for  
25 an additional license tag for said dog;

1 Now, therefore, be it resolved by the Board of  
2 Commissioners of the Township of Nutley, in the County of  
3 Essex, State of New Jersey that the Township Treasurer be  
4 and she is hereby authorized to issue a refund in the amount  
5 of \$28 to Claudine Malizia at 66 Race Street, Nutley.

6 So moved.

7 COMMISSIONER TUCCI: Second.

8 MADAM CLERK: Commissioner Rogers?

9 COMMISSIONER ROGERS: Aye.

10 MADAM CLERK: Commissioner Tucci?

11 COMMISSIONER TUCCI: Aye.

12 MADAM CLERK: Commissioner Evans?

13 COMMISSIONER EVANS: Aye.

14 MADAM CLERK: Commissioner Petracco?

15 COMMISSIONER PETRACCO: Aye.

16 MADAM CLERK: Mayor Scarpelli?

17 MAYOR SCARPELLI: Aye.

18 COMMISSIONER EVANS: Thank you, Mayor.

19 MAYOR SCARPELLI: Whereas, raffle applications  
20 have been received from the following organizations;

21 VFW Post #493, License No. 29-17, Daily pull tab  
22 instant raffles to be held daily from June 28th, 2017  
23 through June 28th, 2018;

24 St. Mary's Church, License No. 30-17, Off-Premise  
25 50/50 Cash Raffle to be held on Saturday, October 7th, 2017;

1           Whereas, the applications have been received and  
2 approved by the Municipal Clerk and the Police Department;

3           Now, therefore, be it resolved by the Board of  
4 Commissioners of the Township of Nutley, County of Essex,  
5 State of New Jersey that the aforementioned licenses are  
6 approved and the Municipal Clerk is authorized to issue the  
7 raffle licenses.

8           I move the resolution.

9           COMMISSIONER TUCCI: Second.

10          MADAM CLERK: Commissioner Rogers?

11          COMMISSIONER ROGERS: Aye.

12          MADAM CLERK: Commissioner Tucci?

13          COMMISSIONER TUCCI: Aye.

14          MADAM CLERK: Commissioner Evans?

15          COMMISSIONER EVANS: Aye.

16          MADAM CLERK: Commissioner Petracco?

17          COMMISSIONER PETRACCO: Aye.

18          MADAM CLERK: Mayor Scarpelli?

19          MAYOR SCARPELLI: Aye.

20                 That will almost conclude the business portion of  
21 our meeting. We're going to open it up to the public.

22 Madam Clerk?

23          MADAM CLERK: Yes, Mayor.

24                 All persons addressing the Board of Commissioners  
25 regarding community concerns should approach the microphone

1 and provide their name and address for the record. Unless  
2 further time is granted by the Board, each person shall  
3 limit their address to five minutes. All remarks to the  
4 Board and its individual members must be addressed to the  
5 Mayor. The Mayor may defer citizens' comments to the  
6 appropriate member of the board. Dialogue between citizens  
7 and others addressing the Board shall be allowed unless the  
8 Mayor or presiding officer, or the majority of the  
9 membership of the Board, shall determine that the interest  
10 of decorum and/or the expeditious conduct of municipal  
11 business are being adversely affected by such dialogue.

12 MAYOR SCARPELLI: Would anybody like to address  
13 the Board of Commissioners this evening?

14 MR. MOORE: Rory Moore, 462 Chestnut Street. Mr.  
15 Scarpelli, last meeting, I had asked about why handicapped  
16 individuals or senior citizens couldn't call in in a similar  
17 fashion that Mr. Evans did. And you said Mr. Genitempo is  
18 going to look at that. Has there been any progress on this  
19 issue?

20 MAYOR SCARPELLI: Mr. Genitempo, have you had a  
21 chance to look into that?

22 MR. GENITEMPO: I have had a chance, Mr. Mayor, but  
23 there's no precedent for it that I could find anywhere so  
24 far. And we're still looking at it actually, but I haven't  
25 found any precedent, excuse me, for allowing that

1 since we do have a handicapped accessible building. I've  
2 never seen it come up in any case law or research. But  
3 we're still looking at it.

4 MR. MOORE: Will there be anything other than you  
5 looking at it? I'm not trying to be insulting. It seemed  
6 to be more of a technical issue?

7 MR. GENITEMPO: What do you want me to say, Mr.  
8 Moore?

9 MR. MOORE: I would really -- it's out there.  
10 It's a web-based item and a lot of people do use it. It's  
11 very simple.

12 MR. GENITEMPO: I didn't say that it was not  
13 feasible or logistically possible. All I said was my job is  
14 to look at is there a legal precedent for it? Is there  
15 anything in the statute books or the resolutions or  
16 ordinances that would provide for it and I haven't found  
17 anything. It doesn't mean that it's not something that  
18 can't be entertained. I'm only looking at it from the legal  
19 perspective.

20 MR. MOORE: But other than a legal perspective,  
21 would the Commissioners consider it to be an option --

22 MAYOR SCARPELLI: Let's find out if it's legal  
23 first, all right.

24 MR. MOORE: Okay. I'll find out for you.

25 MAYOR SCARPELLI: Would anybody else like to

1 address the Board of Commissioners this evening?

2 MR. HENNING: Neil Henning, 31 Terrace  
3 Avenue. Does the Town of Nutley do state inspections for  
4 multiple dwellings?

5 MAYOR SCARPELLI: Mr. Genitempo?

6 MR. GENITEMPO: It's my understanding that the DCA  
7 performs those inspections on a regular basis for our  
8 multiple dwellings.

9 MR. HENNING: And the DCA --

10 MR. GENITEMPO: I think it's every five years is  
11 the requirement.

12 MR. HENNING: And who does the DCA have do that?

13 MR. GENITEMPO: I think they come to Town and work  
14 in conjunction with our own inspectors.

15 MR. HENNING: So our inspectors do not do the  
16 state inspection?

17 MR. GENITEMPO: I think they do them in  
18 conjunction with the Department of Community Affairs, the  
19 state Department that is in charge of that.

20 MR. HENNING: So does our -- do our people do the  
21 state inspection or not do the state inspection? I  
22 understand it's in conjunction and basically they have to  
23 report it to the DCA, but is it our --

24 MR. GENITEMPO: Our person is present, but the  
25 sign off and the inspection is completed and performed, to

1 my understanding, by the representative from the state who  
2 has to sign the certification.

3 MR. HENNING: So you're saying that the actual  
4 state comes in and performs the inspection, not our Town  
5 inspector? Is that what you're telling me?

6 MR. GENITEMPO: I said what I said and I can't --

7 MR. HENNING: I'm just trying to clarify it  
8 because I'm a little confused as far as that goes.

9 MR. GENITEMPO: I'm not changing my answer because  
10 the question is the same. I'm --

11 MR. HENNING: It's not the same.

12 MR. GENITEMPO: I'm telling you, to the extent  
13 that I know, the DCA comes in and, with the assistance of our  
14 code enforcement, does the inspections on a five year basis.  
15 That's my understanding. I can find out the answer for you  
16 if you want me to?

17 MR. HENNING: Yes, Mr. Evans?

18 COMMISSIONER EVANS: Neil, I'm sitting here trying  
19 to -- I understand what your question is. I'm not clear on  
20 what role specifically because you're asking a very direct  
21 question.

22 MR. HENNING: The next direct question will answer  
23 that question. Why does the state report that was done for  
24 the bike shop on the exact same day as the Town's not list  
25 the fire code violation that the Town listed on the

1 inspection, even though the inspection by both was done by  
2 the exact same inspector?

3 COMMISSIONER EVANS: I don't know the answer to  
4 that. The -- just so -- to make sure I understand  
5 specifically.

6 MR. GENITEMPO: Can I answer the question for you,  
7 if I may? I had a discussion with fire -- Deputy Fire Chief  
8 Paul Cafone, because I know you reached out to him also for  
9 the answer to this question. And I know that you spoke to  
10 him. He indicated to me, regarding his discretion in terms  
11 of allowing the inspection to go forward. I think I can get  
12 a more definitive answer to your question about why the same  
13 person may have signed on to both. I don't know the answer  
14 to that question. But I know that you did -- I think you  
15 would agree, you did speak to deputy chief Cafone about  
16 that, correct?

17 MR. HE NNING: I did.

18 MR. GENITEMPO: Thank you.

19 MR. HE NNING: I was not satisfied with his answer,  
20 however, which is why I brought it to the Commissioner who's  
21 in charge of that department. Is a Certificate of Occupancy  
22 required to be issued prior to the sale of a property?

23 MR. GENITEMPO: For the sale of a property, yes.

24 MR. HE NNING: And how was the Town able to do a  
25 closing on the bike shop building without a certificate of

1 occupancy?

2 MR. GENITEMPO: Because we were told that there  
3 was an inspection done. There were hardwired fire alarms in  
4 the building and that there was --

5 MR. HE NNING: Was there a Certificate of Occupancy  
6 --

7 MR. GENITEMPO: Are you going to let me finish my  
8 answer or do you want to interrupt me?

9 MR. HE NNING: No, because I only have five  
10 minutes. I'm sorry, Mr. Genitempo, I'm not going to let you  
11 --

12 MAYOR SCARPELLI: Mr. Henning, let Mr. Genitempo  
13 finish. You have five minutes. I give you leeway when we  
14 talk over those five minutes.

15 MR. GENITEMPO: Now, I lost my train of thought.  
16 I think my answer is that we did the inspections. We closed  
17 on the property. There was a temporary CO. I know you know  
18 the dates of that. And you know, this is the way it was  
19 done. We've already gone over this. I can't add anything  
20 more to what you've already asked me in the past.

21 MR. HE NNING: The closing was in June. The  
22 C ertificate of Occupancy was October. It was four months  
23 after the fact. So you did a closing without a Certificate  
24 of Occupancy, how is that possible when you just told me  
25 it's required?

1 MR. GENITEMPO: Because we know the inspections  
2 were done before the closing.

3 MR. HENNING: It clearly says in code that it must  
4 be issued --

5 MR. GENITEMPO: Mr. Henning, I got it. I got you.

6 MR. HENNING: -- not that it --

7 MR. GENITEMPO: I heard you and you're right. How  
8 many times can I say you're right? Take yes for an answer.

9 MR. HENNING: Well, who is being held accountable  
10 for it not being done properly?

11 MR. GENITEMPO: We're dealing with it.

12 MR. HENNING: Who is being written up? Who is  
13 having that put in their file? What is being done to make  
14 sure that this doesn't happen again?

15 MR. GENITEMPO: We're going to oversight that.  
16 You know that. You spoke to Deputy Chief Cafone. I've  
17 spoken to Code Enforcement. I've spoken to you about it.

18 COMMISSIONER PETRACCO: Alan?

19 MR. GENITEMPO: And I -- yes?

20 COMMISSIONER PETRACCO: I could comment on that  
21 actually. Last week, Neil, I actually sat down with the guy  
22 from the state, Vincent Lombardi. We met with myself and  
23 Paul Cafone to go over that file. And what he said to me  
24 was that the Deputy Chief has the right to give him  
25 extensions and so forth and so on and he doesn't see any

1 wrongdoing that was done.

2 I believe you called him. Did you call the state?

3 MR. HE NNING: Yeah, I did.

4 COMMISSIONER PETRACCO: And he also told me that,  
5 that's why I sat in on that meeting. We were trying to be  
6 proactive the week before and get our representative there.  
7 Unfortunately, he was on vacation. But I think it was good  
8 that someone that we haven't dealt with came and looked at  
9 what the Fire Department did and I sat in on that meeting  
10 again. And he said that the Deputy Chief does have the  
11 right to extend those things.

12 MR. HE NNING: He does, but not for 30 days -- not  
13 for three years.

14 COMMISSIONER PETRACCO: He said that the sounder  
15 was in place and that they're really looking for compliance  
16 and he didn't see any wrongdoing. That's from the state and  
17 I know that you have his number. You could call him just to  
18 verify.

19 MR. HE NNING: I've also contacted the state  
20 regarding this matter and that is not the answer that I got  
21 from the state. And that is from the director of Division  
22 of Community Affairs. So you will hear from them more, I'm  
23 sure.

24 On April 27th of the year I submitted an  
25 OPRA request for the full file of the Davis

1 property from Code Enforcement, on the very next day a  
2 construction application was filed for the property. Three  
3 business days later, a permit for a \$4,000 alteration was  
4 submitted. The following day, a fire inspection and  
5 electrical inspection was completed. The Town bought this  
6 property in June of 2016, had the previous owner put money  
7 in escrow for the abatement, and no effort to abate the fire  
8 code violation was done for almost a year until I opened the  
9 file.

10 If I hadn't opened the file, did the Town have any  
11 intention of abating these violations? And if so, when?

12 COMMISSIONER PETRACCO: Are you asking me?

13 MR. HENNING: I'm asking the Mayor, because that's  
14 where I'm told that the questions are supposed to be  
15 directed. So he can ask whoever.

16 MAYOR SCARPELLI: Mr. Genitempo?

17 MR. HENNING: But I don't understand why  
18 everything gets deflected to Mr. Genitempo. He is not the  
19 elected official. I understand he's hired, but you guys are  
20 the ones that are in charge.

21 MAYOR SCARPELLI: Mr. Genitempo?

22 MR. GENITEMPO: You and I had discussions about  
23 this and I told you that I was appreciative that you  
24 actually filed your OPRA request because it brought  
25 to our attention the fact that the final inspection

1 and that alarm had not been put in, and we did so  
2 immediately. And I told you that and I thanked you for  
3 filing your OPRA request because it spurred us to  
4 install the system.

5 I spoke to Paul Cafone as a result, and one of the  
6 reasons why they weren't enforcing it that strongly is  
7 because at the time of the closing, the basement had been  
8 emptied out. The violation was because the Fire Department,  
9 if they had to go into the basement --

10 MR. HENNING: That is not what the fire code  
11 violation was.

12 MR. GENITEMPO: All right. You know what? Mayor  
13 -- Mr. Mayor, I think that I can't answer the questions if  
14 I'm going to get interrupted. I mean, frankly, you and I  
15 have had this discussion at least two times. I know you  
16 just want to keep bringing it up, but that's the answer. I  
17 don't have anything else --

18 MR. HENNING: Mr. Genitempo, I'm trying to get  
19 facts --

20 MAYOR SCARPELLI: Please let him finish, Mr.  
21 Henning.

22 MR. HENNING: I'm trying to get the facts and that  
23 is not a fact. The fact is that it wasn't -- it had nothing  
24 to do -- the fire code violation had nothing to do with what  
25 was in the basement. It had to do with a fire suppression

1 central alarm system. That's what the fire code violation  
2 was.

3 MR. GENITEMPO: Because of what was in the  
4 basement. Please don't misrepresent that, Mr. Henning. You  
5 know that's what it was for. You spoke to the Chief. He  
6 told you what it was for. The underlying problem, what the  
7 C hief told me and told you.

8 MR. HENNING: This is it. This is it in writing.  
9 Do you want to read it? This is the fire code violation.  
10 Show me in this fire code violation, which is the written  
11 fire code violation that they give to the tenant where it  
12 says that you need to empty out the basement because there's  
13 stuff in it. It doesn't say that. It says, "Windowless  
14 basement, not exceeding 3,000 square feet in area shall be  
15 exempt from this automatic suppression requirement, provided  
16 a supervised automatic fire alarm system shall be installed  
17 in accordance with the New Jersey Uniform Construction  
18 Code."

19 MR. GENITEMPO: Correct.

20 MR. HENNING: Where else in here does it say  
21 anything about that and that's the fire code violation.  
22 That is the code violation that it was and it was never  
23 abated until I OPRA'd it.

24 MR. GENITEMPO: You're correct.

25 MR. HEMMING: Are you correct? Am I correct?

1 MR. GENITEMPO: Yeah. I told you that.

2 MR. HENNING: How do you get a CO with a fire code  
3 violation, even a temporary one, that has a 570 fire code  
4 violation when clearly in the fire code it says that is  
5 illegal?

6 MR. GENITEMPO: I've answered it. I'm not  
7 answering it again.

8 MR. HENNING: No, you haven't answered that one.

9 MR. GENITEMPO: I have answered it and you don't  
10 want to hear the answer, so --

11 MR. HENNING: What is the answer, because I guess  
12 I forget the answer because I don't remember hearing that  
13 one?

14 MAYOR SCARPELLI: One more question, Mr. Henning.

15 MR. HENNING: Am I going to get an answer for that  
16 last one?

17 MR. GENITEMPO: I've already answered it.

18 MR. HENNING: In closing, I'd like to say that the  
19 Commissioners and legal counsel should be ashamed of  
20 yourselves for negotiating the safety of Nutley citizens and  
21 firefighters for a measly \$4,000 for close to three years.  
22 The cost was less than one day of the \$5,000 fine that this  
23 offense can carry. This was a total breakdown in our  
24 government by both Commissioners and our paid professionals,  
25 specifically in Code enforcement, the Fire Department, and

1 B uildings and Grounds. I highly recommend that the  
2 Commissioners evaluate all the procedures that failed and  
3 implement new ones to ensure that this can't happen again.  
4 That they provide the training necessary for our paid  
5 professionals to ensure that they know what the laws are  
6 that they are charged to enforce. And that the responsible  
7 parties be written up and it be put in their personal files.

8 Can the citizens of Nutley be assured that this  
9 will be done?

10 MAYOR SCARPELLI: Thank you, Mr. Henning. Would  
11 anybody else like to address the Board of Commissioners this  
12 evening?

13 MR. HENNING: Excuse me, Mayor, do I get an answer  
14 to that question?

15 MAYOR SCARPELLI: Would anybody else like to  
16 address the Board of Commissioners this evening?

17 MR. HENNING: Is that a no?

18 MAYOR SCARPELLI: That's a no.

19 MR. HENNING: Thank you, Commissioner.

20 MR. ALESSIO: Carmine Alessio, 81 East  
21 Centre Street.

22 I'm coming here tonight to let you know that I was  
23 in an accident. I actually was with my van in my driveway.  
24 I proceeded to back out. I've been plowing for like 25  
25 years. I know how to back out of a driveway. That's what I

1 did. I was in the middle of the street. The street is only  
2 30 feet. The van is 16 feet. There's room for parking on  
3 my side of the street. There's a \$50,000 car on the left of  
4 me, a \$30,000 car on the right of me, and I'm out in the  
5 middle of the street.

6 And I 've come here numerous times and I've  
7 OPRA'd a traffic study of East Centre Street because  
8 it's a detriment. Okay?

9 So now I'm out in the street. My neighbor's empty  
10 lot is used for the park's parking as a municipal lot.  
11 There's cars coming in and out of there. Behind me, the  
12 park entrance, people just go right on the lawn. Me, I'm  
13 trying to be -- get out of my driveway, all right? Like I  
14 said, I was visible, out in the street. A lady comes flying  
15 down going east. Actually, she skins off my driver side  
16 bumper and hits my reflector trying to squeeze between the  
17 telephone pole, me, and the dog waste litter pole sign,  
18 because she didn't want to wait.

19 Okay, that's the kind of activity that goes on on  
20 East Centre Street. Now, here we go again. I get  
21 out of the van, pull it up a few feet, probably four feet to  
22 be exact. The splatter of my reflector is like 20 feet out,  
23 okay? I go into the house, tell my wife to dial 911. The  
24 lady left the scene. She's like all the way down the hill.  
25 She calls 911. The police finally come.

1 I just sat there because I have daughters. I  
2 tried to be a gentleman. I didn't say bull-  
3 which you may think is not easy to believe, but that's a  
4 fact. The police are there. Now, it's my turn. I tell the  
5 police officers, I said, you know, I'm out in the middle of  
6 the road. The lady is flying down the hill. I see her in  
7 my rearview mirror. Her passenger mirror hits -- just hits  
8 the reflector and she skins off my bumper and she takes off.

9 When you make the police report, officers, do not  
10 put that I hit the lady, because it's not -- look. See  
11 this? Could you assess the damage here? I go back -- I go  
12 to get the police report. It's completely different. The  
13 diagram and what I said is not what I said. And the diagram  
14 is not what the diagram is supposed to be. Okay?  
15 Completely different. Completely impossible because I have  
16 a parked car in my driveway on the right side. The way they  
17 made the diagram was impossible.

18 I mean, I don't think that's right or a nice thing  
19 to do to try to, like, maybe stop me from coming to these  
20 meetings and just being honest. I had private meetings with  
21 the Commissioner, with Mr. Evans that they're dumping next  
22 door to me. They're using the lot as a municipal parking  
23 lot. It's congested. It's dangerous. It's a detriment.  
24 OPRA'd different things.

25 That's my house. That's my castle. Okay? And

1 that's the way it is. Now, I got powerful lawyers now,  
2 okay? I'm not going to let this slide. That wasn't my  
3 doing of that accident. That was not my fault. Okay? It's  
4 a detriment there. And I did come here specifically trying  
5 to relay the message to you people and all I do is get  
6 people, like, egging me on worse and worse in my neighborhood.

7 Like , the lot is full of cars. They're coming for  
8 softball. The umpires are changing their clothes in the  
9 middle of the street. The entrance going into the park is  
10 closed. The bathrooms aren't open 100 percent of the time.  
11 They're dumping next door to me. It smells like rotten  
12 grass. It's a disaster. Who's stealing my plow truck?  
13 Who's eyeballing my property? Who's doing this and who's  
14 doing that?

15 MAYOR SCARPELLI: Mr. Alessio, wrap it up.

16 MR. ALESSIO: What's -- I'm going to wrap it up  
17 now. Like, what kind of training do these police officers  
18 have when an individual like me gives a statement, which I'm  
19 entitled to, and my statement is not what I said? Okay. It  
20 doesn't make sense to me. I mean --

21 MAYOR SCARPELLI: Mr. Alessio, I'm sorry you  
22 were in an accident.

23 MR. ALESSIO: Could someone answer that question?

24 COMMISSIONER PETRACCO: I'm kind of lost a little  
25 bit. I don't know what the question is anymore. I know you

1 were backing up.

2 MR. ALE SSIO: Are the police officers certified to  
3 assess damage on a vehicle?

4 COMMISSIONER PETRACCO: I don't --

5 MR. ALE SSIO: Or if they're not there, how could  
6 they say -- and they do come to the --

7 COMMISSIONER PETRACCO: So just to cut it short,  
8 is your issue with a police officer? I mean, do you --  
9 what's the question?

10 MR. ALE SSIO: I don't know. Maybe he doesn't --  
11 maybe he's on cloud 9. When I give a statement, I expect to  
12 have my statement on the police report.

13 COMMISSIONER PETRACCO: What I would do then --

14 MR. ALE SSIO: Not the opposite. Not the diagram  
15 not have the --

16 MAYOR SCARPELLI: Mr. Alessio, let the  
17 Commissioner answer your question.

18 MR. ALE SSIO: Well, he's asking me and I'm trying  
19 to reciprocate.

20 MAYOR SCARPELLI: He's trying to answer you now.

21 COMMISSIONER PETRACCO: What I would say to you,  
22 Carm, is that the Chief of Police is in charge of day to day  
23 operations in Nutley. I do not step over that boundary  
24 line.

25 MR. ALE SSIO: I tried to go get an amendment --

1           MAYOR SCARPELLI:           Mr. Alessio, let the Commissioner  
2 finish, please.

3           MR. ALE           SSIO: Yeah, but I -- he's telling me  
4 something I already know.

5           COMMISSIONER PETRACCO:       All right. Then why are  
6 you asking the question then?

7           MR. ALE           SSIO: I'm not. I'm addressing the Mayor of  
8 my accident and he's sorry that I got in an accident.

9           COMMISSIONER PETRACCO:       But it's not his  
10 department.

11          MR. ALE           SSIO: But I'm just wondering or kind of  
12 like want to know why, when you give a statement, it's  
13 completely opposite of what --

14          COMMISSIONER PETRACCO:       But that's what he's  
15 saying, Carm. Call the Chief of Police tomorrow. Go over  
16 with your --

17          MR. ALE           SSIO: I tried that route --

18          MAYOR SCARPELLI:           Mr. Alessio, you had your time.  
19 Let the Commissioner finish. Let him answer your question.

20          COMMISSIONER PETRACCO:       I'm just saying. Did you  
21 go down and see the Chief and you still were not happy?

22          MR. ALE           SSIO: I went to the police -- you know  
23 what, I hired powerful lawyers to handle this because I'm  
24 not like an idiot.

25          COMMISSIONER PETRACCO:       I don't know that --

1 MR. ALE SSIO: I'm not going to- it's like, if you  
2 give a s tatement to an officer and he puts something different.  
3 Hello? Why am I going to go back there and get myself in  
4 trouble or something and get all kind of -- it doesn't make  
5 sense. He made the statement. He didn't listen to me the  
6 first time. Am I some kind of an idiot or something? I'm  
7 going to go back and instigate it?

8 MAYOR SCARPELLI: Mr. Alessio, the Commissioner is  
9 giving you an option. You said you hired an attorney.  
10 Leave it at that.

11 MR. ALE SSIO: Yeah, yeah. Thanks a lot Mr.  
12 Evans for Code Enforcement --

13 MR. GENITEMPO: Mr. Mayor?

14 MAYOR SCARPELLI: Yes, Mr. Genitempo?

15 MR. GENITEMPO: Any resident involved in an  
16 accident can file their own supplemental report. We have  
17 forms for that. So if they don't agree with what the police  
18 officer wrote, they can file their own report and file it  
19 with the Division of Motor Vehicles.

20 MR. ALE SSIO: I know all that. But the damage is  
21 done already.

22 MAYOR SCARPELLI: Thank you, Mr. Alessio. Anybody  
23 else would like to address the Board of Commissioners?

24 MR. ALE SSIO: I just want to thank Mr. Evans for  
25 not doing the job with the Code Enforcement with the empty

1 lot by not building on that site plan when it first got sold  
2 and revitalization. They're using it as a municipal lot and  
3 it's --

4 MAYOR SCARPELLI: Thanks. Mr. Alessio, thank you.

5 MR. ALESSIO: -- a detriment. You don't care about  
6 that?

7 MAYOR SCARPELLI: Thank you. Thank you. Would  
8 anybody else like to address the Board of Commissioners this  
9 evening? Seeing none, we're going to --

10 COMMISSIONER PETRACCO: Mayor, just before we go  
11 into there.

12 MAYOR SCARPELLI: Sure.

13 COMMISSIONER PETRACCO: You know, I've been  
14 sitting here and I'm thinking that I do owe Neil Henning an  
15 answer because I've worked very hard the last couple of  
16 weeks on this, and as an elected official, I think that you  
17 do deserve an answer from my department.

18 You know what, Neil, we -- I did go over that  
19 whole file and I know that I've had many discussions with  
20 you and do I think that it could have been done a little  
21 differently even though we had the state there and said that  
22 it was okay? We have -- I have looked at that process and  
23 made recommendations to our Deputy Chief to change some of  
24 that process so things like that don't last as long as that  
25 one did.

1           So I just wanted to let you know that.           We did  
2           have talks about that. As far as any reprimanding, I can't  
3           go into that because that's personnel and then they would  
4           have to be here, right, counsel? Alan? We have to Rice  
5           them and all that stuff.

6           MR. GENITEMPO:           Correct.

7           COMMISSIONER PETRACCO:           So I just wanted to let  
8           you know from the Fire Department, there have been actions  
9           taken. Thank you.

10          MAYOR SCARPELLI:           For the public, we're going to  
11          be interviewing a couple of planners. It's open to the  
12          public. We will then be coming back out into the main  
13          chambers. We may be taking action and we may be going into  
14          executive after that. So, gentlemen, to the back.

15          (End of audio)

16          MR. ABRAMSON:           Thank you. I don't want to waste  
17          any time. I know this is a night of presentations before and  
18          after your hearing.

19          First of all, thank you so much for the  
20          opportunity to be here and to address your Commission. My  
21          name is Phil Abramson. This is Annie Hindenlang and that's  
22          Michael Martone. We're representatives of the firm  
23          Topology. We are based -- a New Jersey-based firm. Can we  
24          go to the next slide?

25          We're based in the           Ironbound in Newark, New Jersey,

1 not too far from here. And so we started the firm about  
2 four years ago and it was really with an understanding and a  
3 recognition of an opportunity that there was a need for a  
4 firm under one roof to provide the services to  
5 municipalities to really drive their own redevelopment  
6 projects. And we've tailored our functions and roles,  
7 essentially, around that.

8           So what does that mean and what does that require?  
9 As you can see, you know, I sat through that meeting with  
10 PRISM and the presentation from PRISM and all these moving  
11 parts are -- it's an incredibly complex project. And one of  
12 the core competencies that developers are good at, and  
13 therefore I think their municipal counterparts need to be  
14 good at, is project management and coordination to keep  
15 everything straight, to keep schedules straight, and to keep  
16 things moving on a good pace, and to make sure that you as a  
17 municipality are being good partners. Because you've heard  
18 of all the important things from PRISM that they're going to  
19 need and rely upon you to provide and to participate in.

20           Some of the other things that we've really focused  
21 on is working with public financing, leveraging and layering  
22 different grants, and private and public financing. Annie  
23 has been the planning director in Perth Amboy for the  
24 past five years and she's been able to get over \$20 million  
25 in grants. And in that time, that doesn't include, she has

1 me say -- doesn't include no-interest loans.

2 And I think some of the other things, in addition  
3 to design, in addition to sort of the regulatory things that  
4 a lot of planners have done historically, we also work with  
5 a lot of great subcontractors that do financial analysis to  
6 make sure that you're getting the best deal possible and we  
7 are working with a great design firm that we'll introduce  
8 after.

9 So if we could go to the next one. Another -- I  
10 think one of our core values and something I think we're  
11 pretty good at is working directly with communities. You  
12 heard a lot of things tonight from the developer that were  
13 things that they wanted to see and things that they were  
14 hoping to accomplish with this project. So the question  
15 that he presented back to you was, well, what does Nutley  
16 want to see? And what do your residents want to see?

17 And there's some very effective ways of doing that,  
18 to gather that information and to gather those opinions from  
19 residents. And that is something that we enjoy doing. It  
20 is something we try to have fun with. And we think it's an  
21 opportunity here, certainly, since this is such a sort of  
22 momentous project for you all. It's not every day that 120  
23 acres in a municipality, millions of dollars of tax ratables  
24 are sort of thrust upon you to reinvent. So this is a  
25 critical moment for this municipality and I think you all

1 recognize that. So we're happy to be considered.

2 So I'm going to introduce Annie at this point.

3 And she's going to walk through some of the opportunities we  
4 see for these sites.

5 MS. HINDENLANG: Thank you. I think any planner  
6 or planning firm would be excited about the opportunity to  
7 repurpose and redevelop a 120 acre site that's had one  
8 really strong historical use and is now being reconsidered.  
9 But to be able to do that in a community like Nutley, and  
10 with all of the great things you already have going on and  
11 all of the great things you can take advantage of and  
12 immediately bleed into this site, that made it even more  
13 exciting for us and it kind of led us when we thought about  
14 some of the early recommendations we would make for you all.

15 Again, like we said, engagement is important to us  
16 and we want to find out what is your voice, and what is the  
17 community's voice, and help you lead this process and not  
18 just respond to this process.

19 And from all of the research we've done and from  
20 numerous site visits, including lots of restaurants and  
21 great places here, Nutley is a really idyllic and stable  
22 community and you have people that love this community, and  
23 they come and they stay. And you have beautiful parks and  
24 really interesting architecture in your single family homes.  
25 There's a lot of great stuff here that people that will be

1 moving and working on this site are going to love. But we  
2 have to find out how to create a plan that will make sure  
3 that those people come into your downtown.

4 And one of the first things we noticed is looking  
5 at the Town physically, there's this great natural landscape  
6 and grid that you can see with Basking Brook, and Third  
7 River and how those connect. While it is a former rail  
8 line, this -- it's kind of become an open space where every  
9 time that I was there, people were using it to walk around,  
10 to get downtown, or just sitting by the railroad tracks. So  
11 you have this natural opportunity to take advantage of, to  
12 kind of pull people from this large site into your downtown.

13 You have this existing redevelopment area which  
14 getting -- I'm sure you know, getting the parcel into  
15 redevelopment is an achievement in itself and then it opens  
16 up all of these opportunities for you for what you can do  
17 with that. And it's very close to your downtown, walkable  
18 distance. You have a beautiful park, Nichols Park, that  
19 connects it that has existing greenways and everything. And  
20 you can really take advantage of the existing street grid  
21 that's walkable and beautiful, then this natural grid, and  
22 then the proximity and all these resources.

23 And we looked a little bit at some of the  
24 demographics kind of going on in the state, as well as  
25 what's going on in Nutley. And how can you use those things

1 to kind of create that market and then take advantage of  
2 that market. And you know, I think a lot of people have had  
3 it beat into their head over and over again that millennials  
4 and baby boomers are returning to urban areas, they don't  
5 have children, they're looking for a different kind of  
6 lifestyle.

7 That trend is seen all over the country, as well  
8 as in the state. Interestingly, your number of households,  
9 about 700-- grew additional 700 households, which is a 7  
10 percent increase over the total number of households, 5  
11 percent of those did not have children. And that could be  
12 families just starting out, or it could be the millennial  
13 market, or it could be the boomer market. But these are  
14 people that are looking for a different kind of experience.  
15 And the increase -- so the increase you're probably seeing  
16 mostly in school-aged children is from people that have  
17 settled here and are staying here, which is great, because  
18 you have the best of both worlds here, which a lot of places  
19 don't. They either have that stable community that stays  
20 and no new, vice versa. So you have both and you have both  
21 of those resources to take advantage of with this project.

22 And so if you're looking at the opportunities for  
23 millennials and boomers, they're looking for walkability,  
24 livability, right-priced units with great amenities and  
25 quality finishes, and things to do and places to eat, which

1 you already have some of that. You're going to have a lot  
2 more people, so we're going to have to beef that up a little  
3 bit and figure out how the best way to take advantage of  
4 that, and we're going to have to get some guidance from  
5 your residents, as well as you on that. We have some ideas,  
6 which we'll get into. But you're in a great position. And  
7 you're in a great position to take control over this  
8 process.

9 The first thing that we wanted to -- and speaking  
10 of taking control over this process is this needs to be  
11 proactive. As you're taking on these -- the decision of  
12 choosing a planner to represent you, you're saying, okay, we  
13 want to make a plan, and we want to decide what happens  
14 here, and we want it to thoughtfully pull into our downtown.  
15 And that's the great first step. And I think that making  
16 sure that whatever happens here works into the fabric of the  
17 community will be really important.

18 I know there's a lot of discussions of this is  
19 going to be a campus and that it's going to be a place where  
20 people can live, eat, play and -- I think you want to look  
21 at it more as this is a part of Nutley and this is a part of  
22 Clifton and we want them to eat and play in Nutley and come  
23 into our downtown. And how best do we do that.

24 So right now, there's a lot of physical barriers  
25 that immediately tell you this is a campus and then this is

1 the municipality. It's going to be important to figure out  
2 how to best integrate that and make it more of an inviting  
3 environment where everyone feels part of it. One of the  
4 examples we looked at was the Cornell Tech campus which is  
5 on Roosevelt Island in Manhattan. And they are working on  
6 integrating this using an old defunct hospital, and they're  
7 using open space, and retail, and creating this network  
8 between the existing residents, and buildings, and  
9 apartments there to make it feel like one big community.  
10 And I think that's going to be an important part of whatever  
11 happens here is making sure that whatever is built is  
12 beautiful and attractive in and out.

13 Another thing, the fact that you have downtown  
14 within a walkable distance, that you have many  
15 opportunities to connect this redevelopment site and the  
16 downtown. You need to look at some economic drivers in your  
17 downtown to kind of pull people there. The Ciccolini site  
18 is a great opportunity for you all to recoup the investment  
19 you made there and create some new opportunities for things  
20 to do, places to eat, and maybe residential. However, you  
21 know, that's some feedback you need to give us. And kind of  
22 leverage the redevelopment here to empower local businesses  
23 to support them there.

24 There's many different ways this can look. This  
25 is just kind of a nice repurposed project in Portland. It's

1 a hotel. It's small scale and largely intense. But there's  
2 this and then there's another project union station in  
3 Denver where they discuss the community's living room. If  
4 you go there, it seems like everybody is coming together  
5 just to hang out in their large living room space. And it  
6 really creates that node in the downtown that pulls people  
7 in because people like to be around other people. They like  
8 to watch people, and talk, and so that's what I would kind  
9 of see Ciccolini being is that node where everybody wants to  
10 go and hang out and see other people.

11 Place making will be really important for this as  
12 we've discussed trying to make -- while they're absolutely  
13 beautiful parks, one of the opportunities we saw was kind of  
14 reconnecting people to Basking Brook itself. Right now, you  
15 know, most of it you can't get down to it and enjoy it, and  
16 maybe even splash around in it. So it's kind of removed and  
17 one of the things that we -- throw rocks into it. Well, so  
18 the idea is you can -- this is Mill River Park in Stanford,  
19 Connecticut. It's 14 acres, so it's larger. But again, you  
20 could easily connect some of your parks even further with  
21 the redevelopment that happens. But they have this space  
22 that was not really being utilized and there was a couple of  
23 offices and everything. And they decided to put a ton of  
24 money into reconnecting this community to this river. And  
25 they made it so it was accessible, and it was visual, and it

1 was attractive. And after that, a whole bunch of density,  
2 and residential, and it really invigorated Stanford's  
3 downtown.

4 Because we know that a large part of this is going  
5 to be that integration between this development and the  
6 community here, we actually are partnering with  
7 S CAPE Landscape Architects. They're a great firm.  
8 They're in our updated proposal if you want to take a look  
9 at some of the other work they've done. But they are  
10 winning awards left and right for their innovative stuff  
11 that they'd doing. I mean, maybe they could get it so you  
12 could splash around one day. You don't know. They do a lot  
13 of really great restoration projects to bring the community  
14 back to these natural resources.

15 And one of them that's been really successful and  
16 that they wanted us to highlight, because unfortunately they  
17 weren't able to come tonight, was the New York Presbyterian  
18 and Columbia University Medical Campus joint master plan.  
19 They wanted to find a way for these two campuses to  
20 encourage them to interact, as well as reintroduce them to  
21 the community around them. And they've had a lot of success  
22 at that. They call these their living rooms throughout the  
23 two campuses in the towns. And they've made it so that  
24 there are these spaces where people are encouraged and feel  
25 comfortable interacting. And it's really made a positive

1 impact and reintroduced these two schools to the community.

2 One thing that we, again, think is going to be  
3 important is keeping things accessible. From the project,  
4 improving those connections between the project and the  
5 downtown. That can take on many different options, like  
6 having an actual route that uses a rails to trails project  
7 along the former Newark line that's there. And or some more  
8 affordable options like a downtown circulator, this is in  
9 Dallas, that connects some of the universities to the  
10 downtown. It really just does a loop, but it helps with  
11 that -- if someone doesn't want to go through the park, if  
12 it's bad weather, it kind of gives it that last little bit  
13 that people might not be able to make. Or a bike sharing  
14 program which could be paid for by Seton Hall.

15 But these options make it more affordable and more  
16 accessible for any user to take advantage of the site and to  
17 get into the downtown. It might be a long walk for someone,  
18 but it's a very easy ride -- bike ride.

19 So overall, what we want to see is -- what we  
20 would like to see for you all is projects and uses that  
21 complement the existing fabric of the community, both the  
22 natural and the physical streets and the structures that  
23 exist, and the great architecture that's here. But  
24 something that's really integrated and connects with the  
25 community. And our proposal includes a lot of projects that

1 we've done. But we've done several master planning  
2 processes. We've overseen redevelopment projects from as  
3 small as a small infill project to a large scale residential  
4 project to huge 150-acre industrial parks. And we  
5 understand the complexity and the difficulty of making sure  
6 that your voice is communicated, that you take advantage of  
7 as many resources as possible, that you're coming out on  
8 top, and that someone is there to look out for you  
9 throughout that process. And that's the role we want to  
10 play. And that's it.

11 MAYOR SCARPELLI: Commissioners?

12 MR. ABRAMSON : I have nothing to add.

13 MR. ABRAMSON : Do you have any questions?

14 COMMISSIONER PETRACCO: I just want -- I do. I  
15 looked at that one screen where you had up there that it  
16 says that additional people come in to Nutley are not adding  
17 to the school burden. Where did you get that information  
18 from?

19 MS. HINDENLANG: So we looked at just the changes  
20 in the household and the percentages that were -- that it  
21 was -- which percentages had people under the age of 18.  
22 And so this could be people that are coming in that either  
23 are starting families once they get here. There has been a  
24 significant increase in school age children, over 2,000  
25 percent. But it doesn't seem that that's coming from the

1 outside. It could be from people that are already here and  
2 that have been here for a long time and that are having  
3 children -- or they've been here for a long time and their  
4 children are having children and so on.

5 But it's -- the growth that's coming in is  
6 predominantly -- and that's what we've found from some  
7 census numbers. And again, census doesn't always catch all  
8 of the population, but the -- what we're seeing is that the  
9 new people coming in are predominantly singles.

10 COMMISSIONER ROGERS: Does that include rentals?  
11 Apartments?

12 MR. ABRAMSON: It would include, yeah.

13 COMMISSIONER ROGERS: Could you get us the  
14 document that you have that --

15 MS. HINDENLANG: Sure. Sure. And this is -- this  
16 kind of information is great insight. You know, there's a  
17 lot of stuff that --

18 COMMISSIONER ROGERS: Yeah, it is. It is --

19 MR. HINDENLANG: No, not from us, you know,  
20 knowing that from you all, yeah.

21 COMMISSIONER ROGERS: No, no. I would really  
22 appreciate to see that in writing. That's astonishing to  
23 me. I don't doubt you, it's just that -- it's rather  
24 astonishing.

25 MS. HINDENLANG: Well, I can tell you, you know,

1 the community I worked in for six years in Perth Amboy,  
2 the census says we have 51,000 people, but we know it's  
3 closer to 65.

4 COMMISSIONER ROGERS: Okay.

5 MS. HINDENLANG: So there's definitely local  
6 conditions that can affect what happens on a site and that's  
7 the insight we will need from you. Like when I say we need  
8 your information to tell us, that's the stuff we will need  
9 as well.

10 COMMISSIONER ROGERS: Okay. I appreciate that.  
11 It's good that you can get that to us. Thank you.

12 MAYOR SCARPELLI: And that census data is from  
13 when?

14 MS. HINDENLANG: That's from -- the most recent  
15 one was completed in 2010. So again, that could also be --

16 MAYOR SCARPELLI: Is that with the updates or -  
17 -

18 MS. HINDENLANG: No. This is from 2010 census  
19 data. And again, I'm sure that there's more than can be  
20 captured and we did see a significant increase in school age  
21 children, but I think that that again -- with the census,  
22 you need that local insight and that local feedback to know  
23 those things.

24 MAYOR SCARPELLI: Other questions?

25 COMMISSIONER PETRACCO: In terms of your

1 submissions, could you provide everybody with a little  
2 summary, some of your products are in here?

3 MR. ABRAMSON: Yeah. All of our portfolio  
4 projects are in there. They're both sort of policy planning  
5 projects as well as redevelopment projects from places like  
6 Morristown, which is where -- that was my Perth Amboy.  
7 It is still for me. Master plans in Newark and other  
8 places. So they're all in there.

9 COMMISSIONER PETRACCO: Did your company do the  
10 Harrison--?

11 MS. HINDENLANG: No.

12 COMMISSIONER PETRACCO: You didn't do it. You're  
13 right next to it?

14 MR. ABRAMSON: No. We look over the river  
15 at it.

16 COMMISSIONER PETRACCO: You did Speedwell Ave in  
17 Morristown, though, I saw.

18 MR. ABRAMSON: I did. Yeah.

19 COMMISSIONER PETRACCO: What do you think that you  
20 instituted over there on Speedwell Avenue, that I'm very  
21 familiar with, would work in this Roche site?

22 MR. ABRAMSON: So first of all, now I'm  
23 curious how is this person familiar with Speedwell Avenue.  
24 But when we first came in to Speedwell Avenue, it was 2010.  
25 There was a turnover and the incumbent was -- the old Mayor,

1 so I came in with the new Mayor. And there was a lot of  
2 hurt feelings that we walked into with that old Mayor. And  
3 the community did not trust the municipality. And all of  
4 our engagement sessions for a long time were very high  
5 conflict.

6 So I think the first thing was just to continue to  
7 go back and to get it right and to find out what people's  
8 priorities were. That was the thing that unlocked -- that  
9 thing went round and round for 10 years like that. And that  
10 wasn't helping anybody. So that was a huge thing.

11 The other thing is that it was right after the  
12 recession. It was 2010. So getting projects financed, the  
13 agreements were negotiated and signed (indiscernible) which  
14 were somewhat different worlds. And the reality sunk in at  
15 that point that things weren't going to get as good as  
16 quickly as we may have thought.

17 So re-looking at the public financing structure,  
18 re-looking at the amount of infrastructure that that project  
19 had to bear in the first phase. So I just remember I kept  
20 saying we have to start somewhere. We have to start  
21 somewhere. So we moved it all back onto municipal property,  
22 the sites that we controlled. We went to the way back of  
23 the site because there was discussion that people wanted  
24 retail, obviously, on Speedwell Avenue. It's a retail  
25 corridor and nobody was going to finance retail at that

1 point in that location.

2 So we built the residential first. We tried to  
3 build a market. And in speaking with brokers, they gave us  
4 confidence that if we started to create enough residential  
5 there, then the retail -- we might not even need to  
6 redevelop along the avenue, which has been sort of my dream,  
7 is just to let it happen organically and let people reinvest  
8 organically.

9 So that -- and that's sort of happening. Now,  
10 some of the biggest problem sites we had to address and get our  
11 hands dirty, but I think it was -- again, to answer sort of  
12 your question, it was starting those conversations and  
13 finding out what the priorities were, and finding out what  
14 the real issues were that --

15 COMMISSIONER PETRACCO: Well, my main question is  
16 though, what do you think that is instituted on Speedwell  
17 Avenue would work on this Roche site? So what -- are we  
18 trying to attract the same people? Is it the millennials?  
19 Are they spending the money or you know? How do you do it?  
20 Is it really live, work, and play? You know, the question I  
21 asked Gene Diaz about our house values because I am a little  
22 disappointed to hear about all this residential going there  
23 because I thought if you minimized that on the Roche site,  
24 that it would really intrigue our house values here in  
25 Nutley.

1 MR. ABRAMSON: Right. So these are  
2 complex questions that you're asking. So I don't mean to  
3 give -- whatever answers I give are not going to really get  
4 at the point -- at the whole heart of the issue.

5 I was just out there today and I was just talking  
6 to the developer about it. We were walking in the park that  
7 we were about to build. And the developer said to me, this  
8 is the great story, that we did 268 units and we have like 10  
9 kids in there. So in terms of a fiscal boom, I mean, it's -  
10 - the properties are producing something like 30 or \$40,000  
11 a year in taxes because part of it was municipal property.  
12 Now, they're producing over 600 in PILOT consistently.  
13 So that's a good deal.

14 In terms of the things that we did there that can  
15 be applicable here, building real streets that connect to  
16 the rest of the Town. Like not -- when they first wanted to  
17 do it, it was a campus. And they wanted to make it with its  
18 own roads, with its own courtyards, and everything was --  
19 the way the architect put it, we turned the project inside  
20 out. And we took all those courtyards and all that square  
21 footage and created a park. And just had the buildings sort  
22 of lining the park, but made it very public and connected  
23 right up to the avenue so it could support businesses and  
24 things like that.

25 So I think integration that when we're returning

1 these big, sort of areas that for one reason or another have  
2 been cut off from the rest of the municipality back into the  
3 municipality, we need to be really, really thoughtful about  
4 that.

5 So the thing that I'll say -- the alternative to  
6 what you're talking about. If we were to kind of starve  
7 this site of residential and hope that all the residential  
8 demand generated from this site will happen here. I think  
9 that's going to happen even with residential. Morristown's  
10 home values, to use that as an example are kind of  
11 i naccessible for a lot of people, unfortunately.

12 COMMISSIONER PETRACCO: Well, it depends where you  
13 are.

14 MR. ABRAMSON: That's true. That's very  
15 true. There's two Morristowns for sure. But in the places  
16 that are stable, and strong, and good places to live and  
17 good neighborhoods, they're as strong as they've ever been,  
18 those values. And I think honestly a lot of it's because  
19 there's been a diversity there and there's been a new sort  
20 of life invigorated into the downtown. You go around the  
21 rest of Morris County and it's dead, at night, it's dead.  
22 And then you come into Morristown and at 10 o'clock, 11  
23 o'clock, there's people of all these different ages walking  
24 their dogs at 11 o'clock at night. I'm like what's going --  
25 it's so weird, especially when you just went through all

1 these dark roads to get there.

2 MS. HINDENLANG: If I could add one thing to that  
3 is the school being there and these headquarters and  
4 everything being there will create that draw for people, you  
5 know, millennials and boomers and everything, who want to be  
6 around those or who will be working there. We want to take  
7 advantage of what comes from there.

8 One thing that can happen is if your supply of  
9 housing doesn't keep up with that, people who own  
10 properties, whether they own them and they rent or whatever,  
11 they will feel the pressure to break single family homes  
12 down into smaller units to take advantage of those people  
13 who want to be there. Because you can make a lot more money  
14 with four or five rental units in a single family home than  
15 you can if you have -- you're renting out to one person. Or  
16 if the person -- say it's an older couple who's looking to  
17 sell, they could probably make a lot more money if they sell  
18 to a Jersey City or New York City developer who can convert  
19 it.

20 So while I do think it's important to figure out  
21 that balance and that's something we're really good at to  
22 understand what kind of density is appropriate and what kind  
23 of style is appropriate, you want to make sure your supply  
24 keeps up with that demand. You want to keep that in  
25 balance. You don't want to just push it in one direction or

1 the other. And I think that's why it needs to be really  
2 carefully considered, some residential that goes on there to  
3 capture those markets so that you don't see that coming in  
4 and eating up your existing great, strong residential areas.

5 MAYOR SCARPELLI: Any other questions,  
6 Commissioners? Yes, Commissioner Tucci.

7 COMMISSIONER TUCCI: Just a couple of things that  
8 -- briefly that are important to me and I think it's going  
9 to be actually important to the entire Town. Number one, we  
10 absolutely need connectivity, all right? We don't need an  
11 isolated campus, all right, that's going to thrive on its  
12 own. We need to bring it into the Town.

13 We need compatibility with our downtown and with  
14 our residential areas. And we need a cohesiveness that I  
15 think is missing. And we have another development in Town  
16 for lack of a better word, Cambridge Heights, which is a  
17 wonderful development. Wonderful housing stock, rental  
18 units, condo units, single family homes, but it's not really  
19 connected and not really cohesive with the rest of the Town.  
20 And rather than have competing factors, I think what's most  
21 important is we need complimenting factors. And we need to  
22 address not only the folks my age that are here. We're not  
23 millennials or boomers. I'm not sure what we are, but we're  
24 a little beyond both. You too, Steve.

25 And also attract our younger people, all right,

1 not only the ones that were born and raised here, but even  
2 the bright, intelligent ones that we want to come into  
3 Nutley to maintain this character.

4 Now, we understand that we're going to need to  
5 change somewhat. For my money, I'm not looking for drastic  
6 change, I'm looking for drastic improvement, all right, and  
7 how we tie this all together. Because I think that's going  
8 to be the story of our success moving forward. And I think  
9 that's going to be the legacy of this Board and future  
10 Boards. So that's most important.

11 MR. ABRAMSON: One thing I'd like to say  
12 in response, listening to Gene Diaz, who is somebody I've  
13 sat across the table from in the past. He is a very  
14 talented and capable developer. He has been -- and you  
15 could see the energy that he's bringing to this process.  
16 Harnessing that energy is an incredible opportunity. He's  
17 in front of all of these different state agencies. He's in  
18 front of transit. Because I saw it and my heart -- like  
19 Annie loved the brook. I loved the train tracks. And I  
20 wanted to make the direct connect, but she's like that's  
21 never going to happen.

22 But maybe with someone like Gene, who's working  
23 with the EDA, who's working with transit, who's sort of  
24 aligning all of these different stars because of the unique  
25 situation that this is and the amount that the state sort of

1 has to gain by Nutley's success right now, maybe it is  
2 possible to get things here that we're not typically able to  
3 get for municipalities. And I think that those pieces of  
4 infrastructure are -- they come with a high dollar figure.  
5 But those will be the things that do the connectivity, as  
6 well as, frankly the planning that Gene said. Like you  
7 threw away (indiscernible) keeping uses separate, but we have  
8 to make sure- you have to make sure that that's not just words  
9 and that's not just in name alone.

10 Because if you end up with that campus and there's  
11 an office and an apartment building and you know -- that's  
12 not what it means to be integrated with the community.  
13 That's just a campus that may be internally integrated, but  
14 I don't know if that's really the best we can do. I think  
15 you can do better.

16 COMMISSIONER TUCCI: And Gene is a very bright,  
17 very intelligent, very insightful developer.

18 MR. ABRAMSON : Yes.

19 COMMISSIONER TUCCI: All right, and that's a good  
20 thing for one side. But on our side, we need someone to do  
21 things from our perspective and to get a good feel for what  
22 we're about.

23 MAYOR SCARPELLI: I don't think I could say it any  
24 better, Commissioner.

25 COMMISSIONER PETRACCO: Can I just add one thing

1 too? What do you think -- do you think it's really  
2 realistic that people are going to come out of that campus  
3 and integrate through the Township of Nutley, bring them  
4 down to our Franklin Avenue? Because I have to tell you, my  
5 concerns are I think that we're going to be competing  
6 against that. You're going to have a brand new penny over  
7 there, but these older buildings on Franklin Avenue and  
8 older stores. I mean, do you really think that you guys can  
9 capture that? Because I have to tell you, I don't have --  
10 I'm not so sold on that at this point that people are going  
11 to leave that hot new amazing center and come down here.

12 COMMISSIONER ROGERS: Let me just give you an  
13 example of what's going through my mind. I don't know. It  
14 depends on how we market what we have. And what we have is  
15 -- I mean, our restaurants. We have great restaurants in  
16 Town so -- including a deli. But I'm thinking --

17 COMMISSIONER PETRACCO: We're just asking for one  
18 bite today (indiscernible).

19 COMMISSIONER ROGERS: But I'm thinking if --  
20 here's what I envisioned. It's just -- it may be out of the  
21 mark, it may be part of it. But we've been around. We've  
22 been to Morristown. But what about something like a trolley  
23 car. Sort of like 1800 trolley car service to downtown  
24 Franklin Avenue? I mean, that's pretty unique. It's pretty  
25 neat. And you have these different restaurants, for

1 example. Who knows what we could put in there as we move  
2 forward. But that's what I'm thinking about. People love  
3 food and we've got it here. We've got rib places and all  
4 kinds of great restaurants.

5 But I'm thinking the way we market our part of the  
6 bargain here, in other words, the way you market Franklin  
7 Avenue. I think it could be -- I'm an optimist. I think it  
8 could be done.

9 COMMISSIONER EVANS: Just a point. And I sit here  
10 trying to think about one of the things you had said and  
11 trying to crystalize what's important to me, recognizing  
12 that somebody else is going to go right after you.

13 So when I think about Nutley and I think about a  
14 campus that in combined is over 100 acres, right? And it's  
15 already sort of given that next generation name On3. That  
16 type of thing. Which, eh, maybe not my generation. But --

17 COMMISSIONER TUCCI: I love it.

18 COMMISSIONER ROGERS: What generation are you  
19 again?

20 COMMISSIONER EVANS: I'm more like you. But I  
21 have -- you're a traditionalist. I'm still a boomer. I'm  
22 not sure you fit that, but that's right.

23 But the point is we -- and it relates to some of  
24 the comments you're hearing here. If we don't create a  
25 brand identity for -- at two levels. One, overall, what it

1 means to be -- to live in Nutley for one. And two, how do  
2 we brand the attractiveness of our business district, which  
3 has some real challenges?

4 You know, we've been advised by others that have  
5 looked at it over the years that it's too long, too narrow,  
6 and too short, right? Because it just -- it butts up --  
7 everything you want to do in the business district and it  
8 butts right up against the residential neighborhood and you  
9 have to be sensitive to the (indiscernible) requirements and  
10 everything else that goes there.

11 So that doesn't mean that that's fatal, it just  
12 means that that's actually a visioning and a planning  
13 challenge. But unless we can come up with something in a  
14 way that actually allows us to create that draw so that  
15 someone, as you said, is going to want to leave that campus  
16 because it's a really cool place to go to. Right? That's  
17 what -- for me, as I'm listening, I want to better  
18 understand how we go about doing that.

19 And then, to a degree, residents' input is  
20 important but also your ability to envision and create  
21 options and things that residents can evaluate, it becomes I  
22 think at the core very critical to that because many times,  
23 people will say I don't want any more residential. The  
24 streets are too congested, right, without really understanding  
25 -- and I'm not suggesting that -- one way or the other --

1 without understanding what today's options really are  
2 because of the fact that they're not necessarily as well  
3 steeped as professionals would be in thinking about how you  
4 bring all that forth.

5 So what I'm sharing is anything that's being done,  
6 and we hear a lot about a plan for Hoffmann-LaRoche. But as  
7 you're hearing, and I think Commissioner Tucci's comments  
8 were dead on, right? The idea is anything that we're going  
9 to be doing there has to be evaluated in the context of how  
10 it actually influences a Town that has the rich history that  
11 we have, right?

12 We are a -- primarily a residential community. So  
13 there's a richness associated with that. We've always said  
14 that we want Nutley to be a place where it is safe and it's  
15 an environment which is productive for raising a family,  
16 right, and for actually creating a lifestyle that allows  
17 generations to want to be here, right?

18 So and we have a lot of border issues, too,  
19 because there are a lot of challenges that are around us.  
20 So we want to actually brighten the idea of the oasis, that  
21 Nutley truly is and can become. I agree with Commissioner  
22 Rogers' comment about how do we think about marketing and  
23 promoting as one element, but envisioning what really is  
24 part of that in helping this Board, as well as the community,  
25 better understand what's available under the art of the

1 possible will be critical, I think, to the success of the  
2 role of any planner here.

3 MS. HINDENLANG: Right. And to respond to your  
4 question, I mean obviously we strongly feel that making that  
5 connectivity is something that can be done, and we can see  
6 many examples of where that has been done. And just as  
7 you're explaining like the art of the creativity, it's -- as  
8 we showed you precedence today, that's usually how we do our  
9 public engagement. We show them different options of what  
10 could be done and then we try to tailor it to what you all  
11 are and how to protect what's here. And I think that's kind  
12 of the story of Nutley that I noticed from everything I did  
13 is it's like you're great at preserving what you have and  
14 still growing. And that's a great balance to have. So how  
15 do you do that? And how do you communicate that with  
16 branding? And how do you get that common voice? That's  
17 going to be important to establish that vision and that  
18 common voice. That will be important for Franklin Avenue.

19 And the long corridor, that's not fatal. It's  
20 breaking it down into little pieces. Maybe it's three  
21 pieces that are oriented towards this and this, and they all  
22 have their own identities. So there's many options to do  
23 that there. But to make that connectivity happen is going  
24 to have different layers. And it's going to be some  
25 regulatory, where you maybe control how much retail they can

1 put on this site or you control what kind of retail goes on  
2 that site to try to encourage them to come into the --

3 COMMISSIONER PETRACCO: Well, the problem we have  
4 is that seems like it's going to be on the Clifton side. So  
5 we're not going to have much to say about that?

6 MS. HINDENLANG: Well, and I think that you should  
7 have something to say about that and you should try to get  
8 in those conversations and maybe that's us working -- or  
9 their planner working with the Clifton planner. But if the  
10 retail goes on that side and you get more of the residential  
11 and offices and everything, then you're closer to people  
12 walking to the downtown. You have more of that dense user  
13 population to take advantage of.

14 So that's not necessarily a bad thing, I would  
15 say. But making it physically attractive and accessible,  
16 either through ride share, or trolley, or through these  
17 really beautiful nice connections, that will draw people.

18 There's a reason malls are dying everywhere.  
19 People don't want to be closed in a large building. They  
20 want to be out. They want to see things. They want to kind  
21 of wander. So I think that kind of old style of wanting to  
22 be stuck in a campus and spend your whole day in one place  
23 and go from that, I think that that's dying off. And the  
24 people that taking the place and moving into those roles  
25 want a downtown like Nutley and spend time. I mean, I came

1 here and spent time. I walked the streets and went to  
2 different restaurants and bars. And it's just a great  
3 environment to be in. And that alone is an attractor. And  
4 if you learn to sell that and brand it, then I think you'll  
5 be successful.

6 MAYOR SCARPELLI: I think what we want to do is to  
7 take that live, work, play concept and not have it apply to  
8 that campus, but have it apply to our Town.

9 MS. HINDENLANG: Yes, absolutely.

10 MAYOR SCARPELLI: Thank you for coming in. We  
11 appreciate your time.

12 MS. HINDENLANG: Yes, thank you.

13 COMMISSIONER TUCCI: Thank you for the very nice  
14 pictures of my parks.

15 MS. HINDENLANG: Yes. I really enjoyed your  
16 parks.

17 (Pause)

18 MAYOR SCARPELLI: I turn it over to you guys.  
19 DMR.

20 MR. SARLO: All set?

21 MAYOR SCARPELLI: We're set.

22 MR. SARLO: Okay. Thank you Mayor, Commissioners,  
23 counsel, thank you again for the opportunity to come back  
24 and reintroduce ourselves and to present to the other  
25 commissioners that we did not have the opportunity to speak

1 to last time we came in. My name is Charles Sarlo. My  
2 colleague, Fran Reiner. We're principals of DMR Architects.  
3 Functionally, I'm Vice-President and General Counsel of DMR  
4 Architects. Fran is the Senior Urban Designer and is  
5 Redevelopment Consultant to a number of municipalities.

6 And I think what -- DMR Architects is a 25 -year-old  
7 firm. We celebrated our anniversary this past year.  
8 And it's a planning and architectural firm. And I think  
9 what separates DMR from other planning firms is the  
10 combination of the planning and the architecture, and I'll  
11 touch on that in a minute.

12 The planning function that Fran heads up clearly  
13 stands on its own in terms of the portfolio that's being  
14 created, the opportunities, the relationships that we have  
15 with the municipalities, the success stories in Hackensack,  
16 which has had a totally different objective. You know, you  
17 hear Fran talk about the thousands and thousands of  
18 residential units in downtown Hackensack that was created as  
19 a result of Fran's vision. But that had a certain objective  
20 to put people into -- back into the downtown area of  
21 Hackensack and success stories over in Paramus with the  
22 Valley Hospital moving from Ridgewood into Paramus.

23 So the planning stands on its own in terms of its  
24 qualifications and expertise. But again, the -- we think  
25 differentiates ourselves is the value added by having the

1 architectural practice in house. And what I mean by that is  
2 when you see a master plan or you see a graphic or something  
3 like this, or redevelopment plans and you see a lot of  
4 different boxes, a lot of times those boxes are just pretty  
5 pictures and the redevelopment plans can never be built as  
6 envisioned or as shown on a screen or on paper.

7 But when DMR and Fran puts boxes on the table, we  
8 know that those boxes can fit, and a building can function  
9 and operate because of the architectural interplay. We also  
10 have in house -- we have redevelopment experience. Lloyd  
11 Rosenberg, the CEO, redeveloper. I have redevelopment  
12 experience. I'm a land use attorney. I'm a real estate  
13 attorney. I represented zoning boards and planning boards  
14 in a number of municipalities. We know it. We get it.

15 And so when you develop a redevelopment plan, in  
16 order to make sure it's not just a book that sits on a shelf  
17 and collects dust that you can never really develop off of,  
18 we think through a lot of the things that other planning  
19 firms may not be able to. We bring that value added  
20 expertise that we have in-house and share that with Fran.

21 And one example is the Pfister site in  
22 Ridgefield. It's a 19-acre site, old industrial facility  
23 that the Town wants to see redeveloped. And the  
24 redeveloper, the property owner who has not been designated  
25 as the redeveloper, but they want to be. So they came to

1 the plan with a draft redevelopment plan. They developed it  
2 and they had their master plan and the pretty pictures. And  
3 we sat down and -- before we could start talking about uses,  
4 and densities, and height, we looked at the development  
5 aspect of it. Similar to Hoffmann-La Roche it's on a highway  
6 that's on Route 46. But one differential is Route 46 is  
7 here and the site is here. It's bounded by is it Overpeck  
8 Creek or the Hackensack River, so a water body. It's  
9 bounded by a railroad track that had two roads leading to  
10 the site, but really only one rail crossing. That's not a  
11 public rail crossing, and an industrial building.

12 So we started asking questions. They had -- they  
13 were proposing, how many units, 650 units and a lot of  
14 retail and office. We started asking questions about  
15 accessibility, okay? This was an old industrial -- this was  
16 a former manufacturing plant. And we're saying, well, what  
17 about the -- have you talked to the DOT about  
18 ingress/egress? Why are we talking about whether you want  
19 400 residential units or 600 residential units or how much  
20 square feet are retail? What -- look at the development  
21 constraints.

22 So you have this existing access off of Route 46,  
23 that was for a manufactured facility. Have you gone to the  
24 DOT? Are they going to allow you to get a major access  
25 permit? They wanted to move the railroad crossing from the

1 one street to the next street. Well, that's great, but it  
2 was -- what was it, CSX. Have you talked to CSX? They  
3 don't give up their rights too easy. They don't move  
4 railroad crossings. And the existing railroad crossing was  
5 only for the industrial facility. Are they now going to  
6 allow and what is it going to cost you? Are you even going  
7 to be able to get it to allow 600 residential units? And if  
8 it's one per residential unit or husband and wife too,  
9 they're going to allow 1,200 cars crossing a railroad  
10 crossing that has to be improved?

11 So the whole point of that is you could look at --  
12 a redevelopment plan could be created. But really before  
13 you start that discussion, you really have to look at the  
14 constraints of the site and we do that in-house. We have  
15 that value added because of the architectural, the real  
16 estate knowledge, and the land use knowledge being  
17 developers. And we're able to feed that to Fran.

18 I think some of the dialogue earlier, obviously I  
19 think everybody recognizes that PRISM is a sophisticated  
20 developer. I don't think there's any dispute there. A very  
21 quality, sophisticated developer. So on the flip side, we  
22 think the municipality needs a sophisticated planner to  
23 protect their interests. So, you have to balance that out.

24 They're making a huge investment. They're going  
25 to want their return on their investment. And clearly they

1 say all the right things, but at the end of the day, they're  
2 going to want financial performance, okay, and they're going  
3 to have to make a return on their investment.

4 I'm not -- I have no doubt that they're going to  
5 be able to be very, very successful given that the property  
6 is located in the Town of Nutley, which I'm very familiar  
7 with.

8 And some of the, from the last time we were here,  
9 Commissioner Tucci brought it up, the Mayor brought it up,  
10 you brought it up last time, you brought it up again this  
11 time. And we heard the dialogue with the prior planning  
12 firm about the connectivity. I'm certainly not a planner,  
13 so I'm not going to -- I don't want to steal Fran's thunder,  
14 but when you hear that discussion. I live up in Washington  
15 Township, the Bergen County Washington Township and I  
16 actually ran for Mayor back in 2009, I guess. Governor  
17 Christie was on the ticket, so -- it was a Republican town.

18 But anyway, if you're up in that area, Seasons is  
19 the catering hall in Washington Township. And that  
20 intersection is a nightmare. But outside of Seasons, the  
21 one corner had three abandoned houses that was actually  
22 owned by -- that were owned by the owners of Seasons. On  
23 the other corner was an abandoned gas station. And on the  
24 other corner was basically an abandoned commercial building.

25 And during the mayoral campaign, there was a lot

1 of discussion of what do we do? And my whole philosophy  
2 was, look, you have an asset. Seasons is an asset. It  
3 brings people into your Town, all right? It gives your Town  
4 exposure. Build around that asset. Don't replace a gas  
5 station with a gas station and an office building with an  
6 office building. Build around that asset, use that asset.

7 You know, people go into New York to shop for  
8 wedding gowns and they would like to go to two or three  
9 different places, right? Put complimentary retail around  
10 there. They're coming to Seasons anyway, into your Town to  
11 go visit Seasons to see if they want to have their wedding  
12 there or their anniversary there. So let them then go  
13 across the street for a wedding gown. Make it like a  
14 wedding district, photographers and things like that.

15 The whole point is it's an asset, use that asset.  
16 The parallel that I bring to Nutley is Hoffmann-La Roche,  
17 this site was an asset when it was operating because of the  
18 number of people that were there. But that's now a vacant,  
19 defunct site. And your asset is Franklin Avenue with the  
20 great restaurants. So marketing is good and all, but I think  
21 you've got to turn around the conversation and say we have  
22 the asset. How are you going to build around our asset?

23 With that, I'd like to turn it over to Fran.

24 MR. REINER: So my name is Francis Reiner. I'm a  
25 professional planner. I'm also a landscape architect. I

1 think that's important because my background is in physical  
2 design. So I spent the better part of 15 years working with  
3 developers on actually designing physical spaces, buildings,  
4 streets.

5 There's two types of planners that you come  
6 across. One is a policy planner and one is a physical  
7 planner. And then there are some that work well within  
8 both. And we feel confident that we work well within the  
9 physical design. So we understand how buildings get built,  
10 how they get designed, what makes good streets, what makes  
11 good public space.

12 This is going to be a really highly visible  
13 project. And there's going to be a great deal of people  
14 watching the process. And what I want to do as opposed to  
15 going through our qualifications was to go talk about  
16 specific statements that you made and that Gene made during  
17 his presentation and relate how we've implemented those  
18 things in some of the projects we've been involved in.

19 So as I mentioned, very highly visible. We've  
20 been involved -- and I took a lot of notes. So we've been  
21 involved with a number of highly visible projects, highly  
22 important projects. Just to go through a few of them. Cain  
23 University, we did the 2020 Master Plan for Cain University.  
24 Of that master plan, two buildings have been built that were  
25 identified in our master plan from that process.

1           As Charles mentioned, we're doing the Pfister  
2 site. In Hoboken, we are involved with the North End  
3 R edevelopment Plan. We're writing that plan, which is 16  
4 city blocks. We've had public engagements already where we  
5 go out and have public meetings and workshops. In  
6 Bayonne , we're doing a reexamination study and we're  
7 doing a ferry study. We've had online surveys for both of  
8 those projects. We've had public workshops. Evenings where  
9 we brought in -- 350 people came over to three meetings in  
10 different parts of the Town.

11           We set up a style of a public workshop that allows  
12 all participants to be involved with the process. And then  
13 each group, we basically bring people down into 8 or 10  
14 people, each group gets to present their findings at the end  
15 of the night. So these are ways that you involve the public  
16 that they feel like they have a part of the process.

17           In Paramus, we rezoned the entire commercial  
18 district around [routes] 4 & 17 to allow, among other things,  
19 a healthcare and hospital campus. In Woodcliff Lake, we  
20 conducted a Saturday afternoon workshop where we had 150  
21 people show up in order to rezone their Broadway corridor,  
22 their downtown area.

23           We've done private development projects like  
24 SkyMark, which is a 55 acre site at 95 and 46. And then  
25 in Hackensack, which a lot people know us for, I think

1 there's a couple things that were mentioned. Commissioner  
2 Evans, you mentioned the sensitivity to generating revenue.  
3 So in 2010, when we started the rehabilitation plan for the  
4 City of Hackensack, it was adopted in 2012, there was zero  
5 dollars of revenue that had been -- private capital that had  
6 been invested in the downtown Hackensack for the past 30  
7 years.

8 Since 2012, we have adopted 14 redevelopment  
9 plans. We've negotiated five PILOTs. We are negotiating  
10 another three PILOTs. Among them - we are the redevelopment  
11 consultant for the City of Hackensack - we're negotiating  
12 with PRISM Properties on a project in Hackensack at a train  
13 station. So we haven't worked directly with Gene, although  
14 he's been at some of the meetings, we've been working with  
15 Bob Fourniadis, who is with his group.

16 Of those projects, we have seven projects that are  
17 under construction. We have \$300 million of private  
18 investment that's been placed into the downtown Hackensack  
19 since 2012. And by 2018, with the other projects that are  
20 in process, we believe we're going to have over a billion  
21 dollars of investment.

22 If you've gone down Hackensack in the last couple  
23 of weeks, there are five active projects that are getting  
24 built in the downtown and on Main Street or just off of Main  
25 Street. So when I say that we're not just about writing a

1 policy, we're trying to figure out how to implement  
2 development, how to implement private capital into projects.

3 A couple of things that were also mentioned. EIT  
4 and grants. So in Hackensack, we have a \$3.1 million EIT  
5 grant to separate out the storm water sewer system. We  
6 implemented a public park, Atlantic Street Park. We got a  
7 \$268,000 grant from the county. We are now constructing a  
8 performing arts center, which was a \$4 million project that  
9 we bonded by the city.

10 So we have seen and implemented a great deal of  
11 what has been talked about for this particular site. I  
12 mentioned a rubber tire trolley in Hackensack. That's one  
13 of our initiatives. We want to do Wi-Fi in the downtown.  
14 We want to do rubber tire trolley and the developers to pay  
15 for it. And we want to do city bike. Those are all  
16 initiatives that we're trying to move forward in the next  
17 four years.

18 When we started this process in Hackensack, it was  
19 with the previous administration. So I have now been  
20 through two new administrations and five city managers.  
21 We're the only redevelopment consultant that involved the  
22 entire process. Of the 14 redevelopment plans, and this is  
23 probably from my standpoint the most important thing, we  
24 adopted a downtown rehabilitation plan for 163 acres in the  
25 downtown. We have drawn every single redevelopment plan

1 before any private developer was ever involved.

2 What happened is we put the plan together, real  
3 estate brokers started to assemble properties. Real estate  
4 brokers came to us and said, "We have these properties  
5 assembled". We drew the plans. We then took those plans and  
6 brought them to the development community. Those plans were  
7 then taken and requested to be an area in need of  
8 redevelopment, which we designated and did the redevelopment  
9 plan and then site plan approved and now under construction.

10 So that's important because there's a lot of talk  
11 about connectivity between the On3 campus and downtown  
12 about the competition between if you have a new Main Street  
13 On3 site versus the downtown. It is competition. It is  
14 critical that you consider what type of retail and most  
15 importantly, how much retail goes on any main street that's  
16 within the Hoffmann-LaRoche regardless of the amount of  
17 connectivity that you get from the campus to the downtown.

18 So you are in competition and it is important to  
19 understand how you deal with the amount and the type in  
20 order to maintain. And the goal here, I think, for the  
21 redevelopment of that property is to spur economic  
22 redevelopment and private redevelopment into the downtown  
23 sites and in areas that need it. It doesn't necessarily  
24 have to be significant amount of residential like we're  
25 doing in Hackensack. It can be commercial. It can be

1 smaller residential. We have constructed 500 and -- 222 and  
2 226-- 446 residential units in Hackensack that have been  
3 built and are occupied. We have 21 students, K through 12,  
4 in those.

5 I am not promoting a massive amount of  
6 residential. What I'm saying is that there needs to be  
7 residential. The question becomes what type of residential?  
8 Can you do senior housing? Assisted living? And some  
9 moderate type of residential, either for sale or for rent.  
10 Those are the questions that are really critical to making  
11 sure that you're successful in not taking away from the  
12 existing housing and the downtown, both from a retail  
13 standpoint and from a residential standpoint.

14 The other thing -- just a couple of other things.  
15 We -- in Hackensack, we are -- we designated the downtown as  
16 a transit village for the city. That is a municipal  
17 process. That is not the developer going to New Jersey  
18 Transit and it's actually through New Jersey Department of  
19 Transportation, the city has to go through that process.

20 So we took the city through that process. It took  
21 almost a year. You have to meet with New Jersey Department  
22 of Transportation. They come with a steering committee of  
23 12 to 15 people. We met with them three times. You submit  
24 an application. They respond. You then change the  
25 application so we get to the point where then they will

1 approve it. So we've done that for the City of Hackensack.

2 In terms of the buses, we're converting the Main  
3 Street and State Street downtown back to two-way. As part  
4 of that, we're redesigning the bus routes. So we are  
5 working with New Jersey Transit on a daily basis now that  
6 the project has been approved and awarded to a contractor to  
7 start the conversion. So we have been working over the past  
8 year, and now working almost daily, with New Jersey Transit  
9 on rerouting the buses through downtown Hackensack, changing  
10 where the bus stops are located.

11 So instead of it being Main and Atlantic, it's  
12 Atlantic at Main. So this process, again, we're very  
13 familiar with New Jersey Transit, with that group and  
14 understanding how they go through that process in itself.  
15 You can't just change bus routes. They require a six to  
16 eight month process where they have to actually go out and  
17 educate the public from the transit side. So this is --  
18 these are things that we've been involved with and I think -  
19 - and we know about.

20 I mean, I think at the end of the day, what we  
21 bring to the table may be -- that we're most proud of is  
22 that we get things implemented. We didn't do a PowerPoint,  
23 but there's two -- I showed this to the Commissioners before  
24 the last time we met. This is a piece of property in  
25 downtown Hackensack. And this building here is now almost

1 complete as the performing arts center. We -- that's the  
2 result of the project that we got built.

3 So what we're showing you is actual things that  
4 we've gotten done. This is Atlantic Street Park. There's  
5 an outdoor performance area. It was a \$700,000 project. We  
6 had a \$268,000 grant. The City bonded \$2.2 million to build  
7 out a 224 seat performing arts center. So that's a project  
8 that is actually just completing this month, the interior  
9 portion of that.

10 As I said, we did 14 redevelopment plans in  
11 downtown Hackensack. And developers are -- developers --  
12 there are good developers. There are average developers.  
13 There are bad developers. And -- but most developers are  
14 just looking at the bottom line. How many years can I get?  
15 How little parking can I get? How much money can I make?

16 So we instituted in our redevelopment plan, design  
17 standards. So they -- the applicant developer came in with  
18 this as what they wanted to propose. And we went back and  
19 basically said that's not acceptable. And so we worked with  
20 their architect, and the result of that, regardless of  
21 whether or not you like this particular architectural style,  
22 the result of what we did by knowing architecture, by  
23 understanding how to physically design, is the difference  
24 between a building that would have gotten built that  
25 everybody would say is 106 units, has retail on the first

1 floor, and is a good, positive project for Hackensack versus  
2 what we believe is representative of the type of  
3 architecture that Hackensack wants.

4 Now, this is Hackensack. What Nutley -- there's a  
5 different style, a different type, a different architecture.  
6 But the point is that it's not enough just to have a  
7 planning firm represent you. You have to have individuals  
8 who understand the development process, the cost, where you  
9 can draw a line with the developer and say this has to  
10 happen versus where you know that you can't draw that line  
11 because it's financially infeasible.

12 So we think that we bring to the table an ability  
13 to really help you through this process. It's highly  
14 complex. As the previous firm said, this is not easy stuff.  
15 And we deal with it -- now I'm the redeveloper for  
16 Hackensack and we deal with it with 14 different projects in  
17 Hackensack every day with -- we're doing Main Street  
18 conversion. We're doing a rec center. We're doing a sports  
19 facility. We just did a performing arts center. So this is  
20 the type of complexity that you need to have on your side.  
21 And we think that we bring that.

22 MAYOR SCARPELLI: Commissioners?

23 COMMISSIONER TUCCI: I have one quick question  
24 because nobody is talking about this and I know it occurs  
25 because I've been involved with it. We've heard Gene Diaz

1 talk about PILOTS and the benefits of PILOTS and where it  
2 goes. What has your success rate been in community benefit  
3 dollars where developers and people that want to come in and  
4 do different things here are also enhancing the community:  
5 whether it's a park improvement, an infrastructure  
6 improvement, a police substation, or another health sub-  
7 area? How have you done with that and how much have you  
8 taken in for a municipality?

9 MR. REINER: So we have -- like I said, we adopted  
10 five PILOTS with the redevelopment projects that we've done.  
11 And we're negotiating three more and there will be more on  
12 top of that.

13 When you are in the redevelopment process, it  
14 allows you to negotiate for things that the MLUL does not  
15 allow you to negotiate for. So if a developer comes in and  
16 you offer him a 30 year PILOT. In Hackensack, we put  
17 together a policy that basically says depending on the size  
18 of the project and the amount of capital investment, the  
19 city will consider a certain amount of years in terms of the  
20 PILOT .

21 We then have two third parties look and review the  
22 PILOT . We have Ryan Nelson who's a redevelopment attorney  
23 and then we have either Phoenix Advisors or, now we're  
24 looking at Northwest Financial to review the PILOT terms.  
25 So some of the things that --

1 COMMISSIONER TUCCI: Like Dennis Hemerick (ph)?

2 MR. REINER: Dennis is just -- they're just  
3 starting, so we haven't used them yet but they're just  
4 starting. All the ones we've used so far (indiscernible).

5 So a couple things that we've had built as a part  
6 of our projects that were negotiated in the PILOTS. In the  
7 one project, which is Lot C, it's in your book, it was  
8 municipal-owned property. We did a redevelopment plan. We  
9 have -- we're under contract with Hornrock & Russo to  
10 develop a mixed-use project. As a part of that, they're  
11 building 200 public parking spaces and the revenues off of  
12 those public parking spaces are going to be shared with the  
13 municipality indefinitely, even though the developer is  
14 going to be building it, maintaining it, and operating it.

15 So the city is taking what is an empty lot that  
16 generates about \$60,000 of revenue off of parking and is going  
17 to build 200 public parking spaces back that will always be  
18 used for public parking, which will support the Ice House,  
19 which is a regional hockey rink and Foschinin Park  
20 during the summer.

21 We're working and negotiating with Joe Marino of M&M  
22 Century 21 Construction on another municipal lot, which is  
23 lot D, which is in the middle of the downtown, where he would  
24 build in 131 parking spaces currently on a surface lot.  
25 He's going to build 131 parking spaces on a second level and

1 give it to the municipality and we will be negotiating that  
2 revenue for that from the city.

3 The other things that developers have done have --  
4 they have -- for the performing arts center, we raised over  
5 a half a million dollars of private funding towards that  
6 facility. We haven't negotiated things like construction of  
7 a park or a substation in Hackensack. What we have been  
8 working on is infrastructure improvements. So we require  
9 developers to do underground storm water when it wasn't  
10 necessarily required or mandated by the code, the city.  
11 We've mandated the parking, the public parking.

12 What I'll say is that the PILOTS are very  
13 difficult. The public does not understand that. We have --  
14 and we continue to have extensive public meetings where the  
15 redevelopment attorney and myself will engage the public in  
16 an open dialogue of what a PILOT is. We do have information  
17 on the city website about what PILOTS are, what the benefits  
18 are, what the misunderstood parts of PILOTS are.

19 And then we have meetings to discuss them. So  
20 that is an educational process that you'll have to go  
21 through regardless. The other educational process you'll  
22 have to go through, which was previously mentioned, was the  
23 idea of school-aged children and the number of school-aged  
24 children based on the number of units. And there are --  
25 they were very accurate with their numbers. The

1 calculations are what they are.

2 The difference that we can maybe bring to the  
3 table a little bit different is that we can show you actual  
4 projects that have been built that we have been involved  
5 with that we know the school-aged kids. So that becomes  
6 more about -- not about philosophy or a report, it becomes  
7 about factual. Now, every town will tell you, because I've  
8 had everybody in every town tell me, yeah, but in my town,  
9 people move here because of the schools. So whatever  
10 information you have from Woodcliff Lake, or Hackensack, or  
11 Bayonne, is irrelevant because in my town, everybody moves  
12 here because of the -- so that's all part of the dialogue,  
13 all part of the conversation. You have to know those things  
14 going in.

15 COMMISSIONER PETRACCO: So kind of a couple of  
16 questions that I have is before you mentioned about drawing  
17 the line in the sand with the developer, you know, about how  
18 much retail and that's been kind of common from both  
19 parties. So what do you use as leverage, especially in this  
20 case where you're working with two different counties, two  
21 different municipalities? What kind of leverage do you do  
22 to minimize that?

23 MR. REINER: Yeah, so I'm going to answer the same  
24 way that was previously answered. You have to engage the  
25 other planner and you have to engage the other municipality

1 in that process. You will have limited ability to direct  
2 what happens outside of your boundary.

3 What happens within your boundary, it really has  
4 to do with the political will. It just does. We've been in  
5 municipalities where developers have come to the table and  
6 said I've got to have this. And the Mayor and council in  
7 those particular towns, either they say it enough, or they  
8 say it loud enough, or they say it where they fold and they  
9 accept. And then I've been in municipalities where some of  
10 the Mayor and councils will basically say I'm not accepting  
11 that.

12 And you'll be surprised how far a developer will  
13 move before he pushes his chair back and walks out. And  
14 that's a part of -- we're talking about a minor amount of  
15 actual square footage retail on that main street in  
16 comparison to the value of the rest of the 3.8 million  
17 square feet that's being proposed.

18 The y want a successful project. But you can't  
19 allow it to be at the cost of your downtown. And so the  
20 idea if we said -- if they said we want to build 100,000  
21 square foot of retail on Main Street and you said, you know,  
22 we're only going to accept 50,000. The value of that 50,000  
23 because it's not going to be -- they're not going to ask for  
24 250,000 or 500,000 square foot retail. The value to them is  
25 so nominal compared to the 3.8 million. You've got to come

1 in and say this is what we need to support your 3.8 million  
2 square foot and the 8,000 jobs and the 2,000 students to  
3 support them. But we can't have it at the cost of our  
4 downtown.

5 So the rubber tire trolley is an excellent  
6 proposal. The connectivity along the railroad tracks to the  
7 small municipal lot, those are important. But what's most  
8 important is that you just don't allow that entire strip to  
9 be -- substitute what you have in the downtown.

10 Now, there's retail like on Route 3 that will  
11 never compete against the downtown retail. Your strip  
12 retail -- the people that go to that strip retail are not  
13 going to choose to go to that restaurant on a strip retail,  
14 like an Applebee's, versus a restaurant in your downtown.  
15 They're different users.

16 So what you have to be most concerned with is the  
17 type of retail that you allow, not just the number of retail  
18 that's allowed. Is that --

19 MAYOR SCARPELLI: I don't know if I speak for you,  
20 but what's being proposed is on the Clifton side, most of  
21 the retail. So we have limited ability to influence what's  
22 happening there.

23 MR. REINER: But again, if you look at some of the  
24 plans, and this is part of the dialogue that you have to  
25 have with Gene and with PRISM and to talk about, you know,

1 what is the type of retail that would be successful for  
2 them, that is car driven, Route 3 driven, retail that won't  
3 compete against your downtown versus if you -- if Gene came  
4 in and said I want to build an entire new Main Street from  
5 Route 3 all the way to the railroad tracks. And we want to  
6 line retail restaurants and retail all along that strip.  
7 That is -- I don't know how -- I'm not sure how long that  
8 strip would be. That would be far more impactful from a  
9 negative standpoint than if they went and built a strip  
10 retail center out on Route 3.

11 So there's a difference between the two and  
12 whether or not you compete with the downtown. So I think  
13 that's all part of the conversation that you have to have  
14 with Gene.

15 The good thing that you have here with PRISM is  
16 that you do have leverage, right? I mean, you're going to  
17 write a redevelopment plan that allows them to do certain  
18 things. Well, if you know that they're doing something in  
19 Clifton that they don't -- that you don't like or is going  
20 to be negatively impacted, then you can go to the table with  
21 Gene and say, listen, maybe instead of 3.8 million, we're  
22 only going to get you -- you're only going to get to 2  
23 million square feet.

24 And it's not a threatening position because -- and  
25 I don't mean it to be like that because you have to be

1 cooperative. They are good developers. They are looking  
2 out for -- they don't want Nutley to fail. But sometimes  
3 developers trip over their own feet because they see the  
4 dollar signs or the value here and they don't see the  
5 negative impact that it has on your downtown.

6 So I think that's part of the conversation, part  
7 of the negotiation, part of the discussion. And I -- having  
8 negotiated with PRISM, not with Gene, but with PRISM, they  
9 want the success of -- and in Hackensack, they want the  
10 success of Hackensack. When they came to us, they wanted  
11 220 units. We ended up at 140.

12 COMMISSIONER PETRACCO: PRISM?

13 MR. REINER: PRISM. We ended up at 140.

14 COMMISSIONER PETRACCO: But you didn't deal with  
15 Gene?

16 MR. REINER: Gene was at the table in some of the  
17 meetings, but the person that we've been negotiating with is  
18 Bob Fourniadis, who works under Gene. So Bob has been  
19 the guy that I've been in contact with throughout the  
20 process.

21 The point being is that they clearly and if you  
22 look at a lot of their projects, I think they clearly are  
23 the type of developer that wants to see success not just on  
24 their project, but they understand that your success in the  
25 downtown is part of their success and their success is part

1 of your success in the downtown.

2 MAYOR SCARPELLI: Anything else?

3 MR. REINER: Thank you very much.

4 MAYOR SCARPELLI: Thank you, fellows.

5 Mr. Genitempo, how long in the executive do you foresee?

6 MR. GENITEMPO: It depends on how much he has to  
7 say. I only have one other minor thing after -- I'm  
8 assuming you want to discuss this?

9 MAYOR SCARPELLI: Well, I was thinking if we go to  
10 executive, we can limit it and go from there.

11 COMMISSIONER TUCCI: I just have one minor item.  
12 It might only take like three minutes.

13 MAYOR SCARPELLI: So could I have a motion to go  
14 into executive?

15 COMMISSIONER TUCCI: So moved.

16 MAYOR SCARPELLI: To discuss --

17 MR. GENITEMPO: We have contract negotiations.

18 MAYOR SCARPELLI: Madam Clerk?

19 MADAM CLERK: Yes. Whereas, Section 8  
20 of the Open Public Meeting Act, Chapter 231, Public Law 1975  
21 permits the exclusion of the public from a meeting in certain  
22 circumstances; and whereas the public body is of the  
23 opinion that such circumstances exist; and whereas the  
24 Board of Commissioners of the Township of Nutley, in the  
25 County of Essex, in the State of New Jersey desires to

1 proceed to closed executive session;

2 And now, therefore, be it resolved by the Board of  
3 Commissioners of the Township of Nutley, to move into closed  
4 executive session to discuss contract negotiations and  
5 litigation, you said.

6 MR. GENITEMPO: Yes.

7 MADAM CLERK: Be it further resolved that the time  
8 when such discussion may be disclosed to the public shall be  
9 when any special disclosures may be made without adversely  
10 affecting the Township of Nutley, pending and/or anticipated  
11 legal or personnel, contractual matters, and other matters  
12 within the exceptions provided for by statute.

13 Commissioner Rogers?

14 COMMISSIONER ROGERS: Aye.

15 MADAM CLERK: Commissioner Tucci?

16 COMMISSIONER TUCCI: Aye.

17 MADAM CLERK: Commissioner Evans?

18 COMMISSIONER EVANS: Aye.

19 MADAM CLERK: Commissioner Petracco?

20 COMMISSIONER PETRACCO: Aye.

21 MADAM CLERK: Mayor Scarpelli?

22 MAYOR SCARPELLI: Aye.

23 MADAM CLERK: 10:24.

24 (End of audio)

25 MADAM CLERK: We're ready to go back on the

1 record, Mayor.

2 MAYOR SCARPELLI: Go back on the record at what  
3 time, Madam Clerk?

4 MADAM CLERK: Right now, it is 11:04.

5 MAYOR SCARPELLI: I have a resolution to -- for  
6 G eneral Planning Services.

7 Whereas, the Township of Nutley has a continuing  
8 need to retain Professional Services of a Licensed Planner  
9 TOPOLOGY LLC., to provide professional planning services,  
10 primarily related to the ongoing redevelopment of the  
11 Hoffmann La Roche and the Ciccolini properties in the  
12 Township of Nutley; and

13 Whereas, this contract is awarded without  
14 competitive bidding as a "Professional Service" in  
15 accordance with N.J.S.A 19:44 A-20.4 or 20.5 of the Local  
16 Public Contracts Law because the contract is for a service  
17 performed by a person authorized by law to practice a  
18 recognized profession that is regulated by law; and

19 Whereas, after completing interviews of several  
20 potential candidates the Board of Commissioners has  
21 determined that TOPOLOGY LLC., located at 60 Union Street,  
22 Newark, New Jersey is best suited to provide these services  
23 to the Township of Nutley; and

24 Whereas, TOPOLOGY has completed and  
25 submitted a Business Entity Disclosure Certification which

1 certifies that they have not made any reportable  
2 disqualifying contributions to a political or candidate  
3 committee in the Township of Nutley in the previous one  
4 year, and that the contract will prohibit them from making  
5 any reportable contributions through the term of the  
6 contract; and

7       Whereas, funds are available from Account No. T-  
8 715-222-206 subject to the adoption of the 2017 Municipal  
9 Budget and will be certified by the Chief Financial Officer,  
10 and/or will be reimbursed by escrow accounts set up by each  
11 respective developer of the property; and

12       Whereas, Topology LLC., has submitted a proposal  
13 for professional planning services at a cost not to exceed  
14 \$50,000.00; and

15       Now, therefore, be it resolved           that the Board of  
16 Commissioners of the Township of Nutley, County of Essex,  
17 State of New Jersey does hereby designate TOPOLOGY LLC., as  
18 the Planner and enter into an agreement/contract prepared by  
19 the Township Attorney, in an amount not to exceed \$50,000 to  
20 be evenly divided between the two properties for

21 P professional Planning Services.

22       I move the resolution.

23       COMMISSIONER TUCCI:           Second.

24       MADAM CLERK:           Commissioner Rogers?

25       COMMISSIONER ROGERS:       Aye.

1 MADAM CLERK: Commissioner Tucci?

2 COMMISSIONER TUCCI: Aye.

3 MADAM CLERK: Commissioner Evans?

4 COMMISSIONER EVANS: Aye.

5 MADAM CLERK: Commissioner Petracco?

6 COMMISSIONER PETRACCO: Aye.

7 MADAM CLERK: Mayor Scarpelli?

8 MAYOR SCARPELLI: Aye.

9 Motion to adjourn?

10 COMMISSIONER PETRACCO: Move it.

11 MADAM CLERK: Commissioner Rogers?

12 COMMISSIONER ROGERS: Aye.

13 MADAM CLERK: Commissioner Tucci?

14 COMMISSIONER TUCCI: Aye.

15 MADAM CLERK: Commissioner Evans?

16 COMMISSIONER EVANS: Aye.

17 MADAM CLERK: Commissioner Petracco?

18 COMMISSIONER PETRACCO: Aye.

19 MADAM CLERK: Mayor Scarpelli?

20 MAYOR SCARPELLI: Aye.

21 MADAM CLERK: And the time is now 11:06.

22 (Meeting was adjourned at 11:06 P.M.)

23

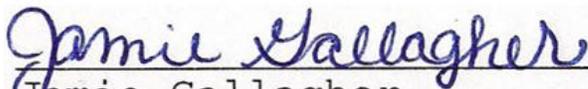
24

25

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

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

I, Jamie Gallagher, certify that the foregoing transcript is  
a true and accurate record of the proceedings.

  
Jamie Gallagher

Date: June 23, 2017

<b>&amp;</b>	<b>13th</b> 52:8	<b>2009</b> 128:16	<b>27th</b> 11:24 81:24
<b>&amp;</b> 54:12 55:2 140:9	<b>14</b> 102:19 132:8 133:22 137:10 138:16	<b>2010</b> 107:15,18 108:24 109:12 132:3	<b>28</b> 72:5 <b>28th</b> 53:2,2 72:22 72:23
<b>0</b>	<b>140</b> 146:11,13	<b>2012</b> 132:4,8,19	<b>29-17</b> 72:21
<b>01-904-905</b> 65:18	<b>15</b> 11:24 13:2 70:1 130:2 135:23	<b>2012a</b> 66:18	<b>29a</b> 58:8
<b>1</b>	<b>150</b> 105:4 131:20	<b>2016</b> 82:6	<b>29th</b> 53:19
<b>1</b> 11:19 12:3 17:1 53:19 59:12 71:7	<b>159</b> 68:24	<b>2017</b> 1:10 2:3,6 50:24 51:2,18,19 51:19 52:8 53:2 53:18,18,19 55:5 58:16 63:24 64:20 71:6,7,7 72:22,25 150:8 152:14	<b>2nd</b> 51:19 52:8,12
<b>1,082.43.</b> 55:6	<b>15th</b> 20:1	<b>2017-2018</b> 71:22	<b>3</b>
<b>1,100</b> 16:15 17:5,6	<b>16</b> 46:4 66:21 87:2 131:3	<b>2018</b> 53:2 72:23 132:19	<b>3</b> 7:20,20,21,21,22 7:22 8:2,3,11 10:25 15:7 16:2 25:1,8 34:9 35:3 36:5,9,13,24 37:2 37:2 48:25 118:15 134:11,13 144:10 145:2,5,10
<b>1,129.39</b> 70:1	<b>160</b> 19:9	<b>2020</b> 130:23	<b>3,000</b> 84:14
<b>1,185</b> 69:3,9	<b>163</b> 133:24	<b>21</b> 9:12 135:3 140:22	<b>3.1</b> 133:4
<b>1,200</b> 127:9	<b>16th</b> 4:10 54:11	<b>21st</b> 15:19	<b>3.8</b> 35:4 143:16,25 144:1 145:21
<b>1,500</b> 10:10	<b>17-01577</b> 54:11	<b>220</b> 146:11	<b>30</b> 13:1 81:12 87:2 111:10 132:6 139:16
<b>1.2</b> 35:4	<b>18</b> 47:14 105:21	<b>222</b> 135:1	<b>30,000</b> 87:4
<b>10</b> 66:20,20 109:9 111:8 112:22 131:13	<b>1800</b> 117:23	<b>224</b> 137:7	<b>30-17</b> 72:24
<b>100</b> 15:5 41:25 46:6 65:25 67:5 89:10 118:14	<b>18th</b> 2:6 51:2,19 52:8 53:18	<b>226</b> 135:2	<b>300</b> 132:17
<b>100,000</b> 46:16 143:20	<b>19</b> 125:22	<b>228</b> 58:6	<b>300,000</b> 46:13
<b>100,949.55</b> 55:2	<b>19,875</b> 54:13	<b>23</b> 152:14	<b>301</b> 68:23
<b>102</b> 11:12 12:25 15:8 27:2 46:5	<b>191</b> 23:3	<b>230,000</b> 63:18	<b>30th</b> 4:3 63:24 64:20
<b>106</b> 137:25	<b>1975</b> 2:5 51:1 147:20	<b>231</b> 2:5 51:1 147:20	<b>31</b> 9:12 18:1 76:2
<b>10:24</b> 148:23	<b>199</b> 23:3	<b>232</b> 19:7	<b>3100</b> 66:20
<b>11</b> 112:22,24	<b>1997</b> 67:9	<b>24</b> 38:3	<b>31st</b> 71:7
<b>11-11</b> 70:15	<b>19:44</b> 149:15	<b>24/7</b> 8:17 34:18	<b>33</b> 47:15
<b>11:04</b> 149:4	<b>19th</b> 55:5	<b>25</b> 9:3 86:24 124:6	<b>3323f</b> 62:6
<b>11:06</b> 151:21,22	<b>1st</b> 18:12	<b>250,000</b> 143:24	<b>3358</b> 59:7
<b>12</b> 26:11 45:11 135:3,23	<b>2</b>	<b>251</b> 12:16	<b>3359</b> 60:4
<b>120</b> 96:22 97:7	<b>2</b> 145:22	<b>26-909-902</b> 69:1	<b>34</b> 59:8,13
<b>12th</b> 11:24	<b>2,000</b> 105:24 144:2	<b>268</b> 111:8	<b>340</b> 36:18
<b>13</b> 23:3	<b>2,429,835.95</b> 55:3	<b>268,000</b> 133:7 137:6	
<b>131</b> 140:24,25	<b>2.2</b> 137:6		
<b>134,039.82</b> 55:4	<b>20</b> 32:3 65:24 87:22 95:24		

<p><b>350</b> 31:20 131:9  <b>37,000</b> 32:2  <b>38,625</b> 54:12  <b>39:4-197</b> 59:12  <b>3rd</b> 19:25</p>	<p><b>570</b> 85:3  <b>58</b> 60:6  <b>5th</b> 58:15,16</p>	<p><b>9</b></p>	<p><b>access</b> 9:9 14:23                  23:13 24:5,14,20                  25:12,25 63:8                  126:22,24</p>
<p><b>4</b></p>	<p><b>6</b></p>	<p><b>9</b> 59:13 90:11  <b>9,477.98</b> 68:6  <b>9,875</b> 68:22,25</p>	<p><b>accessibility</b></p>
<p><b>4</b> 24:16 48:25                  133:8  <b>4,000</b> 82:3 85:21  <b>4.7</b> 35:7  <b>40,000</b> 13:1 111:10  <b>400</b> 126:19  <b>40a</b> 70:15  <b>417</b> 131:18  <b>446</b> 135:2  <b>46</b> 126:6,6,22                  131:24  <b>462</b> 74:14  <b>493</b> 52:25 72:21  <b>4th</b> 51:18 52:8,17</p>	<p><b>60</b> 12:12 13:23                  26:23 43:23                  149:21  <b>60,000</b> 140:16  <b>600</b> 111:12 126:19                  127:7  <b>65</b> 107:3  <b>650</b> 126:13  <b>66</b> 72:5  <b>665-22</b> 65:9</p>	<p><b>90</b> 13:24  <b>9106</b> 70:1  <b>911</b> 87:23,25  <b>95</b> 131:24  <b>9502</b> 66:20  <b>96,229.79</b> 55:3  <b>99</b> 67:9  <b>9:00</b> 53:19</p>	<p><b>accessible</b> 75:1                  102:25 104:3,16                  122:15</p>
<p><b>5</b></p>	<p><b>7</b></p>	<p><b>a</b></p>	<p><b>accessing</b> 36:21  <b>accessories</b> 62:3                  62:12</p>
<p><b>5</b> 41:20 99:10  <b>5,000</b> 85:22  <b>5,117,520.64.</b> 55:7  <b>50</b> 3:5 59:15 65:11                  65:24  <b>50,000</b> 87:3 143:22                  143:22 150:19  <b>50,000.00</b> 150:14  <b>50,470</b> 62:4  <b>50/50</b> 72:25  <b>500</b> 16:9,10 24:16                  135:1  <b>500,000</b> 143:24  <b>51,000</b> 107:2  <b>53</b> 23:4  <b>55</b> 9:14 131:24  <b>552</b> 63:17  <b>5602</b> 66:20</p>	<p><b>7</b> 38:3 61:24 62:13                  99:9  <b>70,000</b> 34:8  <b>700</b> 99:9,9  <b>700,000</b> 137:5  <b>715-222-206</b> 150:8  <b>75</b> 35:3  <b>76</b> 16:25 17:1                  19:23  <b>763,080.53.</b> 55:4  <b>792,130.78.</b> 55:5  <b>7:06</b> 2:3  <b>7:30</b> 57:6  <b>7th</b> 52:8 72:25</p>	<p><b>a.m.</b> 53:19  <b>abandoned</b> 29:20                  128:21,23,24  <b>abate</b> 82:7  <b>abated</b> 84:23  <b>abatement</b> 82:7  <b>abating</b> 82:11  <b>ability</b> 17:13 99:24                  119:20 138:12                  143:1 144:21  <b>able</b> 3:18 9:24                  13:24 18:11,21                  20:12 22:25 31:5                  41:8,14 78:24                  95:24 97:9 103:17                  104:13 116:2                  125:19 127:7,17                  128:5</p>	<p><b>accident</b> 86:23                  89:3,22 91:8,8                  92:16</p>
<p><b>8</b></p>	<p><b>8</b></p>	<p><b>abramson</b> 94:16  <b>absolutely</b> 44:19                  46:20 102:12                  114:10 123:9  <b>abstain</b> 52:13  <b>accept</b> 143:9,22  <b>acceptable</b> 137:19  <b>accepting</b> 143:10</p>	<p><b>accommodate</b>                  27:1,12 46:16</p>
<p><b>8</b> 1:10 131:13                  147:19  <b>8,000</b> 144:2  <b>800,171.79.</b> 55:6  <b>81</b> 86:20  <b>8:20</b> 50:24  <b>8th</b> 2:3 50:24 55:1                  55:6</p>	<p><b>7</b></p>	<p><b>abandon</b> 29:20                  128:21,23,24  <b>abate</b> 82:7  <b>abated</b> 84:23  <b>abatement</b> 82:7  <b>abating</b> 82:11  <b>ability</b> 17:13 99:24                  119:20 138:12                  143:1 144:21  <b>able</b> 3:18 9:24                  13:24 18:11,21                  20:12 22:25 31:5                  41:8,14 78:24                  95:24 97:9 103:17                  104:13 116:2                  125:19 127:7,17                  128:5</p>	<p><b>accompanying</b>                  10:8</p>
<p><b>8</b> 1:10 131:13                  147:19  <b>8,000</b> 144:2  <b>800,171.79.</b> 55:6  <b>81</b> 86:20  <b>8:20</b> 50:24  <b>8th</b> 2:3 50:24 55:1                  55:6</p>	<p><b>7</b></p>	<p><b>abandon</b> 29:20                  128:21,23,24  <b>abate</b> 82:7  <b>abated</b> 84:23  <b>abatement</b> 82:7  <b>abating</b> 82:11  <b>ability</b> 17:13 99:24                  119:20 138:12                  143:1 144:21  <b>able</b> 3:18 9:24                  13:24 18:11,21                  20:12 22:25 31:5                  41:8,14 78:24                  95:24 97:9 103:17                  104:13 116:2                  125:19 127:7,17                  128:5</p>	<p><b>accomplish</b> 96:14  <b>account</b> 34:10                  65:17 69:1 150:7  <b>accountable</b> 80:9  <b>accountant</b> 15:14  <b>accounts</b> 150:10  <b>accreditation</b>                  13:19  <b>accurate</b> 141:25                  152:4</p>

<p><b>act</b> 2:4 51:1 63:4 147:20</p> <p><b>action</b> 20:12 64:18 94:13</p> <p><b>actions</b> 7:14 94:8</p> <p><b>active</b> 9:17 132:23</p> <p><b>activity</b> 7:6,11 11:8 14:14,25 87:19</p> <p><b>actual</b> 77:3 104:6 137:3 142:3 143:15</p> <p><b>add</b> 38:12 58:8 79:19 105:12 113:2 116:25</p> <p><b>added</b> 5:9 23:11 124:25 125:19 127:15</p> <p><b>adding</b> 16:19 105:16</p> <p><b>addition</b> 96:2,3</p> <p><b>additional</b> 11:13 18:22 71:25 99:9 105:16</p> <p><b>address</b> 4:10 15:5 36:18,18 55:25 56:2,12 74:1,3,12 76:1 86:11,16 92:23 93:8 94:20 110:10 114:22</p> <p><b>addressed</b> 56:4 74:4</p> <p><b>addressing</b> 55:23 56:6 73:24 74:7 91:7</p> <p><b>adjacent</b> 37:11</p> <p><b>adjourn</b> 50:16 151:9</p> <p><b>adjourned</b> 151:22</p> <p><b>administration</b> 133:19</p>	<p><b>administrations</b> 133:20</p> <p><b>administratively</b> 3:18</p> <p><b>adopted</b> 132:4,8 133:24 139:9</p> <p><b>adoption</b> 150:8</p> <p><b>advance</b> 65:16</p> <p><b>advanced</b> 11:9 33:25 34:10 35:18</p> <p><b>advancing</b> 17:12</p> <p><b>advantage</b> 32:23 97:11 98:11,20 99:1,21 100:3 104:16 105:6 113:7,12 122:13</p> <p><b>adversely</b> 56:10 74:11 148:9</p> <p><b>advertised</b> 58:11</p> <p><b>advertising</b> 70:16</p> <p><b>advised</b> 119:4</p> <p><b>advisors</b> 139:23</p> <p><b>affairs</b> 55:2 76:18 81:22</p> <p><b>affect</b> 48:6 107:6</p> <p><b>affidavit</b> 66:25 67:5,11</p> <p><b>affix</b> 47:13</p> <p><b>affordable</b> 45:22 63:8 68:21 104:8 104:15</p> <p><b>aforementioned</b> 73:5</p> <p><b>aforesaid</b> 66:22</p> <p><b>afternoon</b> 131:20</p> <p><b>age</b> 105:21,24 107:20 114:22</p> <p><b>aged</b> 9:12 99:16 141:23,23 142:5</p> <p><b>agencies</b> 22:19 115:17</p>	<p><b>agenda</b> 2:23 6:12 55:21 56:13</p> <p><b>agent</b> 71:3</p> <p><b>agents</b> 14:16</p> <p><b>ages</b> 112:23</p> <p><b>aggregation</b> 29:18</p> <p><b>ago</b> 16:5 26:24 46:4 48:22 95:2</p> <p><b>agree</b> 78:15 92:17 120:21</p> <p><b>agreement</b> 62:1 150:18</p> <p><b>agreements</b> 109:13</p> <p><b>aid</b> 41:13,21 42:1</p> <p><b>alan</b> 80:18 94:4</p> <p><b>alarm</b> 83:1 84:1 84:16</p> <p><b>alarms</b> 79:3</p> <p><b>alecio</b> 86:20,20 89:15,16,21,23 90:2,5,10,14,16,18 90:25 91:1,3,7,11 91:17,18,22 92:1,8 92:11,20,22,24 93:4,5</p> <p><b>alert</b> 7:16</p> <p><b>aligning</b> 115:24</p> <p><b>allegiance</b> 50:21</p> <p><b>allied</b> 10:2</p> <p><b>allocated</b> 47:17</p> <p><b>allocation</b> 43:16</p> <p><b>allow</b> 21:16 47:12 126:24 127:6,7,9 131:18 139:15 143:19 144:8,17</p> <p><b>allowed</b> 56:7 74:7 144:18</p> <p><b>allowing</b> 20:14 74:25 78:11</p>	<p><b>allows</b> 33:2 119:14 120:16 131:11 139:14 145:17</p> <p><b>alphonse</b> 1:17</p> <p><b>alteration</b> 82:3</p> <p><b>alternative</b> 63:11 112:5</p> <p><b>amass</b> 13:10</p> <p><b>amazing</b> 117:11</p> <p><b>ambramson</b> 94:21</p> <p><b>amend</b> 58:5 59:7</p> <p><b>amended</b> 59:15</p> <p><b>amendment</b> 90:25</p> <p><b>amenities</b> 8:22 9:10 18:20,22 30:4 99:24</p> <p><b>amenity</b> 28:22</p> <p><b>amount</b> 27:16,17 37:7 47:8 54:12 62:3 68:6,22 69:8 70:1 72:4 109:18 115:25 134:16,19 134:24 135:5 139:18,19 143:14 150:19</p> <p><b>amounts</b> 63:18</p> <p><b>analysis</b> 96:5</p> <p><b>andy</b> 95:22</p> <p><b>annie</b> 94:21 97:2 115:19</p> <p><b>anniversary</b> 124:7 129:12</p> <p><b>announcement</b> 57:14</p> <p><b>announcements</b> 57:2</p> <p><b>annually</b> 10:11</p> <p><b>answer</b> 30:19 33:11 77:9,15,22 78:3,6,9,12,13,19 79:8,16 80:8</p>
--	--	---	--

<p>81:20 83:13,16 85:10,11,12,15 86:13 89:23 90:17 90:20 91:19 93:15 93:17 110:11 142:23 <b>answered</b> 85:6,8,9 85:17 142:24 <b>answering</b> 85:7 <b>answers</b> 111:3 <b>anticipate</b> 12:2 <b>anticipated</b> 148:10 <b>anxious</b> 41:17 <b>anybody</b> 56:12 57:10 60:4 74:12 75:25 86:11,15 92:22 93:8 109:10 <b>anymore</b> 45:19 89:25 <b>anyway</b> 128:18 129:10 <b>anyways</b> 25:22 <b>anzalde</b> 37:13 <b>apartment</b> 37:18 116:11 <b>apartments</b> 45:1,2 45:3 101:9 106:11 <b>appeal</b> 15:20 <b>applebee's</b> 144:14 <b>applicable</b> 71:1 111:15 <b>applicant</b> 137:17 <b>application</b> 4:6 11:23 12:3,12,15 20:23 22:13 26:4 32:8 36:8 53:17 59:15 82:2 135:24 135:25 <b>applications</b> 7:8 72:19 73:1</p>	<p><b>apply</b> 123:7,8 <b>appreciate</b> 7:2 48:11 106:22 107:10 123:11 <b>appreciative</b> 82:23 <b>approach</b> 47:11 55:24 73:25 <b>approached</b> 45:16 46:17 <b>approaching</b> 47:11 <b>appropriate</b> 56:5 66:25 67:6 71:21 74:6 113:22,23 <b>appropriately</b> 67:4 <b>approval</b> 4:8 36:10 <b>approvals</b> 4:6 <b>approve</b> 136:1 <b>approved</b> 65:15 70:17 71:4 73:2,6 134:9 136:6 <b>approximate</b> 34:8 <b>approximately</b> 16:15 <b>april</b> 51:18,18 52:8,8,17 81:24 <b>architect</b> 15:18 111:19 129:25 137:20 <b>architects</b> 103:7 124:2,4,6 <b>architectural</b> 17:23 124:8 125:1 125:9 127:15 137:21 <b>architecture</b> 97:24 104:23 124:10 137:22 138:3,5</p>	<p><b>area</b> 17:25 18:1,5 18:6,15,18,19 21:23 24:9 32:22 45:10 84:14 98:13 124:20 128:18 131:22 134:7 137:5 139:7 <b>areas</b> 9:9 14:13 58:7 99:4 112:1 114:4,14 134:23 <b>arguments</b> 38:21 <b>arrange</b> 12:22 <b>art</b> 121:7 <b>article</b> 58:7 59:9 59:13 <b>arts</b> 133:8 137:1,7 138:19 141:4 <b>ashamed</b> 85:19 <b>asked</b> 20:25 22:17 40:5 74:15 79:20 110:21 <b>asking</b> 77:20 82:12,13 90:18 91:6 111:2 117:17 126:12,14 <b>aspect</b> 126:5 <b>assemble</b> 134:3 <b>assembled</b> 134:5 <b>assess</b> 88:11 90:3 <b>assessor</b> 69:2 <b>asset</b> 14:6 129:2,2 129:4,6,6,15,15,17 129:19,22,22 <b>assets</b> 14:8 31:14 <b>assist</b> 26:7 31:10 47:11 <b>assistance</b> 16:8 63:11 77:13 <b>assisted</b> 27:22 45:17,19 135:8</p>	<p><b>associated</b> 120:13 <b>assuming</b> 11:25 147:8 <b>assured</b> 86:8 <b>astonishing</b> 106:22,24 <b>astronomical</b> 24:10 <b>atlantic</b> 61:24 62:2 62:13 136:11,12 <b>attach</b> 12:24 <b>attached</b> 62:7 67:11 <b>attention</b> 82:25 <b>attorney</b> 92:9 125:12,13 139:22 141:15 150:19 <b>attract</b> 38:7 110:18 114:25 <b>attraction</b> 18:21 <b>attractive</b> 101:12 103:1 122:15 <b>attractiveness</b> 119:2 <b>attractor</b> 123:3 <b>audio</b> 50:20 94:15 148:24 <b>august</b> 12:2 15:24 27:1 <b>authority</b> 17:9 25:3 59:11 <b>authorized</b> 65:22 67:3 68:5 69:8,25 72:4 73:6 149:17 <b>authorizes</b> 63:5 65:13 71:3 <b>automatic</b> 84:15 84:16 <b>automotive</b> 22:5 24:2</p>
--	--	---	---

<p><b>avail</b> 24:7 26:14  <b>available</b> 62:5  65:17 120:25  150:7  <b>ave</b> 108:16  <b>avenue</b> 12:10 15:6  15:7 18:12 21:3,6  21:24 22:2 23:16  40:23 45:8 61:24  62:13 76:3 108:20  108:23,24 109:24  110:6,17 111:23  117:4,7,24 118:7  121:18 129:19  <b>average</b> 137:12  <b>avoid</b> 42:14 43:25  <b>avoiding</b> 44:2  <b>awarded</b> 3:25  62:12 136:6  149:13  <b>awards</b> 103:10  <b>aware</b> 19:24 20:21  41:22 48:23 50:17  <b>awful</b> 21:20  <b>aye</b> 51:23,25 52:2  52:4,6,12,15,19,21  53:7,9,11,13,15,24  54:1,3,5,7,17,19  54:21,23,25 55:11  55:13,15,17,19  56:18,20,22,24  57:1 58:20,22,24  59:1,3,20,22,24  60:1,3,18,20,22,24  61:1,7,9,11,13,15  62:17,19,21,23,25  64:24 65:1,3,5,7  66:4,6,8,10,12  67:18,20,22,24  68:1,11,13,15,17  68:19 69:13,15,17</p>	<p>69:19,21 70:5,7,9  70:11,13 71:11,13  71:15,17,19 72:9  72:11,13,15,17  73:11,13,15,17,19  148:14,16,18,20  148:22 150:25  151:2,4,6,8,12,14  151:16,18,20</p> <p style="text-align: center;"><b>b</b></p> <p><b>baby</b> 99:4  <b>back</b> 3:6 6:10,10  14:8 15:1 18:6  23:21 24:17 25:23  30:7,9 41:9,10  43:14 50:6,7,10  57:16,18,23 86:24  86:25 88:11 92:3  92:7 94:12,14  96:15 103:14  109:7,21,22 112:2  123:23 124:20  128:16 136:3  137:18 140:17  143:13 148:25  149:2  <b>backed</b> 63:8  <b>background</b> 19:19  130:1  <b>backing</b> 90:1  <b>backs</b> 23:18  <b>backup</b> 11:5  <b>bad</b> 104:12 122:14  137:13  <b>balance</b> 35:20  45:4,25 69:3  113:21,25 121:14  127:23  <b>bank</b> 66:17  <b>bar</b> 18:19</p>	<p><b>barely</b> 22:6  <b>bargain</b> 118:6  <b>barn</b> 48:7  <b>barriers</b> 100:24  <b>bars</b> 123:2  <b>base</b> 11:6,6 14:6,7  20:18 28:22 30:7  <b>based</b> 10:20 75:10  94:23,23,25  141:24  <b>basement</b> 83:7,9  83:25 84:4,12,14  <b>basically</b> 4:21  16:18 18:1 21:10  24:22 76:22  128:24 131:13  137:19 139:17  143:10  <b>basis</b> 30:10,10  38:5 61:21 70:19  76:7 77:14 136:5  <b>basking</b> 98:6  102:14  <b>bat</b> 10:14 46:3  <b>bathrooms</b> 89:10  <b>bayonne</b> 142:11  <b>bear</b> 109:19  <b>beat</b> 99:3  <b>beautiful</b> 97:23  98:18,21 101:12  102:13 122:17  <b>beef</b> 100:2  <b>beginning</b> 32:18  <b>begins</b> 8:11 41:5  <b>begun</b> 26:17  <b>behalf</b> 23:10  <b>believe</b> 3:1 41:21  47:18 58:14 81:2  88:3 132:20 138:2  <b>bend</b> 22:4,7</p>	<p><b>beneficial</b> 11:3  43:1  <b>benefit</b> 3:18 27:25  41:20 42:12 43:6  139:2  <b>benefiting</b> 41:24  <b>benefits</b> 36:6  139:1 141:17  <b>bergen</b> 9:1 31:17  31:17 128:15  <b>best</b> 27:12 96:6  99:18 100:3,23  101:2 116:14  149:22  <b>better</b> 22:4 38:11  43:2,25 114:16  116:15,24 119:17  120:25 130:2  <b>beverage</b> 28:22  <b>beyond</b> 4:3 64:20  114:24  <b>bidding</b> 3:17  149:14  <b>big</b> 8:18 37:13  39:12 101:9  110:10 112:1  <b>bigger</b> 47:15  <b>biggest</b> 34:16  39:18  <b>bike</b> 77:24 78:25  104:13,18 133:15  <b>bill</b> 4:9 54:10 55:1  <b>billboard</b> 8:2  <b>billion</b> 132:20  <b>bills</b> 54:9 55:8,20  <b>bio</b> 10:9,10 12:7,8  <b>biology</b> 12:9  <b>bit</b> 7:4 14:24 17:23  21:11 33:14 41:14  41:16 44:22 89:25  98:23 100:3</p>
--	---	--	--

<p>104:12 142:3  <b>bite</b> 117:18  <b>blah</b> 39:4,5,5  <b>bleed</b> 97:12  <b>blessing</b> 22:13  <b>block</b> 66:20,20  70:1  <b>blocks</b> 66:18 68:7  131:4  <b>bloomfield</b> 21:6  <b>board</b> 1:2 2:2,8  5:25 7:7 9:20 31:4  32:9 38:14,15  40:9 41:5 43:13  49:6 50:23 51:4  55:23 56:1,3,5,6,8  56:13 57:2,15  58:13 59:10 62:9  64:15 65:19 68:2  69:5,22 72:1 73:3  73:24 74:2,4,6,7,9  74:13 76:1 86:11  86:16 92:23 93:8  115:9 120:24  147:24 148:2  149:20 150:15  <b>boards</b> 115:10  125:13,13  <b>bob</b> 132:15 146:18  146:18  <b>body</b> 26:5 126:8  147:22  <b>bond</b> 17:13  <b>bonded</b> 133:9  137:6  <b>bonds</b> 17:14  <b>book</b> 125:16 140:7  <b>books</b> 75:15  <b>boom</b> 111:9  <b>boomer</b> 99:13  118:21</p>	<p><b>boomers</b> 99:4,23  113:5 114:23  <b>booth</b> 10:11  <b>border</b> 120:18  <b>born</b> 115:1  <b>bottom</b> 11:20  137:14  <b>bought</b> 82:5  <b>boulevard</b> 15:5,6  20:9 21:10  <b>bound</b> 94:25  <b>boundary</b> 90:23  143:2,3  <b>bounded</b> 126:7,9  <b>box</b> 37:14  <b>boxes</b> 125:4,4,7,8  <b>brand</b> 35:22 117:6  118:25 119:2  123:4  <b>branding</b> 7:18 8:6  121:16  <b>break</b> 43:5 113:11  <b>breakdown</b> 85:23  <b>breaking</b> 121:20  <b>briefly</b> 114:8  <b>bright</b> 115:2  116:16  <b>brighten</b> 120:20  <b>bring</b> 30:9 35:22  35:25 45:25  103:13 114:12  117:3 120:4  125:19 129:16  131:13 136:21  138:12,21 142:2  <b>bringing</b> 9:11  29:12 33:16 44:23  83:16 115:15  <b>brings</b> 129:3  <b>broad</b> 25:11</p>	<p><b>broadcast</b> 20:6  <b>broadway</b> 131:21  <b>brokers</b> 110:3  134:3,4  <b>brook</b> 47:4,12  48:5 98:6 102:14  115:19  <b>brother</b> 13:7  <b>brought</b> 31:22  78:20 82:25 128:9  128:9,10,10 131:9  134:6  <b>budget</b> 41:18 43:7  150:9  <b>build</b> 12:19 13:3  17:14 18:21 22:14  34:8 110:3 111:7  129:4,6,22 137:6  140:17,24,25  143:20 145:4  <b>building</b> 7:7 8:19  11:12,21 12:4,24  13:2 14:14 15:3,4  15:4,8,18,19,25  16:3,12,14,23,24  16:25 17:1,1,4,4,7  18:13,14,18,20,22  19:3,8,14,23,25  20:2,4,5,8 24:12  24:13 27:2,5  35:17 46:5,7,9,13  46:17,22 68:20  75:1 78:25 79:4  93:1 111:15  116:11 122:19  125:8 126:11  128:24 129:5,6  136:25 137:24  140:11,14  <b>buildings</b> 13:8  14:6,10 37:11</p>	<p>38:7 39:14 42:25  48:3 63:12 86:1  101:8 111:21  117:7 130:3,9,24  <b>built</b> 46:8 101:11  110:2 125:5 130:9  130:24 132:24  135:3 137:2,24  140:5 142:4 145:9  <b>bulk</b> 27:5  <b>bulletin</b> 2:8 51:4  <b>bumper</b> 87:16  88:8  <b>bunch</b> 103:1  <b>burden</b> 105:17  <b>burdens</b> 64:6  <b>bus</b> 23:2,9,12,18  23:24 25:1,6,9,20  136:4,10,15  <b>buses</b> 23:15,23  24:10 25:2 136:2  136:9  <b>business</b> 8:14,14  10:19 12:6,7,17  13:4 32:1 40:22  50:5 56:10 73:20  74:11 82:3 119:2  119:7 149:25  <b>businesses</b> 101:22  111:23  <b>butts</b> 119:6,8  <b>buzz</b> 13:13 14:9  38:1</p>
			<b>c</b>
			<p><b>c</b> 2:1 65:17 140:7  152:1,1  <b>cafone</b> 78:8,15  80:16,23 83:5  <b>cain</b> 130:22,23  <b>cakes</b> 45:3</p>

<p><b>calculated</b> 35:7  <b>calculations</b> 142:1  <b>call</b> 12:19 19:12  26:11 37:11 74:16  81:2,17 91:15  103:22  <b>called</b> 81:2  <b>calls</b> 87:25  <b>cambridge</b> 114:16  <b>campaign</b> 128:25  <b>campus</b> 7:9,19 8:7  8:9 9:24,25 10:12  10:18,25 12:21  13:15,17 14:1  15:9 18:21 19:18  20:13,17,21 21:7  21:11 23:3,20,22  23:24 25:15 26:2  26:13,23 30:8,15  30:18 31:10,22  32:6 34:18 35:2  35:23 36:5,5,13,19  36:22 37:2 40:11  44:24 100:19,25  101:4 103:18  111:17 114:11  116:10,13 117:2  118:14 119:15  122:22 123:8  131:19 134:11,17  <b>campuses</b> 8:17  103:19,23  <b>cancer</b> 11:17  <b>candidate</b> 150:2  <b>candidates</b> 149:20  <b>capable</b> 115:14  <b>capacity</b> 25:12  <b>capital</b> 13:2 62:5  132:5 133:2  139:18</p>	<p><b>capture</b> 114:3  117:9  <b>captured</b> 107:20  <b>car</b> 22:7 25:5,21  87:3,4 88:16  117:23,23 145:2  <b>care</b> 15:10 93:5  <b>carefully</b> 114:2  <b>carm</b> 90:22 91:15  <b>carmine</b> 86:20  <b>carry</b> 40:4 85:23  <b>cars</b> 26:9 87:11  89:7 127:9  <b>case</b> 75:2 142:20  <b>cash</b> 72:25  <b>castle</b> 88:25  <b>catastrophic</b> 64:1  <b>catch</b> 106:7  <b>catering</b> 128:19  <b>cathedral</b> 45:8  <b>cause</b> 64:1,2  <b>caused</b> 63:13  <b>causing</b> 47:13  <b>ccl</b> 12:3  <b>cede</b> 54:12  <b>ceiling</b> 18:1  <b>celebrated</b> 124:7  <b>census</b> 106:7,7  107:2,12,18,21  <b>center</b> 10:3 11:16  11:17 26:22  117:11 133:8  137:1,7 138:18,19  141:4 145:10  <b>centers</b> 9:8  <b>central</b> 84:1  <b>century</b> 15:19  140:22  <b>ceo</b> 8:20 125:11  <b>certain</b> 7:5 13:18  29:4 33:3,4 39:13</p>	<p>71:4 124:19  139:19 145:17  147:21  <b>certainly</b> 33:1  96:21 128:12  <b>certificate</b> 67:6,12  78:21,25 79:5,22  79:23  <b>certificates</b> 3:15  66:17,23,25 67:7,7  67:13  <b>certification</b> 62:7  77:2 149:25  <b>certified</b> 62:6 90:2  150:9  <b>certifies</b> 150:1  <b>certify</b> 152:3  <b>chair</b> 143:13  <b>challenge</b> 119:13  <b>challenges</b> 119:3  120:19  <b>chambers</b> 94:13  <b>chance</b> 3:7 40:25  74:21,22  <b>change</b> 9:5,5,18  27:19 93:23 115:5  115:6 135:24  136:15  <b>changed</b> 5:4 15:6  15:10 28:19  <b>changes</b> 5:15 6:10  6:18 13:23 15:4  16:17 18:16 19:3  19:17 105:19  <b>changing</b> 15:15  59:15 77:9 89:8  136:9  <b>chapter</b> 2:5 51:1  58:6 59:8,13 67:9  147:20</p>	<p><b>character</b> 115:3  <b>charge</b> 76:19  78:21 82:20 90:22  <b>charged</b> 86:6  <b>charges</b> 68:5  69:25  <b>charles</b> 124:1  131:1  <b>chemistry</b> 12:9  <b>chestnut</b> 74:14  <b>chief</b> 24:13 62:6  78:7,15 80:16,24  81:10 84:5,7  90:22 91:15,21  93:23 150:9  <b>children</b> 99:5,11  99:16 105:24  106:3,4,4 107:21  141:23,24  <b>chill</b> 26:15  <b>choose</b> 144:13  <b>choosing</b> 100:12  <b>christie</b> 128:17  <b>church</b> 72:24  <b>ciccolini</b> 101:17  102:9 149:11  <b>circle</b> 21:17  <b>circulator</b> 104:8  <b>circumstances</b>  147:22,23  <b>citizens</b> 56:4,6  74:5,6,16 85:20  86:8  <b>city</b> 9:8 24:15,16  25:2,24 113:18,18  131:4 132:4,11  133:9,15,20  135:16,19,20  136:1 137:6  139:19 140:15  141:2,10,17</p>
--	---	---	--

<p><b>civic</b> 38:20</p> <p><b>claims</b> 63:16</p> <p><b>clarify</b> 77:7</p> <p><b>clarity</b> 42:3</p> <p><b>class</b> 13:14,15 25:20,23</p> <p><b>classes</b> 13:20</p> <p><b>claudine</b> 71:20 72:5</p> <p><b>clear</b> 77:19</p> <p><b>clearly</b> 80:3 85:4 124:12 127:25 146:21,22</p> <p><b>clerk</b> 2:2,12,14,16 2:18,20 4:6,7 50:22,23 51:8,10 51:12,14,16,17,18 51:22,24 52:1,3,5 52:7,11,14,16,18 52:20,22,24 53:6,8 53:10,12,14,16,23 53:25 54:2,4,6,8 54:10,16,18,20,22 54:24 55:1,10,12 55:14,16,18,20,22 55:23 56:17,19,21 56:23,25 58:15,19 58:21,23,25 59:2 59:19,21,23,25 60:2,9,13,17,19,21 60:23,25 61:4,6,8 61:10,12,14 62:16 62:18,20,22,24 64:23,25 65:2,4,6 66:3,5,7,9,11 67:17,19,21,23,25 68:10,12,14,16,18 69:12,14,16,18,20 70:4,6,8,10,12 71:10,12,14,16,18 71:23 72:8,10,12</p>	<p>72:14,16 73:2,6,10 73:12,14,16,18,22 73:23 147:18,19 148:7,15,17,19,21 148:23,25 149:3,4 150:24 151:1,3,5,7 151:11,13,15,17 151:19,21</p> <p><b>clerk's</b> 2:9 51:5</p> <p><b>clifton</b> 13:7 20:19 29:3 33:14,17 34:17,20,20 36:3 36:19 37:17,21 38:10,14 68:23 100:22 122:4,9 144:20 145:19</p> <p><b>clinical</b> 10:2 35:16</p> <p><b>close</b> 18:12 34:22 56:14 60:10,15 85:21 98:17</p> <p><b>closed</b> 79:16 89:10 122:19 148:1,3</p> <p><b>closer</b> 34:9 107:3 122:11</p> <p><b>closing</b> 78:25 79:21,23 80:2 83:7 85:18</p> <p><b>clothes</b> 89:8</p> <p><b>cloud</b> 90:11</p> <p><b>coah</b> 68:22 69:8</p> <p><b>code</b> 5:25 58:5 59:8,13 77:14,25 80:3,17 82:1,8 83:10,24 84:1,9,10 84:11,18,21,22 85:2,3,4,25 92:12 92:25 141:10</p> <p><b>codified</b> 58:5 59:7</p> <p><b>coffee</b> 18:19</p> <p><b>cohesive</b> 30:2 114:19</p>	<p><b>cohesiveness</b> 114:14</p> <p><b>colleague</b> 124:2</p> <p><b>colleagues</b> 30:24</p> <p><b>collected</b> 65:22 68:25</p> <p><b>collector</b> 66:16,23 67:1,3</p> <p><b>collects</b> 125:17</p> <p><b>columbia</b> 103:18</p> <p><b>combination</b> 124:10</p> <p><b>combined</b> 118:14</p> <p><b>come</b> 6:7 7:19 22:6 23:1,20,20,24 25:17,20 50:6,7,10 75:2 76:13 87:6 87:25 89:4 90:6 97:23 98:3 100:22 103:17 105:16 112:22 115:2 116:4 117:2,11 119:13 122:2 123:23 130:5 135:22 139:3 143:5,25</p> <p><b>comes</b> 28:2 77:4 77:13 87:14 113:7 139:15</p> <p><b>comfortable</b> 103:25</p> <p><b>coming</b> 8:4,6 21:17 22:7 29:6 30:1 36:6,13,15,20 37:5 49:10 86:22 87:11 88:19 89:7 94:12 102:4 105:7 105:22,25 106:5,9 114:3 123:10 129:10</p>	<p><b>commence</b> 15:25</p> <p><b>commencing</b> 71:6</p> <p><b>comment</b> 28:17 38:25 44:4 45:24 55:21 56:14 57:14 80:20 120:22</p> <p><b>comments</b> 6:18 29:2 56:5 74:5 118:24 120:7</p> <p><b>commercial</b> 29:12 29:17 37:14 128:24 131:17 134:25</p> <p><b>commission</b> 29:2 35:1 94:20</p> <p><b>commissioner</b> 1:14,16,17,18 2:10 2:11,12,13,14,15 2:16,17,22,24 3:10 3:12,13,20,21,22 3:23,24 4:5 15:14 33:13 34:24 37:10 37:22 39:25 40:2 40:15 41:11 43:11 43:17 44:12 45:13 45:18 48:6,20 51:6,7,8,9,10,11 51:12,13,20,21,22 51:23,24,25 52:1,2 52:3,4,9,10,11,12 52:14,15,16,17,18 52:19 53:4,5,6,7,8 53:9,10,11,12,13 53:21,22,23,24,25 54:1,2,3,4,5,14,15 54:16,17,18,19,20 54:21,22,23 55:8,9 55:10,11,12,13,14 55:15,16,17 56:15 56:16,17,18,19,20 56:21,22,23,24</p>
--	---	---	--

<p>57:2,3,4,11,13,24                      57:25 58:2,3,16,18                      58:19,20,21,22,23                      58:24,25 59:1,5,18                      59:19,20,21,22,23                      59:24,25 60:1,5,8                      60:11,14,16,17,18                      60:19,20,21,22,23                      60:24 61:2,5,6,7,8                      61:9,10,11,12,13                      61:16,17,19 62:15                      62:16,17,18,19,20                      62:21,22,23 63:1                      64:22,23,24,25                      65:1,2,3,4,5,8 66:2                      66:3,4,5,6,7,8,9,10                      66:13,14,15 67:16                      67:17,18,19,20,21                      67:22,23,24 68:2,9                      68:10,11,12,13,14                      68:15,16,17,20                      69:11,12,13,14,15                      69:16,17,18,19,22                      70:3,4,5,6,7,8,9,10                      70:11,14 71:9,10                      71:11,12,13,14,15                      71:16,17,20 72:7,8                      72:9,10,11,12,13                      72:14,15,18 73:9                      73:10,11,12,13,14                      73:15,16,17 77:18                      78:3,20 80:18,20                      81:4,14 82:12                      86:19 88:21 89:24                      90:4,7,13,21 91:1                      91:5,9,14,19,20,25                      92:8 93:10,13                      94:7 105:14                      107:16 108:9,12                      108:16,19 110:15                      112:12 114:6,7</p>	<p>116:16,19,24,25                      117:17 118:9,17                      118:18,20 120:7                      120:21 122:3                      123:13 128:9                      132:1 138:23                      140:1 142:15                      146:12,14 147:11                      147:15 148:13,14                      148:15,16,17,18                      148:19,20 150:23                      150:24,25 151:1,2                      151:3,4,5,6,10,11                      151:12,13,14,15                      151:16,17,18  <b>commissioners</b> 1:2                      2:2 5:18 6:4 33:12                      50:23 55:24 57:3                      58:13 59:10 62:10                      64:16 65:20 68:3                      69:6,23 72:2 73:4                      73:24 74:13 75:21                      76:1 85:19,24                      86:2,11,16 90:17                      92:23 93:8 105:11                      114:6 123:22,25                      136:23 138:22                      147:24 148:3                      149:20 150:16  <b>commitment</b> 10:1                      32:21  <b>committee</b> 4:19                      6:3 53:16 135:22                      150:3  <b>common</b> 63:2                      121:16,18 142:18  <b>communicate</b>                      121:15  <b>communicated</b>                      105:6</p>	<p><b>communication</b>                      4:9 48:10  <b>communications</b>                      52:23 54:8  <b>communities</b>                      63:17 96:11  <b>community</b> 28:13                      32:1 38:5,6 40:21                      55:24 73:25 76:18                      81:22 97:9,22,22                      99:19 100:17                      101:9 102:24                      103:6,13,21 104:1                      104:21,25 107:1                      109:3 116:12                      120:12,24 134:6                      139:2,4  <b>community's</b>                      97:17 102:3  <b>commute</b> 24:17,22  <b>companies</b> 10:10                      20:6,6 39:19  <b>company</b> 10:15,16                      10:20 11:18,20                      24:12 32:13 54:12                      108:9  <b>compared</b> 143:25  <b>comparison</b>                      143:16  <b>compatibility</b>                      114:13  <b>compete</b> 144:11                      145:3,12  <b>competencies</b>                      95:12  <b>competing</b> 114:20                      117:5  <b>competition</b>                      134:12,13,18  <b>competitive</b> 3:16                      149:14</p>	<p><b>complement</b>                      104:21  <b>complete</b> 5:16                      137:1  <b>completed</b> 76:25                      82:5 107:15                      149:24  <b>completely</b> 4:22                      88:12,15,15 91:13  <b>completing</b> 137:8                      149:19  <b>completion</b> 22:15  <b>complex</b> 19:10                      95:11 111:2                      138:14  <b>complexity</b> 49:11                      105:5 138:20  <b>compliance</b> 81:15  <b>complies</b> 5:17 6:8  <b>complimentary</b>                      129:9  <b>complimenting</b>                      114:21  <b>component</b> 7:9                      11:11,12 12:18                      26:2  <b>components</b> 7:24                      28:20 44:16  <b>concept</b> 42:7                      123:7  <b>concerned</b> 144:16  <b>concerns</b> 44:14                      55:24 73:25 117:5  <b>concert</b> 38:18  <b>conclude</b> 73:20  <b>conditions</b> 70:25                      71:5 107:6  <b>condo</b> 114:18  <b>conduct</b> 56:9                      74:10</p>
--	---	--	--

<p><b>conducted</b> 131:20  <b>conference</b> 44:11  <b>confidence</b> 110:4  <b>confident</b> 130:8  <b>conflict</b> 109:5  <b>confused</b> 77:8  <b>congested</b> 88:23  119:24  <b>congratulate</b>  49:10  <b>congress</b> 63:7  <b>congressman</b> 16:6  16:7  <b>congressmen</b>  31:19  <b>conjunction</b> 76:14  76:18,22  <b>connect</b> 25:11,14  98:7 101:15  102:20 111:15  115:20  <b>connected</b> 111:22  114:19  <b>connectedness</b>  41:12  <b>connecticut</b>  102:19  <b>connection</b> 26:15  41:9  <b>connections</b> 41:6  104:4 122:17  <b>connectivity</b>  114:10 116:5  121:5,23 128:12  134:11,17 144:6  <b>connects</b> 98:19  104:9,24  <b>consensual</b> 4:22  <b>consensus</b> 50:7  <b>consequence</b>  42:14</p>	<p><b>consequences</b> 64:5  <b>consider</b> 39:6,11  75:21 134:14  139:19  <b>consideration</b>  10:23 24:13 26:3  26:7 46:1 58:12  <b>considered</b> 5:24  97:1 114:2  <b>considering</b> 10:18  16:10  <b>consistently</b>  111:13  <b>consolidate</b> 10:24  11:15  <b>consolidating</b>  16:11  <b>consolidation</b>  10:19  <b>constrained</b> 22:5  <b>constraints</b> 39:13  126:21 127:14  <b>constructed</b> 135:1  <b>constructing</b>  133:7  <b>construction</b>  15:24,25 36:11  82:2 84:17 132:17  134:9 140:22  141:6  <b>consultant</b> 124:5  132:11 133:21  <b>consumer</b> 20:5  <b>contact</b> 146:19  <b>contacted</b> 81:19  <b>content</b> 24:5  <b>contents</b> 63:13  <b>context</b> 44:1 120:9  <b>contiguous</b> 18:15  <b>continue</b> 13:4  16:16 20:1,17</p>	<p>23:21 28:4 39:10  109:6 141:14  <b>continued</b> 21:18  <b>continuing</b> 149:7  <b>contract</b> 3:25  62:11 70:23 140:9  147:17 148:4  149:13,16 150:4,6  150:18  <b>contractor</b> 136:6  <b>contracts</b> 70:23,25  71:1,6 149:16  <b>contractual</b> 4:13  148:11  <b>contributed</b> 49:18  <b>contributes</b> 30:5  <b>contributions</b>  150:2,5  <b>control</b> 21:2 100:7  100:10 121:25  122:1  <b>controlled</b> 109:22  <b>conversation</b>  32:18 38:23  129:21 142:13  145:13 146:6  <b>conversations</b>  28:4 38:5,15  43:20 110:12  122:8  <b>conversion</b> 41:16  42:15 136:7  138:18  <b>convert</b> 42:4  113:18  <b>converting</b> 136:2  <b>cool</b> 17:22 26:15  119:16  <b>cooling</b> 11:5  <b>cooperative</b> 3:16  61:22,25 70:17,20</p>	<p>146:1  <b>coordinated</b> 39:24  <b>coordination</b>  95:14  <b>copy</b> 2:7,8 51:3,4  67:10  <b>core</b> 95:12 96:10  119:22  <b>cornell</b> 101:4  <b>corner</b> 128:21,23  128:24  <b>corp</b> 68:23 69:4  <b>corporate</b> 24:19  <b>corporation</b> 69:9  <b>corporations</b> 8:8  8:15 15:21 21:22  <b>correct</b> 54:12  78:16 84:19,24,25  84:25 94:6  <b>correcting</b> 15:13  <b>correction</b> 4:9  54:10  <b>corridor</b> 18:13  109:25 121:19  131:21  <b>cory</b> 74:14  <b>cost</b> 65:11 85:22  127:6 138:8  143:19 144:3  150:13  <b>costs</b> 63:12  <b>council</b> 6:23 29:8  123:23 143:6  <b>councils</b> 143:10  <b>counsel</b> 42:18  85:19 94:4 124:3  <b>counselor</b> 4:11  <b>count</b> 18:3  <b>counterparts</b>  95:13</p>
--	---	---	--

<p><b>counties</b> 8:25 9:1 43:8 142:20 <b>country</b> 10:22 99:7 <b>counts</b> 26:5 <b>county</b> 17:9,12,16 20:22 21:11 30:17 31:17,17,18 41:23 43:8 62:10 64:16 65:20 68:3 69:6 69:23 72:2 73:4 112:21 128:15 133:7 147:25 150:16 <b>county's</b> 22:13 <b>couple</b> 2:25 4:12 10:7 16:5 20:20 40:2,4 50:4 93:15 94:11 102:22 113:16 114:7 132:1,22 133:3 135:14 140:5 142:15 <b>course</b> 20:19 22:14 40:14 43:8 <b>court</b> 3:6 59:8 <b>courtyard</b> 17:1,3 <b>courtyards</b> 111:18 111:20 <b>cover</b> 14:12 <b>coverage</b> 64:1,5 <b>covered</b> 14:13 <b>covering</b> 67:7 <b>covers</b> 41:22 <b>create</b> 7:21 15:11 15:11,20 21:9 28:19 33:2 41:8 98:2 99:1 101:19 110:4 113:4 118:24 119:14,20</p>	<p><b>created</b> 63:6 111:21 124:14,18 127:12 <b>creates</b> 13:5 102:6 <b>creating</b> 14:9 18:14 101:7 120:16 <b>creation</b> 20:16 <b>creativity</b> 121:7 <b>credibility</b> 28:15 30:15 <b>creek</b> 126:8 <b>criteria</b> 5:2,9 <b>critical</b> 96:25 119:22 121:1 134:14 135:10 <b>cross</b> 32:7 <b>crossing</b> 126:10,11 126:25 127:4,9,10 <b>crossings</b> 127:4 <b>crowd</b> 9:14,14 <b>crystalize</b> 118:11 <b>csx</b> 127:2,2 <b>cubes</b> 19:12 <b>culvert</b> 47:12 48:5 <b>curious</b> 108:23 <b>current</b> 12:13 15:22 33:24 71:1 <b>currently</b> 12:20 18:12 19:15 140:24 <b>curtain</b> 16:19 20:1 <b>custodian</b> 66:18 <b>cut</b> 18:7 90:7 112:2 <b>cutter</b> 3:25 62:3 62:11 <b>cutting</b> 17:24 18:5</p>	<p><b>d</b></p> <p><b>d</b> 2:1 140:23 <b>daily</b> 24:3 53:1 65:24 72:21,22 136:5,8 <b>dallas</b> 104:9 <b>damage</b> 63:12 88:11 90:3 92:20 <b>dangerous</b> 88:23 <b>dark</b> 57:7 113:1 <b>darn</b> 34:22 <b>data</b> 24:9 107:12 107:19 <b>date</b> 58:14 64:20 152:14 <b>dates</b> 79:18 <b>daughters</b> 88:1 <b>davis</b> 81:25 <b>day</b> 7:21 19:14 25:17 32:12 38:3 40:19 43:3 44:15 48:13 77:24 82:1 82:4 85:22 90:22 90:22 96:22 103:12 122:22 128:1 136:20 138:17 <b>daylights</b> 47:4 <b>days</b> 11:24 13:24 13:24 16:5 26:24 38:3 43:23 81:12 82:3 <b>dc</b> 11:15 <b>dca</b> 76:6,9,12,23 77:13 <b>dead</b> 112:21 120:8 <b>deal</b> 40:19 49:12 96:6 111:13 130:13 133:10 134:19 138:15,16 146:14</p>	<p><b>dealing</b> 15:2 80:11 <b>dealt</b> 81:8 <b>death</b> 22:8 <b>december</b> 71:7 <b>decide</b> 100:13 <b>decided</b> 102:23 <b>decision</b> 24:14 100:11 <b>decisions</b> 44:1 <b>deck</b> 17:3 <b>declared</b> 5:24 <b>decorum</b> 56:9 74:10 <b>deed</b> 6:1 <b>defender</b> 3:4 59:9 59:14 <b>defer</b> 45:23 56:4 74:5 <b>definitely</b> 107:5 <b>definition</b> 15:11 <b>definitive</b> 78:12 <b>defunct</b> 101:6 129:19 <b>defying</b> 22:8 <b>degree</b> 119:19 <b>delegation</b> 10:8 <b>deli</b> 117:16 <b>demand</b> 112:8 113:24 <b>demo</b> 12:19 <b>demographics</b> 9:20 98:24 <b>dennis</b> 140:1,2 <b>dense</b> 122:12 <b>densely</b> 9:9 <b>densities</b> 126:4 <b>density</b> 14:9 27:13 38:19 47:24 103:1 113:22 <b>denver</b> 102:3</p>
---	--	---	---

<p><b>dep</b> 47:11</p> <p><b>department</b> 7:7 61:21 65:12 68:21 73:2 76:18,19 78:21 81:9 83:8 85:25 91:10 93:17 94:8 135:18,21</p> <p><b>depending</b> 139:17</p> <p><b>depends</b> 112:12 117:14 147:6</p> <p><b>deposited</b> 69:1</p> <p><b>depth</b> 47:8</p> <p><b>deputy</b> 78:7,15 80:16,24 81:10 93:23</p> <p><b>described</b> 67:8</p> <p><b>deserve</b> 93:17</p> <p><b>design</b> 13:3 15:23 96:3,7 130:2,9 137:16,23</p> <p><b>designate</b> 5:23 40:7 150:17</p> <p><b>designated</b> 23:9 125:24 134:8 135:15</p> <p><b>designed</b> 63:10 130:10</p> <p><b>designer</b> 124:4</p> <p><b>designing</b> 21:1 34:11,11 130:3</p> <p><b>desire</b> 8:16 24:8 27:1 28:18,18 147:25</p> <p><b>destructive</b> 63:2</p> <p><b>detail</b> 47:8</p> <p><b>determine</b> 56:8 74:9</p> <p><b>determined</b> 33:23 69:3 149:21</p> <p><b>detriment</b> 87:8 88:23 89:4 93:5</p>	<p><b>detrimental</b> 40:24</p> <p><b>develop</b> 9:22 125:15,17 140:10</p> <p><b>developed</b> 126:1</p> <p><b>developer</b> 96:12 111:6,7 113:18 115:14 116:17 127:20,21 134:1 135:17 137:17 138:9 139:15 140:13 142:17 143:12 146:23 150:11</p> <p><b>developer's</b> 9:4</p> <p><b>developers</b> 95:12 127:17 130:3 133:14 137:11,11 137:12,12,13,13 139:3 141:3,9 143:5 146:1,3</p> <p><b>developing</b> 9:23 36:1</p> <p><b>development</b> 15:23 46:18,22 47:24 68:22 103:5 114:15,17 126:4 126:20 131:23 133:2 134:6 138:8</p> <p><b>diagram</b> 23:15 88:13,13,14,17 90:14</p> <p><b>dial</b> 87:23</p> <p><b>dialogue</b> 27:11 28:5 56:5,11 74:6 74:11 127:18 128:11 141:16 142:12 144:24</p> <p><b>diaz</b> 6:21,23 7:2 10:6 14:15 15:16 16:15,24 18:11 19:16 20:10 23:7</p>	<p>24:1,23 25:17 28:16 31:8,12 32:10 33:8 34:24 35:10,12 36:17,25 37:16,24 38:12 41:4 42:16,23 43:12 44:7 45:10 45:14,20 46:10,15 47:1,7,22 48:9 49:5,13,25 110:21 115:12 138:25</p> <p><b>diego</b> 10:9</p> <p><b>difference</b> 137:23 142:2 145:11</p> <p><b>different</b> 5:9 32:7 39:11 45:14 50:4 88:12,15,24 92:2 95:22 99:5,14 101:24 104:5 109:14 112:23 115:17,24 117:25 121:9,24 123:2 124:16 125:4 129:9 131:10 138:5,5,5,16 139:4 142:3,20,21 144:15</p> <p><b>differential</b> 126:6</p> <p><b>differentiates</b> 124:25</p> <p><b>differently</b> 93:21</p> <p><b>difficult</b> 46:7 141:13</p> <p><b>difficulty</b> 105:5</p> <p><b>digest</b> 14:2</p> <p><b>direct</b> 77:20,22 115:20 143:1</p> <p><b>directed</b> 82:15,18</p> <p><b>direction</b> 9:11 17:19 36:21 113:25</p>	<p><b>directions</b> 21:18 23:22</p> <p><b>directly</b> 43:7 96:11 132:13</p> <p><b>director</b> 81:21 95:23</p> <p><b>dirty</b> 110:11</p> <p><b>disappointed</b> 15:15 110:22</p> <p><b>disaster</b> 63:11 89:12</p> <p><b>disasters</b> 63:2</p> <p><b>disciplined</b> 8:17</p> <p><b>disclosed</b> 148:8</p> <p><b>disclosure</b> 148:9 149:25</p> <p><b>disconnected</b> 26:12</p> <p><b>discretion</b> 78:10</p> <p><b>discuss</b> 4:20 42:17 102:3 141:19 147:8,16 148:4</p> <p><b>discussed</b> 22:21 102:12</p> <p><b>discussion</b> 31:3 43:12,14 45:21 78:7 83:15 109:23 127:13 128:14 129:1 146:7 148:8</p> <p><b>discussions</b> 7:23 16:17 17:8,12 20:4 35:19,21 49:7 82:22 93:19 100:18</p> <p><b>dispute</b> 127:20</p> <p><b>disqualifying</b> 150:2</p> <p><b>disruption</b> 64:5</p> <p><b>distance</b> 98:18 101:14</p>
---	---	---	---

<p><b>district</b> 16:7 22:23 31:19 40:23 119:2 119:7 129:14 131:18 <b>ditched</b> 7:17 <b>diversity</b> 112:19 <b>divided</b> 150:20 <b>division</b> 81:21 92:19 <b>divisioning</b> 42:6 <b>dmr</b> 123:19 124:2 124:3,6,9 125:7 <b>doctors</b> 25:17 <b>document</b> 5:13,16 15:23 38:22 106:14 <b>documents</b> 12:23 15:24 <b>dog</b> 71:21,22,25 87:17 <b>dogs</b> 112:24 <b>doing</b> 7:10 8:13 18:11 25:25 27:10 28:18 29:11 36:11 40:23 48:15 89:3 89:13,14 92:25 96:17,19 103:11 119:18 120:9 131:1,6,7 134:25 138:17,18,18 145:18 <b>dollar</b> 116:4 146:4 <b>dollars</b> 41:21 96:23 132:5,21 139:3 141:5 <b>domestically</b> 14:17 <b>domiciled</b> 10:15 <b>door</b> 16:3 36:19 37:3 88:22 89:11</p>	<p><b>doors</b> 27:24 <b>dot</b> 36:8 126:17,24 <b>doubt</b> 106:23 128:4 <b>downtown</b> 32:16 98:3,10,12,17 100:14,23 101:13 101:16,17 102:6 103:3 104:5,8,10 104:17 112:20 114:13 117:23 122:12,25 124:18 124:20 131:22 132:6,18,24 133:13,24,25 134:11,13,17,22 135:12,15 136:3,9 136:25 137:11 140:23 143:19 144:4,9,11,14 145:3,12 146:5,25 147:1 <b>draft</b> 26:22 126:1 <b>dramatic</b> 18:9,10 <b>drastic</b> 115:5,6 <b>draw</b> 113:4 119:14 122:17 138:9,10 <b>drawing</b> 142:16 <b>drawn</b> 133:25 <b>dream</b> 28:8 110:6 <b>drew</b> 134:5 <b>drive</b> 95:5 <b>driven</b> 145:2,2 <b>driver's</b> 87:15 <b>drivers</b> 101:16 <b>driveway</b> 17:2 22:6 86:23,25 87:13 88:16 <b>driving</b> 8:1 26:8 <b>drop</b> 23:21 25:5 25:12</p>	<p><b>due</b> 64:13 69:3 <b>dumping</b> 88:21 89:11 <b>duplicate</b> 3:14 67:6,12,13,14 71:24 <b>dust</b> 125:17 <b>dwellings</b> 76:4,8 <b>dying</b> 122:18,23</p> <p style="text-align: center;"><b>e</b></p> <p><b>e</b> 2:1,1 152:1 <b>earlier</b> 24:13 27:2 127:18 <b>early</b> 14:20 27:1 28:25 29:1 97:14 <b>ease</b> 24:20 <b>easier</b> 21:3 25:7 <b>easily</b> 26:25 102:20 <b>east</b> 19:25 20:2 36:14,20 86:20 87:7,15,20 <b>eastbound</b> 8:2 <b>eastern</b> 15:7 <b>easternmost</b> 9:1 <b>easy</b> 88:3 104:18 127:3 138:14 <b>eat</b> 99:25 100:20 100:22 101:20 <b>eating</b> 114:4 <b>echo</b> 41:1 <b>economic</b> 64:7 101:16 134:21 <b>economy</b> 31:1 <b>ecosystem</b> 9:25 10:6,23,24 13:6 <b>ed</b> 16:5 20:11 35:13 36:1 49:9 <b>ed's</b> 13:16 <b>eda</b> 22:22 23:11 115:23</p>	<p><b>educate</b> 8:7 29:15 29:19 38:25 136:17 <b>educated</b> 38:16 <b>educational</b> 141:20,21 <b>eea</b> 11:23 <b>effective</b> 96:17 <b>effectively</b> 17:15 <b>efficient</b> 18:14 19:7 <b>efficiently</b> 3:19 17:15 <b>effort</b> 37:7 42:13 82:7 <b>efforts</b> 39:24 <b>egging</b> 89:6 <b>egress</b> 27:13 36:7 126:18 <b>eh</b> 118:16 <b>eight</b> 19:13 136:16 <b>eit</b> 133:3,4 <b>either</b> 99:19 105:22 122:16 135:9 143:7 <b>elected</b> 82:19 93:16 <b>election</b> 29:13 <b>electric</b> 11:5 <b>electrical</b> 82:5 <b>electricity</b> 26:16 <b>electronics</b> 20:6 <b>element</b> 8:5 120:23 <b>elements</b> 20:15,16 <b>elevation</b> 22:21 <b>eligible</b> 23:12 <b>emphatic</b> 37:13 <b>employed</b> 31:2 <b>employees</b> 8:16 12:16 16:15 31:2</p>
--	--	---	--

<p><b>employment</b> 30:25 33:3</p> <p><b>empower</b> 101:22</p> <p><b>emptied</b> 83:8</p> <p><b>empty</b> 84:12 87:9 92:25 140:15</p> <p><b>encourage</b> 103:20 122:2</p> <p><b>encouraged</b> 37:20 37:21 103:24</p> <p><b>encouraging</b> 33:15</p> <p><b>ended</b> 146:11,13</p> <p><b>energized</b> 8:20</p> <p><b>energy</b> 8:21 115:15,16</p> <p><b>enforce</b> 86:6</p> <p><b>enforced</b> 63:15,19</p> <p><b>enforcement</b> 6:1 77:14 80:17 82:1 85:25 92:12,25</p> <p><b>enforcing</b> 83:6</p> <p><b>engage</b> 141:15 142:24,25</p> <p><b>engaged</b> 17:10,17</p> <p><b>engagement</b> 97:15 109:4 121:9 131:4</p> <p><b>engineering</b> 22:11</p> <p><b>engineers</b> 20:25 47:10</p> <p><b>enhanced</b> 23:12</p> <p><b>enhancing</b> 139:4</p> <p><b>enjoy</b> 96:19 102:15</p> <p><b>enjoyed</b> 123:15</p> <p><b>enjoying</b> 48:12</p> <p><b>ensure</b> 4:2 86:3,5</p> <p><b>enter</b> 36:21 70:22 150:18</p> <p><b>enterprise</b> 32:14</p> <p><b>enterprises</b> 33:16</p>	<p><b>enters</b> 34:6</p> <p><b>entertained</b> 75:18</p> <p><b>entertaining</b> 19:22</p> <p><b>entire</b> 4:22 16:12 16:14 18:6 114:9 131:17 133:22 144:8 145:4</p> <p><b>entirely</b> 12:25</p> <p><b>entities</b> 20:7</p> <p><b>entitled</b> 58:6,8 59:8,14 89:19</p> <p><b>entity</b> 12:18 27:4 30:11 149:25</p> <p><b>entrance</b> 18:12 87:12 89:9</p> <p><b>entrances</b> 18:4 36:9 37:8</p> <p><b>envelope</b> 47:24</p> <p><b>envelopes</b> 27:14</p> <p><b>environment</b> 8:8 18:23 28:20 34:18 101:3 120:15 123:3</p> <p><b>envision</b> 119:20</p> <p><b>envisioned</b> 125:6</p> <p><b>envisioning</b> 120:23</p> <p><b>equaling</b> 65:25</p> <p><b>equally</b> 48:15</p> <p><b>equation</b> 17:17</p> <p><b>error</b> 71:24</p> <p><b>escalating</b> 63:12</p> <p><b>escort</b> 39:18</p> <p><b>escrow</b> 82:7 150:10</p> <p><b>especially</b> 44:18 48:24 112:25 142:19</p> <p><b>essentially</b> 10:10 12:9 14:6 22:3 23:2,23 46:5,5</p>	<p>95:7</p> <p><b>essex</b> 9:2 17:8 20:22 21:11 30:17 31:18 62:10 64:16 65:20 68:4 69:6 69:24 72:3 73:4 147:25 150:16</p> <p><b>establish</b> 9:24 121:17</p> <p><b>established</b> 9:16</p> <p><b>estate</b> 29:16 31:21 125:12 127:16 134:3,3</p> <p><b>evaluate</b> 86:2 119:21</p> <p><b>evaluated</b> 120:9</p> <p><b>evans</b> 1:18 2:14,15 3:12,13 15:14 39:25 40:2,15 41:11 43:11,17 48:20 51:10,11,21 52:1,2,10,16,17 53:5,10,11,22 54:2 54:3,14,20,21 55:8 55:14,15 56:16,21 56:22 57:11,13 58:23,24 59:23,24 60:21,22 61:10,11 62:15,20,21 64:22 65:2,3 66:2,7,8,14 66:15 67:21,22 68:2,14,15,20 69:16,17,22 70:8,9 70:14 71:14,15,20 72:12,13,18 73:14 73:15 74:17 77:17 77:18 78:3 88:21 92:24 118:9,20 132:2 148:17,18 151:3,4,15,16</p>	<p><b>evening</b> 57:5 74:13 76:1 86:12 86:16 93:9</p> <p><b>evenings</b> 131:8</p> <p><b>evenly</b> 150:20</p> <p><b>event</b> 53:17 64:4</p> <p><b>events</b> 63:21 64:13</p> <p><b>everybody</b> 49:18 50:3,17 102:4,9 108:1 127:19 137:25 142:8,11</p> <p><b>evil</b> 22:9</p> <p><b>exact</b> 77:24 78:2 87:22</p> <p><b>exactly</b> 29:5 37:14 47:25</p> <p><b>example</b> 112:10 117:13 118:1 125:21</p> <p><b>examples</b> 101:4 121:6</p> <p><b>exceed</b> 150:13,19</p> <p><b>exceeding</b> 84:14</p> <p><b>excellent</b> 144:5</p> <p><b>exceptions</b> 148:12</p> <p><b>excited</b> 97:6</p> <p><b>excitement</b> 13:12 14:10</p> <p><b>exciting</b> 97:13</p> <p><b>exclusion</b> 147:21</p> <p><b>exclusively</b> 11:2</p> <p><b>excuse</b> 40:3 59:6 65:8 74:25 86:13</p> <p><b>executed</b> 67:4 70:24</p> <p><b>executive</b> 4:8,13 50:10,13,14 52:7 94:14 147:5,10,14 148:1,4</p> <p><b>exempt</b> 84:15</p>
---	--	---	---

<p><b>exercise</b> 11:25  <b>exist</b> 104:23  147:23  <b>existing</b> 11:15  14:6 23:9 35:5  39:14 98:13,19,20  101:8 104:21  114:4 126:22  127:4 135:12  <b>expand</b> 13:4  <b>expanding</b> 11:7  <b>expansion</b> 11:10  <b>expect</b> 8:9 90:11  <b>expeditious</b> 56:9  74:10  <b>experience</b> 99:14  125:10,12  <b>expertise</b> 124:24  125:20  <b>expiration</b> 63:25  64:20  <b>expire</b> 63:23 64:4  <b>explaining</b> 121:7  <b>exposure</b> 30:11  129:4  <b>extend</b> 81:11  <b>extended</b> 4:3  64:19  <b>extension</b> 12:25  64:11  <b>extensions</b> 80:25  <b>extensive</b> 141:14  <b>extent</b> 77:12  <b>exterior</b> 46:9  <b>extra</b> 43:16  <b>extremely</b> 18:10  39:9,11  <b>eyeballing</b> 89:13</p>	<p style="text-align: center;"><b>f</b></p> <p><b>f</b> 59:12 152:1  <b>fabric</b> 100:16  104:21  <b>fabrication</b> 12:7,8  <b>fabrics</b> 12:10  <b>fabulous</b> 21:12,14  32:14  <b>facilities</b> 34:20,21  38:8  <b>facility</b> 28:12  125:22 126:23  127:5 138:19  141:6  <b>fact</b> 19:13 41:24  42:2 48:23 79:23  82:25 83:23,23  88:4 101:13 120:2  <b>factors</b> 114:20,21  <b>facts</b> 83:19,22  <b>factual</b> 142:7  <b>fail</b> 146:2  <b>failed</b> 86:2  <b>fairly</b> 35:18  <b>fall</b> 13:20  <b>familiar</b> 108:21,23  128:6 136:13  <b>families</b> 99:12  105:23  <b>family</b> 97:24  113:11,14 114:18  120:15  <b>fantastic</b> 44:13  <b>far</b> 8:18 28:5 35:3  74:24 77:8 94:2  95:1 140:4 143:12  145:8  <b>farmer's</b> 53:17  <b>fashion</b> 13:19  16:10 21:3 32:12  74:17</p>	<p><b>faster</b> 17:21  <b>fatal</b> 119:11  121:19  <b>fault</b> 89:3  <b>feasible</b> 75:13  <b>federal</b> 48:23 63:6  64:10,17  <b>federally</b> 63:8  <b>fee</b> 59:15 65:22  67:5 68:25 69:8  71:21  <b>feed</b> 127:17  <b>feedback</b> 39:2  101:21 107:22  <b>feel</b> 34:17 101:9  103:24 113:11  116:21 121:4  130:8 131:16  <b>feeling</b> 38:11  57:18  <b>feelings</b> 109:2  <b>feels</b> 101:3  <b>fees</b> 68:22  <b>feet</b> 27:21 46:13  46:16 84:14 87:2  87:2,21,21,22  126:20 143:17  145:23 146:3  <b>fellows</b> 147:4  <b>ferry</b> 131:7  <b>fete</b> 22:9  <b>fi</b> 17:21 133:13  <b>fifth</b> 15:7 21:24  22:2  <b>figure</b> 100:3 101:1  113:20 116:4  133:1  <b>figuring</b> 44:18  <b>file</b> 2:8 6:1 51:4  80:13,23 81:25  82:9,10 92:16,18</p>	<p>92:18 93:19  <b>filed</b> 66:25 82:2,24  <b>files</b> 86:7  <b>filing</b> 83:3  <b>fill</b> 38:7  <b>filling</b> 14:8  <b>final</b> 22:14 58:13  82:25  <b>finalizing</b> 19:23  <b>finally</b> 87:25  <b>finance</b> 17:13 55:2  109:25  <b>financed</b> 109:12  <b>financial</b> 62:7  63:21 64:6 96:5  128:2 139:24  150:9  <b>financially</b> 138:11  <b>financing</b> 95:21,22  109:17  <b>find</b> 74:23 75:22  75:24 77:15 97:16  98:2 103:19 109:7  <b>finding</b> 110:13,13  <b>findings</b> 131:14  <b>fine</b> 85:22  <b>finish</b> 79:7,13  83:20 91:2,19  <b>finishes</b> 99:25  <b>finishing</b> 14:21  15:17  <b>fire</b> 77:25 78:7,7  79:3 81:9 82:4,7  83:8,10,24,25 84:1  84:9,10,11,16,21  85:2,3,4,25 94:8  <b>firefighters</b> 85:21  <b>firm</b> 94:22,23 95:1  95:4 96:7 97:6  103:7 124:7,8  128:12 138:7,14</p>
--	---	--	--

<p><b>firms</b> 124:9 125:19 <b>first</b> 7:16 8:1 10:13 13:16 15:6 18:4 33:3 39:9 43:17 75:23 92:6 93:1 94:19 98:4 100:9,15 108:22 108:24 109:6,19 110:2 111:16 137:25 <b>fiscal</b> 111:9 <b>fisture</b> 125:21 131:1 <b>fit</b> 118:22 125:8 <b>fits</b> 40:21 <b>five</b> 8:24 9:1 10:22 23:5 74:3 76:10 77:14 79:9,13,14 95:24 113:14 132:9,23 133:20 139:10 <b>flexibility</b> 8:13 57:15,21 <b>flip</b> 127:21 <b>flood</b> 4:2 47:4 63:4 63:5,7,8,21 64:19 <b>flooding</b> 47:13 64:2,13 <b>floods</b> 63:1,13 <b>floor</b> 17:25 18:4,6 18:7,15 19:5,7,8 20:1 138:1 <b>floors</b> 11:12,21 <b>flow</b> 21:2,18 <b>floyer</b> 11:16 <b>flying</b> 87:14 88:6 <b>focus</b> 7:11 13:21 14:5 19:16 <b>focused</b> 95:20</p>	<p><b>fold</b> 143:8 <b>folks</b> 114:22 <b>following</b> 66:18 70:20 72:20 82:4 <b>food</b> 28:22 118:3 <b>foot</b> 13:1 18:1 34:2 34:8 143:21,24 144:2 <b>footage</b> 35:9,10 111:21 143:15 <b>force</b> 32:25 <b>forced</b> 5:6 <b>forcing</b> 4:23 <b>foregoing</b> 152:3 <b>foresee</b> 147:5 <b>forester</b> 65:16 <b>forget</b> 85:12 <b>form</b> 64:5 <b>former</b> 98:7 104:7 126:16 <b>forms</b> 92:17 <b>forth</b> 24:17 41:10 43:14 58:9 80:25 120:4 <b>forthcoming</b> 7:8 <b>fortunate</b> 16:6 41:13,22 48:14 <b>fortune</b> 16:9 <b>forward</b> 6:5 15:21 42:5 43:22 78:11 115:8 118:2 133:16 <b>foster</b> 40:22 <b>found</b> 39:9 74:25 75:16 106:6 <b>four</b> 27:21 79:22 87:21 95:2 113:14 133:17 <b>fourth</b> 63:14 <b>frame</b> 38:20</p>	<p><b>frames</b> 7:5 <b>fran</b> 124:2,4,12,17 125:7,20 127:17 129:23 <b>fran's</b> 124:19 128:13 <b>frances</b> 129:24 <b>franklin</b> 40:23 117:4,7,24 118:6 121:18 129:19 <b>frankly</b> 8:23 12:22 31:19 39:3 41:7 83:14 116:6 <b>free</b> 49:8 <b>frees</b> 47:24 <b>frelinghuysen</b> 16:7 <b>frelinghuysen's</b> 31:19 <b>friendly</b> 18:23 <b>front</b> 16:3 36:19 37:3 115:17,18 <b>fronting</b> 34:9 <b>fruits</b> 20:13 <b>full</b> 22:11 81:25 89:7 <b>fun</b> 96:20 <b>function</b> 37:8 124:12 125:8 <b>functionally</b> 124:3 <b>functions</b> 95:6 <b>fundamental</b> 9:5 <b>funded</b> 11:13 42:1 <b>funding</b> 141:5 <b>funds</b> 43:16 49:1 62:5 65:17 150:7 <b>further</b> 49:4 56:1 58:12 67:10 74:2 102:20 148:7 <b>future</b> 7:23 63:7 115:9</p>	<p><b>g</b> <b>g</b> 2:1 <b>gain</b> 116:1 <b>gained</b> 9:2 <b>gallagher</b> 152:3 <b>garage</b> 17:6 35:11 35:12 <b>garages</b> 17:14 <b>gas</b> 128:23 129:4,5 <b>gates</b> 8:19 <b>gather</b> 96:18,18 <b>gee</b> 44:2 <b>gene</b> 33:13,21 44:12 46:21 48:20 49:9 110:21 115:12,22 116:6 116:16 130:16 132:13 138:25 144:25 145:3,14 145:21 146:8,15 146:16,18 <b>general</b> 64:12 124:3 149:6 <b>generate</b> 20:12 <b>generated</b> 40:17 112:8 <b>generates</b> 140:16 <b>generating</b> 13:13 24:3 132:2 <b>generation</b> 11:4 118:15,16,18 <b>generations</b> 120:17 <b>generic</b> 19:6 <b>generous</b> 19:12 <b>genitempo</b> 4:12,18 6:11,13 50:11,12 50:14 74:18,20,22 75:7,12 76:5,6,10 76:13,17,24 77:6,9 77:12 78:6,18,23</p>
--	---	--	--

<p>79:2,7,10,12,15              80:1,5,7,11,15,19              82:16,18,21,22              83:12,18 84:3,19              84:24 85:1,6,9,17              92:13,14,15 94:6              147:5,6,17 148:6  <b>gensler</b> 35:2  <b>gentleman</b> 88:2  <b>gentlemen</b> 94:14  <b>getting</b> 13:12              14:10,15 21:20              22:2 34:21 38:9              38:13,24 41:16              96:6 98:14,14              109:12 132:23  <b>give</b> 4:15 6:21,24              7:3 9:15 11:8              14:18 17:22 26:10              48:11 49:8 79:13              80:24 84:11 90:11              91:12 92:1 101:21              111:3,3 117:12              127:3 141:1  <b>given</b> 46:1 118:15              128:5  <b>gives</b> 89:18 104:12              129:3  <b>giving</b> 39:1 45:2              92:9  <b>glad</b> 27:7 49:14,18              57:23  <b>glass</b> 16:19 18:7              20:1  <b>go</b> 4:19 7:23 12:15              14:1 17:22 18:19              25:6,23 27:6 28:4              36:16 47:22 50:5              50:7,18 78:11              80:23 83:9 87:12              87:20,23 88:11,11</p>	<p>90:25 91:15,21              92:3,7 93:10,18              94:3,24 96:9              102:4,10 104:11              109:7 112:20              118:12 119:16,18              122:23 129:7,8,11              129:12 130:15,22              131:5 135:19              136:14,16 141:20              141:22 144:12,13              145:20 147:9,10              147:13 148:25              149:2  <b>goal</b> 8:19 24:23              42:13 134:20  <b>goes</b> 3:6 19:25              47:7,15 77:8              87:19 114:2              119:10 122:1,10              134:15 139:2  <b>going</b> 6:20 7:5,11              7:19 10:7,8,11,14              11:14 12:6,13              13:2 14:20 15:3              16:16 17:20 19:19              20:20 28:3,9              29:16 31:5,6,15              32:6,10,19,21,21              32:22 33:14,17,23              34:22 36:10,21              37:3,5 39:20,20              41:17 42:4,4 44:5              44:15,18,23 45:3,8              45:18,23 46:10              47:9,10,22 48:6              50:3,4,4,5,6,18              60:9 73:21 74:18              79:7,10 80:15              83:14 85:15 87:15              89:2,9,16 92:1,3,7</p>	<p>93:9 94:10,13              95:18 97:2,3,10              98:1,24,25 100:1,2              100:4,19,19 101:1              101:10 103:4              104:2 109:15,25              110:22 111:3              112:9,24 114:8,11              115:4,7,9,21 117:2              117:5,6,10,13              118:12 119:15              120:8 121:17,23              121:24 122:4,5              126:24 127:5,6,6,9              127:24 128:2,2,4              128:13 129:22              130:12,13,15              132:20 135:17              140:12,14,16,25              142:14,23 143:22              143:23,23 144:13              145:16,19,22,22  <b>good</b> 9:9 13:11              17:8 22:18,19              29:12,13 33:6,10              36:13 38:6,7 81:7              95:12,14,16,17              96:11 107:11              109:15 111:13              112:16,17 113:21              116:19,21 129:20              130:10,11 137:12              138:1 145:15              146:1  <b>goods</b> 61:21 70:16              70:19 71:4  <b>gotten</b> 137:4,24  <b>government</b> 85:24  <b>governor</b> 11:25              128:16</p>	<p><b>gown</b> 129:13  <b>gowns</b> 129:8  <b>grab</b> 18:18  <b>grand</b> 55:6  <b>grant</b> 12:1 47:16              48:22,25 133:5,7              137:6  <b>granted</b> 56:1              59:12 74:2  <b>grants</b> 22:23 95:22              95:25 133:4  <b>graphic</b> 125:2  <b>grass</b> 89:12  <b>great</b> 12:11 19:20              19:21 24:25 25:10              30:16 33:6,8 41:8              41:9 47:18 48:14              48:15 49:15,17              57:18 64:7 96:5,7              97:10,11,21,25              98:5 99:17,24              100:6,7,15 101:18              103:7,13 104:23              106:16 111:8              114:4 117:15              118:4 121:13,14              123:2 127:1              129:20 130:13              133:10  <b>greatly</b> 30:14  <b>greenutley</b> 53:16  <b>greenways</b> 98:19  <b>grew</b> 31:17 49:21              49:23 99:9  <b>grid</b> 29:23 98:6,20              98:21  <b>ground</b> 18:15  <b>grounds</b> 86:1  <b>group</b> 9:13 11:14              12:4 23:1 131:13              131:14 132:15</p>
---	--	--	---

<p>136:13  <b>groups</b> 11:3  <b>growing</b> 121:14  <b>growth</b> 12:18  106:5  <b>guard</b> 9:5  <b>guensler</b> 15:18  <b>guess</b> 85:11  128:16  <b>guest</b> 49:20  <b>guidance</b> 100:4  <b>guy</b> 80:21 146:19  <b>guys</b> 42:10 82:19  117:8 123:18</p>	<p><b>handicap</b> 3:1 58:4  <b>handicapped</b> 58:8  74:16 75:1  <b>handle</b> 91:23  <b>hands</b> 110:11  <b>hang</b> 102:5,10  <b>happen</b> 19:19  33:14,17,20,25  39:1 80:14 86:3  110:7 112:8,9  113:8 115:21  121:23 138:10  <b>happened</b> 16:8  134:2  <b>happening</b> 7:6  8:15,23,24 9:14,19  13:9 14:25 21:8  39:1 110:9 144:22  <b>happens</b> 27:19  32:20 43:9 100:13  100:16 101:11  102:21 107:6  143:2,3  <b>happy</b> 6:6 14:19  30:19 31:9 44:5  48:9,18 57:16  91:21 97:1  <b>hard</b> 93:15  <b>hardwired</b> 79:3  <b>harnessing</b> 115:16  <b>harrison</b> 108:10  <b>hawking</b> 10:12  <b>head</b> 25:24 49:20  99:3  <b>headquarters</b>  10:17,19 113:3  <b>heads</b> 124:12  <b>health</b> 10:2 11:13  57:18 64:11 139:6  <b>healthcare</b> 131:19</p>	<p><b>hear</b> 31:22 44:5  81:22 85:10  110:22 120:6  124:17 128:14  <b>heard</b> 11:24 29:2  60:4 80:7 95:17  96:12 128:11  138:25  <b>hearing</b> 3:3 45:7  59:6,17 60:10  85:12 118:24  120:7  <b>hearings</b> 59:4  <b>heart</b> 111:4  115:18  <b>heating</b> 11:4  <b>heavy</b> 28:21  <b>height</b> 18:1 27:14  35:6 126:4  <b>heights</b> 114:16  <b>held</b> 58:14 72:22  72:25 80:9  <b>hello</b> 92:3  <b>help</b> 14:23 17:13  32:9 39:16,16  40:22 45:25 97:17  138:13  <b>helpful</b> 22:20  <b>helping</b> 109:10  120:24  <b>helps</b> 104:10  <b>hemerick</b> 140:1  <b>hemming</b> 76:2,2,9  76:12,15,20 77:3,7  77:11,17,22 78:17  78:19,24 79:5,9,12  79:21 80:3,5,6,9  80:12 81:3,12,19  82:13,17 83:10,18  83:21,22 84:4,8,20  84:25 85:2,8,11,14</p>	<p>85:15,18 86:10,13  86:17,19 93:14  <b>herby</b> 150:17  <b>hey</b> 24:24 39:4  <b>hidden</b> 8:19  <b>high</b> 18:1 30:15  37:18 109:4 116:4  <b>highest</b> 22:25  <b>highlight</b> 103:16  <b>highly</b> 33:9 86:1  130:12,19,21,21  138:13  <b>highway</b> 9:10  35:23 126:5  <b>hill</b> 87:24 88:6  <b>hindenlang</b> 94:21  97:5 105:19  106:15,19,25  107:5,14,18  108:11 113:2  121:3 122:6 123:9  123:12,15  <b>hire</b> 27:8 33:1  <b>hired</b> 31:9,13  82:19 91:23 92:9  <b>hiring</b> 32:21  <b>historic</b> 4:16,24  5:3,7,21,24  <b>historical</b> 97:8  <b>historically</b> 96:4  <b>history</b> 9:16 31:25  120:10  <b>hit</b> 88:10  <b>hits</b> 87:16 88:7,7  <b>hitting</b> 18:25  <b>hoboken</b> 131:2  <b>hockey</b> 140:19  <b>hoffman</b> 120:6  126:5 129:16  134:16</p>
<p><b>h</b></p>			
<p><b>hackensack</b> 10:1,3  11:10,11,17 13:17  15:9 20:24 21:21  22:1,15 25:15,21  26:3 39:14 124:15  124:18,21 126:8  131:25 132:4,6,11  132:12,18,22  133:4,12,18  134:25 135:2,15  136:1,9,25 137:11  138:1,3,4,16,17  139:16 141:7  142:10 146:9,10  <b>hackensack's</b>  25:15  <b>half</b> 11:21 17:17  27:20 35:4 41:20  141:5  <b>hall</b> 2:7 7:8 11:11  13:18 21:21 22:1  22:15 51:4 104:14  128:19  <b>hall's</b> 26:4  <b>hamburg</b> 10:21</p>			

<b>hoffmann</b> 149:11 <b>hold</b> 53:1,17 57:5 <b>holiday</b> 43:5 <b>home</b> 4:25 5:10 112:10 113:14 <b>homeowner</b> 5:1,20 <b>homes</b> 97:24 113:11 114:18 <b>honest</b> 88:20 <b>honestly</b> 112:18 <b>hope</b> 3:1 11:18,24 15:23 27:7 30:8 58:4 112:7 <b>hopefully</b> 7:20 24:4 39:8 <b>hoping</b> 18:20 22:11 96:14 <b>horm</b> 140:9 <b>hospital</b> 101:6 124:22 131:19 <b>hot</b> 45:3 117:11 <b>hotc</b> 7:8 <b>hotel</b> 35:22,22 102:1 <b>hours</b> 11:22 25:19 38:3 <b>house</b> 5:6 8:16 35:17 44:25 87:23 88:25 110:21,24 125:1,10,20 127:14 140:18 <b>household</b> 105:20 <b>households</b> 99:8,9 99:10 <b>houses</b> 128:21 <b>housing</b> 9:19 21:22 28:21 32:16 45:22 68:21 113:9 114:17 135:8,12 <b>hudson</b> 9:1	<b>huge</b> 105:4 109:10 127:24 <b>hurt</b> 30:13,13 109:2 <b>husband</b> 127:8 <hr/> <b>i</b> <hr/> <b>ice</b> 140:18 <b>idea</b> 29:9,14,21 36:12 42:1,8 43:23,25 49:2 102:18 120:8,20 141:23 143:20 <b>ideas</b> 15:11,12 100:5 <b>ideation</b> 15:10 21:24 22:2 42:6,7 <b>identified</b> 130:25 <b>identities</b> 121:22 <b>identity</b> 15:20 118:25 <b>idiot</b> 91:24 92:6 <b>idyllic</b> 97:21 <b>ii</b> 59:9,13 <b>illegal</b> 85:5 <b>image</b> 8:6 <b>immediately</b> 32:22 83:2 97:12 100:25 <b>impact</b> 104:1 146:5 <b>impacted</b> 145:20 <b>impactful</b> 145:8 <b>impacting</b> 33:18 <b>implement</b> 86:3 133:1,2 <b>implemented</b> 130:17 133:6,10 136:22 <b>importance</b> 40:10 <b>important</b> 26:2,3 26:6 27:9 38:13 41:12 42:10,11	43:24 44:6 95:18 97:15 100:17 101:1,10 102:11 104:3 113:20 114:8,9,21 115:10 118:11 119:20 121:17,18 130:1 130:22 133:23 134:10,18 144:7,8 <b>importantly</b> 19:20 134:15 <b>impossible</b> 88:15 88:17 <b>impression</b> 44:9 44:23 <b>imprinted</b> 67:14 <b>improve</b> 24:7 <b>improved</b> 127:10 <b>improvement</b> 16:17 17:9 115:6 139:5,6 <b>improvements</b> 16:1 20:25 22:16 141:8 <b>improving</b> 104:4 <b>inaccessible</b> 112:11 <b>incentives</b> 23:13 <b>inch</b> 47:14 <b>include</b> 26:23 28:20 95:25 96:1 106:10,12 <b>included</b> 6:16 7:24 68:7 <b>includes</b> 104:25 <b>including</b> 53:1 97:20 117:16 <b>inclusion</b> 25:25 <b>incorporating</b> 28:6	<b>increase</b> 20:18 99:10,15,15 105:24 107:20 <b>increased</b> 44:25 <b>increasing</b> 42:3 <b>incredible</b> 31:25 115:16 <b>incredibly</b> 22:20 26:1 31:25 95:11 <b>incumbent</b> 108:25 <b>indefinitely</b> 140:13 <b>independent</b> 26:17 26:18 <b>india</b> 10:15 <b>indicated</b> 37:17 66:23 78:10 <b>indiscernible</b> 2:24 3:15,16,22 6:22 10:1 11:17 12:1,4 14:16 15:11 16:1 16:20,22 19:12 20:10 21:19 22:22 23:6,12 24:4 25:16 27:12 28:14 29:5,8 31:6 33:21 34:2,4,12,15,25 35:4 36:3 38:8,18 39:21,22,23 40:3 40:10 42:6,10 43:3,18 44:1,19 45:6,9 46:7 49:11 81:25 82:24 83:3 84:23 86:21 87:7 87:7,20 88:2,24 92:12 94:18 95:23 103:7 105:3 106:20 107:1 108:6,21 109:13 111:12 117:18 118:6 119:9
---	--	---	--

<p>120:25 131:6 132:15 133:6 137:4 139:23 140:4,19 146:18 <b>individual</b> 38:5 42:25 56:3 71:6 74:4 89:18 <b>individual's</b> 24:8 <b>individuals</b> 32:5 74:16 138:7 <b>industrial</b> 105:4 125:22 126:11,15 127:5 <b>industry</b> 13:14,15 <b>infeasible</b> 138:11 <b>influence</b> 144:21 <b>influences</b> 120:10 <b>information</b> 96:18 105:17 106:16 107:8 141:16 142:10 <b>infrastructure</b> 11:2,6 26:14 47:16 109:18 116:4 139:5 141:8 <b>infusion</b> 13:3 <b>ingress</b> 27:13 36:7 126:18 <b>initial</b> 13:17 <b>initially</b> 46:6 <b>initiatives</b> 133:13 133:16 <b>innovative</b> 103:10 <b>input</b> 119:19 <b>inquired</b> 57:17 <b>insert</b> 21:24 <b>inside</b> 21:10 111:19 <b>insight</b> 106:16 107:7,22</p>	<p><b>insightful</b> 116:17 <b>inspection</b> 76:16 76:21,21,25 77:4 78:1,1,11 79:3 82:4,5,25 <b>inspections</b> 76:3,7 77:14 79:16 80:1 <b>inspector</b> 77:5 78:2 <b>inspectors</b> 76:14 76:15 <b>install</b> 21:23 83:4 <b>installed</b> 21:2 84:16 <b>instant</b> 53:1 72:22 <b>instigate</b> 92:7 <b>institute</b> 11:13 <b>instituted</b> 108:20 110:16 137:16 <b>insular</b> 8:18 <b>insulting</b> 75:5 <b>insurance</b> 4:2 63:4 63:5,9,11 64:1,19 <b>insure</b> 64:19 <b>integrate</b> 40:21 101:2 117:3 <b>integrated</b> 34:19 104:24 116:12,13 <b>integrating</b> 34:12 37:12 39:15 101:6 <b>integration</b> 40:20 103:5 111:25 <b>intelligent</b> 115:2 116:17 <b>intend</b> 11:1 19:24 21:9,23 24:15 <b>intends</b> 70:22 <b>intense</b> 102:1 <b>intention</b> 82:11 <b>interact</b> 103:20</p>	<p><b>interacting</b> 103:25 <b>interactions</b> 41:6 <b>interest</b> 27:16,18 27:22 28:10 56:9 74:9 96:1 <b>interested</b> 17:10 <b>interesting</b> 12:10 19:5 27:17 28:2 28:24 42:7 46:11 97:24 <b>interestingly</b> 99:8 <b>interests</b> 127:23 <b>interior</b> 137:8 <b>intermingled</b> 30:2 <b>internally</b> 5:25 116:13 <b>international</b> 10:9 <b>interplay</b> 125:9 <b>interrupt</b> 79:8 <b>interrupted</b> 83:14 <b>intersection</b> 21:6 128:20 <b>interview</b> 50:6 <b>interviewing</b> 26:20 94:11 <b>interviews</b> 149:19 <b>intrigue</b> 110:24 <b>introduce</b> 96:7 97:2 <b>introducing</b> 13:25 <b>introduction</b> 3:2,3 58:4 <b>introductions</b> 58:1 <b>invaluable</b> 31:14 <b>invent</b> 7:21 <b>invested</b> 132:6 <b>investigated</b> 49:4 <b>investment</b> 20:13 101:18 127:24,25 128:3 132:18,21 139:18</p>	<p><b>investments</b> 31:21 <b>invigorated</b> 103:2 112:20 <b>invited</b> 49:19,24 <b>inviting</b> 101:2 <b>involve</b> 131:15 <b>involved</b> 12:17 22:17 27:10 31:16 45:22 92:15 130:18,20,21 131:2,12 133:21 134:1 136:18 138:25 142:4 <b>iron</b> 5:22 94:25 <b>irrelevant</b> 142:11 <b>isabella</b> 34:5 <b>island</b> 101:5 <b>isolated</b> 114:11 <b>issue</b> 17:14 67:6 72:4 73:6 74:19 75:6 90:8 111:4 <b>issued</b> 66:17 67:12 78:22 80:4 <b>issues</b> 2:6 4:13,14 15:2 39:18 47:20 51:2 110:14 120:18 <b>item</b> 54:11 75:10 147:11 <b>items</b> 9:23 14:21 55:21 56:13</p>
<b>j</b>			
<p><b>j</b> 1:18 <b>jamie</b> 152:3 <b>jan</b> 11:19 <b>jersey</b> 1:1 8:25 9:3 10:8,16,21 12:1 21:12,13 22:17,23 23:1,13,19 24:9 29:16 61:25 62:11 62:13 63:14,17,19</p>			

<p>63:22 64:7,13,17 65:21 68:4 69:7 69:24 72:3 73:5 84:17 94:23,25 113:18 135:17,18 135:21 136:5,8,13 147:25 149:22 150:17 <b>job</b> 1:25 26:21 29:12 75:13 92:25 <b>jobs</b> 16:10 30:16 30:23 31:1,6 33:4 144:2 <b>joe</b> 140:21 <b>john</b> 11:16 <b>joint</b> 29:1 34:25 103:18 <b>joseph</b> 1:15 <b>july</b> 11:24,25 58:14 <b>jump</b> 49:7 <b>jumps</b> 37:1 <b>june</b> 1:10 2:3 50:24 53:2,2,18 55:1,5 71:7 72:22 72:23 79:21 82:6 152:14</p>	<p><b>kind</b> 8:16 12:11 13:12 18:17 24:3 27:20 29:4,5 30:8 41:8,10 42:20 43:4 44:14 87:19 89:17,24 91:11 92:4,6 97:13 98:8 98:12,24 99:1,5,14 101:17,21,25 102:8,13,16 104:12 106:16 112:6,10 113:22 113:22 121:11 122:1,20,21 142:15,18,21 <b>kinds</b> 118:4 <b>kingsland</b> 21:3,6 21:15 22:3 23:16 23:17,25 26:12 36:18,22 37:6 47:3,7,14 68:24 <b>knew</b> 31:15,23 <b>knieval</b> 22:9 <b>know</b> 2:25 5:6 6:5 6:19 7:2 15:7 17:17,20 18:24 19:16 20:22 21:5 22:18,19 24:25 25:14,18 26:21 27:18 28:3,9,10,16 28:20,25 30:13,13 30:23 31:9,15 34:25 36:7,12,17 36:25 37:2,12,16 37:25 38:1,4,8,11 39:12,17,18 41:17 41:20 43:2,13,19 44:14,16,16,20,21 45:2,21 47:3,16 48:9 77:13 78:3,8 78:9,13,14 79:17</p>	<p>79:17,18 80:1,16 81:17 83:12,15 84:5 86:5,22,25 88:5 89:25,25 90:10 91:4,12,22 91:25 92:20 93:13 93:18,19 94:1,8,17 95:9 98:14 99:2 100:18 101:21 102:15 103:4,12 106:16,19,25 107:2,22 110:19 110:20 113:5 116:11,14 117:13 119:4 124:16 125:8,14 129:7 131:25 136:19 138:10,24 142:5 142:13,17 143:21 144:19,25 145:7 145:18 <b>knowing</b> 137:22 <b>knowledge</b> 127:16 127:16 <b>known</b> 7:20 12:6 44:2 <b>knows</b> 118:1</p>	<p><b>landscape</b> 98:5 103:7 129:25 <b>lane</b> 23:20,21 <b>large</b> 10:15 27:19 98:12 102:5 103:4 105:3 122:19 <b>largely</b> 102:1 <b>larger</b> 13:9 19:14 102:19 <b>laroche</b> 120:6 <b>late</b> 14:14 45:15 <b>law</b> 2:5 51:1 58:12 75:2 147:20 149:16,17,18 <b>lawn</b> 87:12 <b>laws</b> 67:9 86:5 <b>lawyers</b> 89:1 91:23 <b>layering</b> 95:21 <b>layers</b> 121:24 <b>layout</b> 19:5 <b>lead</b> 97:17 <b>leaders</b> 32:1 <b>leading</b> 126:9 <b>learn</b> 123:4 <b>learned</b> 31:24 <b>lease</b> 11:9,12,22 <b>leased</b> 14:10 46:13 <b>leasing</b> 11:20 <b>leave</b> 25:21 92:10 117:11 119:15 <b>leaving</b> 24:5 31:1 <b>led</b> 97:13 <b>leeway</b> 79:13 <b>left</b> 22:8 87:3,24 103:10 <b>legacy</b> 115:9 <b>legal</b> 75:14,18,20 75:22 85:19 148:11</p>
<p><b>k</b></p>		<p><b>l</b></p>	
<p><b>k</b> 135:3 <b>keep</b> 5:18 45:4 48:10 83:16 95:14 95:15,15 113:9,24 <b>keeping</b> 104:3 116:7 <b>keeps</b> 113:24 <b>kept</b> 109:19 <b>keystone</b> 70:21,23 71:4 <b>kicked</b> 46:11 <b>kids</b> 18:2 111:9 142:5</p>		<p><b>la</b> 126:5 129:16 134:16 149:11 <b>laboratory</b> 35:16 <b>lack</b> 114:16 <b>lady</b> 87:14,24 88:6 88:10 <b>laid</b> 19:8 57:16 <b>lake</b> 131:19 142:10 <b>land</b> 13:9 20:17 39:12 125:12 127:16</p>	

<b>legislators</b> 4:1 64:17 <b>letter</b> 23:10 52:25 <b>level</b> 24:19 48:22 48:23 140:25 <b>levels</b> 22:25 33:3 118:25 <b>leverage</b> 101:22 142:19,21 145:16 <b>leveraging</b> 95:21 <b>license</b> 71:22,25 72:21,24 <b>licensed</b> 149:8 <b>licenses</b> 73:5,7 <b>life</b> 9:25 10:6,23 11:2 13:5,8 112:20 <b>lifestyle</b> 9:16 99:6 120:16 <b>light</b> 20:3 21:3,7 21:15,16 30:1 <b>lightly</b> 45:20 <b>lights</b> 21:19 <b>liked</b> 16:16,17 <b>limit</b> 56:2 74:3 147:10 <b>limited</b> 35:22 36:10 143:1 144:21 <b>line</b> 25:14 36:3 54:11 90:24 98:8 104:7 137:14 138:9,10 142:17 145:6 <b>lines</b> 23:24 25:10 48:10 <b>lining</b> 111:22 <b>lips</b> 44:21 <b>list</b> 4:9,24,25 5:7 5:21 23:12 54:11 55:1 68:6 77:24	<b>listed</b> 77:25 <b>listen</b> 49:8 92:5 145:21 <b>listening</b> 115:12 119:17 <b>litigation</b> 45:22 148:5 <b>litter</b> 87:17 <b>little</b> 7:4 9:21 14:18,24 17:22 18:18 31:16,23 33:13 41:14,16 44:22 77:8 89:24 93:20 98:23 100:2 104:12 108:1 110:21 114:24 121:20 137:15 142:3 <b>live</b> 7:21 9:7 25:7 30:17 34:18 99:24 100:20 110:20 112:16 119:1 123:7 128:14 <b>living</b> 27:22 37:18 45:17,19 102:3,5 103:22 135:8 <b>llc</b> 66:18 149:9,21 149:24 150:12,17 <b>lloyd</b> 125:10 <b>loans</b> 96:1 <b>lobby</b> 17:25,25 18:18 <b>local</b> 101:22 107:5 107:22,22 149:15 <b>located</b> 68:24 128:6 136:10 149:21 <b>location</b> 12:13 21:16 22:24 25:13 47:14 58:8 110:1	<b>locations</b> 23:10 25:7 48:1 <b>logistically</b> 75:13 <b>logo</b> 8:3 <b>lombardi</b> 80:22 <b>long</b> 6:4 30:9,10 32:20 43:21 46:4 93:24 104:17 106:2,3 109:4 119:5 121:19 145:7 147:5 <b>look</b> 3:7 6:17 9:15 17:23 20:14,15 21:4 26:4,17 29:17 30:11 32:19 32:22 33:2 35:16 35:22 36:4 41:5 42:24 74:18,21 75:14 88:10 100:20 101:16,24 103:8 105:8 108:14 126:20 127:11,13 129:2 139:21 144:23 146:22 <b>looked</b> 16:12 46:2 81:8 93:22 98:23 101:4 105:15,19 119:5 126:4 <b>looking</b> 10:16,23 13:8 16:25 33:11 37:6 42:5 43:22 46:25 48:23 50:9 74:24 75:3,5,18 81:15 98:4 99:5 99:14,22,23 109:17,18 113:16 115:5,6 137:14 139:24 146:1 <b>looks</b> 19:11 41:18	<b>loop</b> 104:10 <b>loosely</b> 39:22 <b>loosening</b> 29:7 37:17 <b>lose</b> 18:3 37:1 42:2 <b>loss</b> 41:25 64:1,2 67:1,5,11 <b>losses</b> 63:7 64:13 <b>lost</b> 8:25 30:25 41:2,3 66:24 67:8 79:15 89:24 <b>lot</b> 5:4,11 8:20,21 8:22 14:2 16:19 18:14 19:18 20:3 21:20 27:8,20,22 31:18,24 33:22 37:4 38:4 39:12 43:13 45:1,7 48:21 53:19 66:20 66:20,20 68:6 70:1 75:10 87:10 87:10 88:22,23 89:7 92:11 93:1,2 96:4,5,12 97:25 99:2,18 100:1,18 100:24 103:12,21 104:25 106:17 109:1 112:11,18 113:13,17 120:6 120:18,19 125:3,4 125:18 126:13 128:25 130:20 131:25 134:10 140:7,15,22,23,24 144:7 146:22 <b>lots</b> 30:16 36:11 39:11 42:20 45:14 47:6 66:19 97:20 <b>loud</b> 143:8 <b>love</b> 32:13 97:22 98:1 118:2,17
--	--	--	---

<p><b>loved</b> 49:2 115:19 115:19 <b>lowering</b> 26:7 <b>lumberton</b> 61:25 62:13 <b>luxury</b> 37:18 45:1</p>	<p>151:11,13,15,17 151:19,21 <b>main</b> 13:20 14:5 26:12 27:21 37:3 94:12 110:15 132:24,24 134:12 134:15 136:2,11 136:12 138:17 143:15,21 145:4</p>	<p><b>marble</b> 19:24 <b>march</b> 52:7,8 <b>marino</b> 140:21 <b>mark</b> 5:23 117:21 <b>market</b> 11:1 53:17 99:1,2,13,13 110:3 117:14 118:5</p>	<p>54:6,7,9,24,25 55:18,19,20,21 56:4,4,7,12,25 57:1,4,9,10,11,12 57:23 58:1 59:2,3 60:2,3,6,25 61:1 61:14,15,17,19 62:24,25 65:6,7 66:11,12,13,14,15 67:25 68:1,18,19 69:20,21 70:12,13 71:18,19 72:16,17 72:18,19 73:18,19 73:23 74:5,5,8,12 74:20,22 75:22,25 76:5 79:12 82:13 82:16,21 83:12,13 83:20 85:14 86:10 86:13,15,18 89:15 90:16,20 91:1,7,18 92:8,13,14,22 93:4 93:7,10,12 94:10 105:11 107:12,24 108:25 109:1,2 114:5 116:23 123:6,10,18,21,22 128:9,16 138:22 143:6,10 144:19 147:2,4,9,13,16,18 148:21,22 149:1,2 149:5 151:7,8,19 151:20</p>
<p><b>m</b></p>	<p><b>maintain</b> 39:8 115:3 134:20</p>	<p><b>marketing</b> 7:18 120:22</p>	<p><b>marketplace</b> 13:14</p>
<p><b>madam</b> 2:2,12,14 2:16,18,20 4:6,7 50:22,23 51:8,10 51:12,14,16,17,18 51:22,24 52:1,3,5 52:7,11,14,16,18 52:20,22,24 53:6,8 53:10,12,14,16,23 53:25 54:2,4,6,8 54:10,16,18,20,22 54:24 55:1,10,12 55:14,16,18,20,22 55:23 56:17,19,21 56:23,25 58:15,19 58:21,23,25 59:2 59:19,21,23,25 60:2,9,13,17,19,21 60:23,25 61:4,6,8 61:10,12,14 62:16 62:18,20,22,24 64:23,25 65:2,4,6 66:3,5,7,9,11 67:17,19,21,23,25 68:10,12,14,16,18 69:12,14,16,18,20 70:4,6,8,10,12 71:10,12,14,16,18 72:8,10,12,14,16 73:10,12,14,16,18 73:22,23 147:18 147:19 148:7,15 148:17,19,21,23 148:25 149:3,4 150:24 151:1,3,5,7</p>	<p><b>maintaining</b> 140:14 <b>maintains</b> 63:20 <b>major</b> 6:11 126:24 <b>majority</b> 56:8 74:8 <b>making</b> 5:6 13:22 14:11 15:3 18:14 19:20,21 28:24 100:15 101:11 102:11 105:5 121:4 122:15 127:24 135:10 150:4 <b>malizia</b> 71:20 72:5 <b>malls</b> 122:18 <b>management</b> 95:14 <b>managers</b> 133:20 <b>mandated</b> 141:10 141:11 <b>manhattan</b> 20:3 101:5 <b>manner</b> 40:18 <b>manufactured</b> 126:23 <b>manufacturing</b> 126:16 <b>map</b> 43:24 <b>maple</b> 61:24 62:13</p>	<p><b>marking</b> 129:20 <b>martone</b> 94:22 <b>mary's</b> 72:24 <b>masouleh</b> 68:23 69:3 <b>mass</b> 26:1,7 <b>massing</b> 29:9 <b>massive</b> 135:5 <b>master</b> 12:23 13:21 34:13,14 35:24 103:18 105:1 108:7 125:2 126:2 130:23,24 130:25 <b>matter</b> 19:13 39:15 81:20 <b>matters</b> 148:11,11 <b>mauro</b> 1:16 44:17 <b>mayor</b> 1:15 2:18 2:19,20,21 3:12,20 3:23 4:5,7,11,15 6:9,16,23 24:22 33:12 37:12 39:25 46:21 47:23 48:5 49:9,14,19,23 50:2 50:13,16,22,23 51:14,15,16,17 52:5,6,20,21,22,23 52:24 53:3,14,15</p>	<p><b>marketing</b> 7:18 120:22 <b>marketplace</b> 13:14 <b>markets</b> 114:3 <b>marking</b> 129:20 <b>martone</b> 94:22 <b>mary's</b> 72:24 <b>masouleh</b> 68:23 69:3 <b>mass</b> 26:1,7 <b>massing</b> 29:9 <b>massive</b> 135:5 <b>master</b> 12:23 13:21 34:13,14 35:24 103:18 105:1 108:7 125:2 126:2 130:23,24 130:25 <b>matter</b> 19:13 39:15 81:20 <b>matters</b> 148:11,11 <b>mauro</b> 1:16 44:17 <b>mayor</b> 1:15 2:18 2:19,20,21 3:12,20 3:23 4:5,7,11,15 6:9,16,23 24:22 33:12 37:12 39:25 46:21 47:23 48:5 49:9,14,19,23 50:2 50:13,16,22,23 51:14,15,16,17 52:5,6,20,21,22,23 52:24 53:3,14,15 <b>mayoral</b> 128:25 <b>mayors</b> 49:15 <b>mcginnis</b> 49:21 <b>mean</b> 41:7 43:2,6 44:13 75:17 83:14 88:18 89:20 90:8 95:8 103:11 111:2 111:9 117:8,15,24 119:11 121:4</p>

<p>122:25 125:1 136:20 145:16,25 <b>means</b> 116:12 119:1,12 <b>measly</b> 85:21 <b>mechanism</b> 44:24 <b>med</b> 10:1 37:4 <b>medical</b> 35:17,18 38:8 43:18 103:18 <b>medicine</b> 23:20,21 <b>meet</b> 13:19 21:5,5 22:3 29:24 63:11 135:21 <b>meeting</b> 1:5 2:3,4 2:5 4:18 6:6 8:13 10:9 25:24 37:16 37:21 38:10,11 50:6,17,19,24 51:1 51:2 73:21 74:15 81:5,9 95:9 147:20,21 151:22 <b>meetings</b> 28:25 29:1 39:3 44:17 88:20,20 131:5,9 132:14 141:14,19 146:17 <b>megaproject</b> 12:12 <b>member</b> 56:5 74:6 <b>members</b> 4:20 6:23 40:9 56:3 63:18 74:4 <b>membership</b> 56:8 74:9 <b>mentioned</b> 27:2 45:11 48:21 49:1 130:19 131:1 132:1,2 133:3,12 141:22 142:16 <b>meridian</b> 11:11</p>	<p><b>message</b> 89:5 <b>messed</b> 42:22,23 <b>met</b> 20:22 24:23 32:12 39:9 80:22 135:23 136:24 <b>metro</b> 15:5,6 20:9 21:10 <b>michael</b> 94:22 <b>microphone</b> 55:25 73:25 <b>mid</b> 15:25 37:19 <b>middle</b> 87:1,5 88:5 89:9 140:23 <b>midst</b> 35:14 <b>mike</b> 49:21 <b>mill</b> 102:18 <b>millennial</b> 8:15 99:12 <b>millennials</b> 9:13 99:3,23 110:18 113:5 114:23 <b>million</b> 13:2 16:2 31:20 34:2 35:4,4 35:5,7 41:21 48:25 95:24 132:17 133:4,8 137:6 141:5 143:16,25 144:1 145:21,23 <b>millions</b> 96:23 <b>mind</b> 30:24 117:13 <b>minded</b> 48:17 <b>mine</b> 18:3 <b>minimize</b> 142:22 <b>minimized</b> 110:23 <b>minimizes</b> 64:12 <b>minor</b> 4:13 143:14 147:7,11 <b>minute</b> 124:11 <b>minutes</b> 4:8 51:17 51:18 52:7,22</p>	<p>56:2 74:3 79:10 79:13,14 147:12 <b>mirror</b> 88:7,7 <b>misnomer</b> 43:4 <b>misplaced</b> 66:24 <b>misrepresent</b> 84:4 <b>missed</b> 3:5 <b>missing</b> 114:15 <b>misunderstood</b> 141:18 <b>mitigate</b> 63:7 <b>mixed</b> 28:19 29:17 45:7,8,10 140:10 <b>mixes</b> 35:13 <b>mlul</b> 139:14 <b>moana</b> 57:8 <b>model</b> 25:12 29:18 29:20,21 62:3,11 <b>moderate</b> 135:9 <b>modify</b> 5:10 <b>modular</b> 48:2 <b>moment</b> 36:11 96:25 <b>momentous</b> 96:22 <b>money</b> 37:7 47:17 49:8 82:6 102:24 110:19 113:13,17 115:5 137:15 <b>month</b> 136:16 137:8 <b>months</b> 34:23 57:15,22 79:22 <b>moore</b> 74:14,14 75:4,8,9,20,24 <b>morris</b> 112:21 <b>morristown</b> 108:6 108:17 112:22 117:22 <b>morristown's</b> 112:9,15</p>	<p><b>motion</b> 51:19 53:3 53:20 54:13 55:7 56:14 59:17 60:14 147:13 151:9 <b>motor</b> 92:19 <b>move</b> 6:5 24:16 37:8 42:17 51:20 52:9 53:4,21 54:14 55:8 56:15 58:10,16 60:8 61:2 62:14 64:21 66:1 68:8 73:8 118:1 126:25 127:3 133:16 142:9 143:13 148:3 150:22 151:10 <b>moved</b> 67:15 69:10 70:2 71:8 72:6 109:21 147:15 <b>movement</b> 21:14 21:17 22:5 24:2 <b>moves</b> 142:11 <b>movie</b> 57:5,8,8 <b>moving</b> 12:2 48:10 95:10,16 98:1 115:8 122:24 124:22 <b>multi</b> 8:17,17 15:20 25:12 35:17 46:8 <b>multiple</b> 30:10,15 76:4,8 <b>municipal</b> 2:8 40:12 47:20 51:5 53:19 56:10 59:9 71:23 73:2,6 74:10 87:10 88:22 93:2 95:13 109:21 111:11 135:16</p>
--	--	---	---

<p>140:8,22 144:7 150:8 <b>municipal's</b> 43:7 <b>municipalities</b> 13:25 40:12 95:5 116:3 124:5,15 125:14 142:21 143:5,9 <b>municipality</b> 7:14 28:1 38:22 40:18 41:23 45:23 47:17 59:12 66:16 67:3 95:17 96:23,25 101:1 109:3 112:2 112:3 127:22 139:8 140:13 141:1 142:25</p>	<p><b>neat</b> 117:25 <b>necessarily</b> 9:18 120:2 122:14 134:23 141:10 <b>necessary</b> 5:8 64:18 86:4 <b>need</b> 4:10 28:13 29:6 30:2 32:6 42:24 46:3 50:10 51:19 53:3,20 54:13 55:7 61:4 61:20 70:18 84:12 95:3,13,19 101:16 101:21 107:7,7,8 107:22 110:5 112:3 114:10,10 114:12,13,14,21 114:21 115:4 116:20 134:7,23 138:20 144:1 149:8 <b>needs</b> 47:15 57:7 100:10 114:1 127:22 135:6 <b>negative</b> 42:14 145:9 146:5 <b>negatively</b> 145:20 <b>negotiate</b> 139:14 139:15 <b>negotiated</b> 109:13 132:9 140:6 141:6 146:8 <b>negotiating</b> 11:22 85:20 132:9,11 139:11 140:21 141:1 146:17 <b>negotiation</b> 146:7 147:17 <b>negotiations</b> 11:9 33:25 148:4</p>	<p><b>neighbor</b> 29:3 <b>neighbor's</b> 87:9 <b>neighborhood</b> 89:6 119:8 <b>neighborhoods</b> 112:17 <b>neil</b> 76:2 77:18 80:21 93:14,18 <b>nelson</b> 139:22 <b>network</b> 20:7 36:1 70:21,23 71:5 101:7 <b>never</b> 29:24 36:23 75:2 84:22 115:21 125:5,17 144:11 <b>new</b> 1:1 7:19 8:13 8:14,14,25 9:3 10:8,16,21 12:1,13 16:11 17:25 19:22 21:12,13 22:17,23 22:25 23:12,19 24:9,14,19 25:6 29:16 40:7 61:25 62:11,13 63:14,17 63:19,21 64:7,13 64:17 65:14,21 68:4 69:7,24 72:3 73:5 84:17 86:3 94:23,25 99:20 101:19 103:17 106:9 109:1 112:19 113:18 117:6,11 129:7 133:20 134:12 135:17,18,21 136:5,8,13 145:4 147:25 149:22 150:17 <b>newark</b> 25:11,13 104:7 108:7 149:22</p>	<p><b>news</b> 25:10 33:7 <b>nfip</b> 63:6,10,15,18 63:20,23 64:11 <b>nice</b> 6:24 17:9,16 29:6 48:16 49:12 49:13,14 88:18 101:25 122:17 123:13 <b>nichols</b> 98:18 <b>night</b> 94:17 112:21 112:24 131:15 <b>nightmare</b> 128:20 <b>nih</b> 10:2 11:13 <b>nj2638650</b> 1:25 <b>node</b> 102:6,9 <b>nominal</b> 143:25 <b>nominated</b> 49:17 <b>north</b> 36:20 61:24 62:2,12 94:25 131:2 <b>northwest</b> 139:24 <b>northwestern</b> 34:2 <b>notarized</b> 67:4 <b>notes</b> 130:20 <b>notice</b> 2:5,7 5:5 51:1,3 58:12 <b>noticed</b> 98:4 121:12 <b>number</b> 8:4 12:16 24:11 26:8,8 31:25 42:4 60:7 63:15 64:2 81:17 99:8,10 114:9 124:5 125:14 129:18 130:21 141:23,24 144:17 <b>numbers</b> 15:15 106:7 141:25 <b>numerous</b> 87:6 97:20</p>
<b>n</b>			
<p><b>n</b> 2:1 152:1 <b>n.j.s.a</b> 149:15 <b>n.j.s.a.</b> 59:12 70:15 <b>name</b> 7:17,18,19 12:6 15:6 32:13 49:20 55:25 74:1 94:21 116:9 118:15 124:1 129:24 <b>named</b> 19:6 <b>narrow</b> 119:5 <b>nation</b> 63:14 <b>national</b> 3:15 4:2 11:13 28:11 61:22 61:25 63:4,5 64:19 70:17,20 <b>nationwide</b> 63:7 <b>natural</b> 63:2 98:5 98:11,21 103:14 104:22 <b>nature</b> 7:15 41:11 41:18</p>			

<p><b>nursing</b> 10:2  <b>nutley</b> 1:1 2:6,7  12:25 14:7 20:18  30:17 31:10,16  32:11,15,17 34:17  34:19,21 36:4,18  46:23 49:21,23  51:3,4 58:6,11  59:8,11,14 61:20  62:10 64:10,16  65:9,12,20 68:3  69:6,23 70:15,18  70:22 71:3,21  72:2,5 73:4 76:3  85:20 86:8 90:23  96:15 97:9,21  98:25 100:21,22  105:16 110:25  115:3 117:3  118:13 119:1  120:14,21 121:12  122:25 128:6  129:16 138:4  146:2 147:24  148:3,10 149:7,12  149:23 150:3,16  <b>nutley's</b> 36:17  116:1</p>	<p>109:24 121:4  127:18  <b>occupancy</b> 12:5  13:19 27:1 46:9  78:21 79:1,5,22,24  <b>occupant</b> 16:14  <b>occupants</b> 30:15  <b>occupied</b> 135:3  <b>occupy</b> 11:18  <b>occurring</b> 9:6  <b>occurs</b> 138:24  <b>october</b> 46:4 53:18  72:25 79:22  <b>odd</b> 21:7  <b>offense</b> 85:23  <b>offer</b> 10:12 32:17  57:19 139:16  <b>office</b> 2:9 8:19  10:21 38:7 51:5  71:22 116:11  126:14 129:5,6  <b>officer</b> 56:7 62:7  74:8 90:8 92:2,18  150:9  <b>officers</b> 88:5,9  89:17 90:2  <b>offices</b> 10:17,22  11:15 24:19 35:18  102:23 122:11  <b>official</b> 82:19  93:16  <b>okay</b> 6:4 25:4  33:23 34:18 45:18  60:9,14 75:24  87:8,19,23 88:14  88:25 89:2,3,19  93:22 100:12  107:4,10 123:22  126:15 128:2  <b>old</b> 6:14,14 21:24  22:1 29:18,20</p>	<p>101:6 108:25  109:2 122:21  124:7 125:22  126:15  <b>older</b> 113:16 117:7  117:8  <b>once</b> 5:23 40:7  43:16 105:23  <b>oncology</b> 11:16  <b>one's</b> 40:21  <b>onerous</b> 5:20  <b>ones</b> 82:20 86:3  115:1,2 140:4  <b>ongoing</b> 149:10  <b>online</b> 131:7  <b>open</b> 2:4 18:1 28:1  29:9 31:6 36:10  39:9,15 40:6 44:4  48:10,17 50:25  59:17 73:21 89:10  94:11 98:8 101:7  141:16 147:20  <b>opened</b> 39:11  45:14 82:8,10  <b>opens</b> 46:21 98:15  <b>operate</b> 125:9  <b>operating</b> 129:17  140:14  <b>operation</b> 10:17  <b>operations</b> 10:24  16:11 90:23  <b>operators</b> 27:23  28:10,11  <b>opinion</b> 147:23  <b>opinions</b> 96:18  <b>opportunities</b>  18:24 30:5 48:24  97:3 98:16 99:22  101:15,19 102:13  124:14</p>	<p><b>opportunity</b> 4:19  24:6 25:18 30:16  35:15 94:20 95:3  96:21 97:6 98:11  101:18 115:16  123:23,25  <b>opposed</b> 8:18  130:14  <b>opposite</b> 9:3 90:14  91:13  <b>optimist</b> 118:7  <b>option</b> 45:2 75:21  92:9  <b>options</b> 8:21 27:24  45:15 104:5,8,15  119:21 120:1  121:9,22  <b>ordained</b> 59:10  <b>order</b> 125:16  131:21 134:20  <b>ordinance</b> 3:1  4:16 5:19 6:5,17  58:1,3,5,5,10,13  58:17 59:6,6,7,7  60:4,8 61:2 62:6  65:9,23  <b>ordinances</b> 2:25  75:16  <b>organically</b> 110:7  110:8  <b>organizations</b>  72:20  <b>orient</b> 16:21  <b>oriented</b> 22:23  121:21  <b>original</b> 34:25  66:24  <b>outdoor</b> 57:8  137:5  <b>outside</b> 23:3 50:18  106:1 128:20</p>
<p><b>o</b></p>			
<p><b>o</b> 2:1 152:1  <b>o'clock</b> 112:22,23  112:24  <b>oars</b> 17:18  <b>oasis</b> 120:20  <b>objective</b> 124:16  124:19  <b>obtain</b> 71:22  <b>obtained</b> 65:11  <b>obviously</b> 28:18  40:16 42:10 43:19  43:20 44:14 57:7</p>			

<p>143:2  <b>outstanding</b> 24:10  <b>oval</b> 57:5  <b>overall</b> 7:23 26:6  26:10 30:8 41:6  42:13 104:19  118:25  <b>overbeck</b> 126:7  <b>overpayment</b>  69:25  <b>overpayments</b>  68:5  <b>overseas</b> 14:17  <b>overseen</b> 105:2  <b>oversight</b> 80:15  <b>owned</b> 128:22,22  140:8  <b>owner</b> 5:20 43:5  82:6 125:24  <b>owners</b> 63:9  128:22  <b>owns</b> 71:21</p>	<p>104:11 111:6,21  111:22 133:6,6  137:4 139:5  140:19 141:7  <b>park's</b> 87:10  <b>parked</b> 25:22  88:16  <b>parking</b> 17:3,6  26:4 27:4 35:11  35:12 47:5 58:8  87:2,10 88:22  137:15 140:11,12  140:16,17,18,24  140:25 141:11,11  <b>parks</b> 55:4 61:21  65:13 97:23  102:13,20 105:4  123:14,16  <b>part</b> 4:25 8:5,11  17:24 20:23 22:14  26:6,13,24,25  29:11 36:12 40:16  45:6 46:11 48:18  61:25 100:21,21  101:3,10 103:4  111:11 117:21  118:5 120:24  130:2 131:16  136:3 140:5,10  142:12,13 143:14  144:24 145:13  146:6,6,7,25,25  <b>participants</b>  131:12  <b>participate</b> 63:17  95:19  <b>participating</b> 42:8  <b>particular</b> 8:8  9:15 13:14 22:12  24:7 27:23 133:11  137:21 143:7</p>	<p><b>particularly</b> 58:7  59:9  <b>parties</b> 45:16 86:7  139:21 142:19  <b>partnering</b> 103:6  <b>partners</b> 95:17  <b>parts</b> 95:11 131:10  141:18  <b>pascrell</b> 16:6  <b>passage</b> 58:13  <b>passaic</b> 9:2  <b>passed</b> 58:10  <b>passenger</b> 88:7  <b>patch</b> 21:1  <b>path</b> 41:8  <b>patience</b> 57:21  <b>patient</b> 41:14  <b>pattern</b> 29:23  <b>paul</b> 78:8 80:23  83:5  <b>pause</b> 7:1 10:5  48:8 50:1 123:17  <b>pay</b> 20:13 133:14  <b>payment</b> 67:5  68:21 71:24  <b>payroll</b> 55:5,5,6  <b>peak</b> 35:8  <b>pedestrian</b> 18:23  <b>pending</b> 45:22  148:10  <b>penny</b> 117:6  <b>people</b> 9:6,11,12  12:12 14:9 17:5  18:23 19:7 21:19  21:21 24:5,9,11,16  25:1,5,7,12 26:8  29:14 30:16 31:3  32:7,22 33:16  34:17,19,20 36:4  37:9 38:1,7 39:16  44:24 48:16 57:17</p>	<p>75:10 76:20 87:12  89:5,6 97:22,25  98:3,9,12 99:2,14  99:16 100:2,20  101:17 102:6,7,7,8  102:10,14 103:24  104:13 105:16,21  105:22 106:1,9  107:2 109:23  110:7,18 112:11  112:23 113:4,9,12  114:25 117:2,10  118:2 119:23  122:11,17,19,24  124:20 129:3,7,18  130:13 131:9,13  131:14,21,25  135:23 139:3  142:9 144:12  <b>people's</b> 109:7  <b>percent</b> 42:1 46:6  89:10 99:10,11  105:25  <b>percentages</b>  105:20,21  <b>performance</b>  128:2 137:5  <b>performed</b> 76:25  149:17  <b>performing</b> 133:8  137:1,7 138:19  141:4  <b>performs</b> 76:7  77:4  <b>perkins</b> 35:1  <b>permission</b> 53:1  <b>permit</b> 4:4 15:25  65:14,22 82:3  126:25  <b>permits</b> 65:10  147:21</p>
<b>p</b>			
<p><b>p</b> 2:1  <b>p.m.</b> 53:20 151:22  <b>pace</b> 95:16  <b>packet</b> 4:17  <b>packets</b> 6:17  <b>paid</b> 63:16 71:21  85:24 86:4 104:14  <b>paper</b> 125:6  <b>parallel</b> 129:16  <b>parallels</b> 15:8  <b>paramus</b> 124:21  124:22 131:17  <b>parcel</b> 26:11 45:11  98:14  <b>parcels</b> 13:9  <b>pardon</b> 50:12  <b>park</b> 87:12 89:9  98:18,18 102:18</p>			

<p><b>person</b> 7:4 40:8 56:2 74:2 76:24 78:13 108:23 113:15,16 146:17 149:17</p> <p><b>personal</b> 86:7</p> <p><b>personnel</b> 94:3 148:11</p> <p><b>persons</b> 55:23 73:24</p> <p><b>perspective</b> 12:24 75:19,20 116:21</p> <p><b>petracco</b> 1:17 2:16 2:17,22,24 3:10 44:12 45:13,18 51:12,13 52:3,4,18 52:19 53:12,13 54:4,5,22,23 55:16 55:17 56:23,24 58:2,3,16,25 59:1 59:5,25 60:1,5,8 60:11,14,23,24 61:2,12,13,16 62:22,23 65:4,5 66:9,10 67:23,24 68:16,17 69:18,19 70:10,11 71:16,17 72:14,15 73:16,17 80:18,20 81:4,14 82:12 89:24 90:4 90:7,13,21 91:5,9 91:14,20,25 93:10 93:13 94:7 105:14 108:9,12,16,19 110:15 112:12 116:25 117:17 118:17 122:3 142:15 146:12,14 148:19,20 151:5,6 151:10,17,18</p>	<p><b>ph</b> 4:21,21 11:16 15:18 37:13 74:14 76:2 86:20 94:22 125:21 126:8 131:24 140:1,9,21</p> <p><b>ph.d.'s</b> 12:16</p> <p><b>pharma</b> 10:10</p> <p><b>pharmaceutical</b> 10:16</p> <p><b>phase</b> 22:12 43:19 109:19</p> <p><b>phases</b> 31:8</p> <p><b>phil</b> 94:21</p> <p><b>philosophy</b> 129:1 142:6</p> <p><b>phone</b> 8:3</p> <p><b>photographers</b> 129:14</p> <p><b>physical</b> 19:17 100:24 104:22 130:1,3,6,9</p> <p><b>physically</b> 26:12 98:5 122:15 137:23</p> <p><b>pictures</b> 123:14 125:5 126:2</p> <p><b>piece</b> 26:23 27:23 28:2 39:12 42:6 43:19 136:24</p> <p><b>piecemeal</b> 43:25</p> <p><b>pieces</b> 116:3 121:20,21</p> <p><b>pillar</b> 37:11</p> <p><b>pilot</b> 139:16,20,22 139:24 141:16</p> <p><b>pilots</b> 43:1 132:9 132:10 139:1,1,10 140:6 141:12,17 141:18</p> <p><b>pipe</b> 47:15</p>	<p><b>place</b> 5:19 8:14 13:3 25:5,6,21 81:15 100:19 102:11 119:16 120:14 122:22,24</p> <p><b>placed</b> 132:18</p> <p><b>places</b> 97:21 99:18 99:25 101:20 108:5,8 112:15,16 118:3 129:9</p> <p><b>plan</b> 7:8,24 11:4 12:23 13:22 18:17 19:5 20:23 22:1 26:4,10,22 27:4,5 28:6,9 30:2 32:25 33:2,22 35:14,24 40:20 42:18 93:1 98:2 100:13 103:18 120:6 125:2,15 126:1,1,2 127:12 130:23,24 130:25 131:3,3 132:3 133:24,25 134:2,5,9,9 137:16 140:8 145:17</p> <p><b>planner</b> 27:11 38:14,14,20,23 40:7 41:5,5 49:5 97:5 100:12 121:2 122:9,9 127:22 128:12 129:25 130:6,7 142:25 149:8 150:18</p> <p><b>planners</b> 26:20 27:7 28:5 29:19 50:7 94:11 96:4 130:5</p> <p><b>planning</b> 5:25 7:7 12:20,23 19:18 23:1 26:21 29:18 29:20,21 34:13</p>	<p>38:13 45:25 95:23 97:6 105:1 108:4 116:6 119:12 124:8,9,10,12,23 125:13,18 128:11 138:7 149:6,9 150:13,21</p> <p><b>plans</b> 15:18,22 16:18 19:23 21:25 33:4 34:14 108:7 125:3,5 132:9 133:22 134:5,6 137:10 144:24</p> <p><b>plant</b> 12:20 126:16</p> <p><b>planting</b> 65:14</p> <p><b>play</b> 6:14 30:17 34:18 38:13 100:20,22 105:10 110:20 123:7</p> <p><b>please</b> 83:20 84:4 91:2</p> <p><b>pleased</b> 20:11 40:5</p> <p><b>pleasure</b> 57:25</p> <p><b>pledge</b> 50:21</p> <p><b>pledging</b> 12:15</p> <p><b>plow</b> 89:12</p> <p><b>plowing</b> 86:24</p> <p><b>point</b> 12:7 13:1,21 22:7 33:24 36:24 39:22 43:22 47:12 97:2 109:15 110:1 111:4 117:10 118:9,23 127:11 129:15 135:25 138:6 146:21</p> <p><b>pointed</b> 42:20</p> <p><b>points</b> 36:2</p> <p><b>pole</b> 87:17,17</p> <p><b>police</b> 73:2 87:25 88:4,5,9,12 89:17 90:2,8,12,22 91:15</p>
---	---	--	--

<p>91:22 92:17 139:6  <b>policies</b> 63:15,19  <b>policy</b> 108:4 130:6  133:1 139:17  <b>political</b> 143:4  150:2  <b>populated</b> 9:9  <b>populating</b> 10:3  <b>population</b> 8:24  8:25 24:3 106:8  122:13  <b>port</b> 25:3  <b>portfolio</b> 108:3  124:13  <b>portion</b> 17:24  26:23 27:18,21  28:3 34:3 41:25  45:17 47:3 50:5  73:20 137:9  <b>portland</b> 101:25  <b>posed</b> 24:24  <b>position</b> 100:6,7  145:24  <b>positioning</b> 14:3  38:21  <b>positive</b> 103:25  138:1  <b>possibility</b> 37:10  37:23  <b>possible</b> 75:13  79:24 96:6 105:7  116:2 121:1  <b>post</b> 52:25 72:21  <b>posted</b> 2:7 14:22  51:3  <b>potential</b> 13:8  19:22 26:19 34:10  64:6 149:20  <b>potentially</b> 29:12  <b>power</b> 11:5 17:13</p>	<p><b>powerful</b> 89:1  91:23  <b>powerpoint</b>  136:22  <b>practice</b> 125:1  149:17  <b>precast</b> 16:19  <b>precedence</b> 121:8  <b>precedent</b> 74:23  74:25 75:14  <b>predominantly</b>  106:6,9  <b>premise</b> 72:24  <b>prepared</b> 150:18  <b>presbyterian</b>  103:17  <b>present</b> 2:20 35:15  51:16 76:24  123:24 131:14  <b>presentation</b> 6:21  95:10 130:17  <b>presentations</b> 7:14  94:17  <b>presented</b> 96:15  <b>preservation</b> 4:16  4:24 65:10,23  <b>preserving</b> 121:13  <b>president</b> 124:3  <b>presiding</b> 56:7  74:8  <b>pressure</b> 42:3  113:11  <b>prettiest</b> 46:9  <b>pretty</b> 25:22 29:12  34:21 96:11  117:24,24 125:4  126:2  <b>previous</b> 82:6  133:19 138:14  150:3</p>	<p><b>previously</b> 66:17  67:8 141:22  142:24  <b>priced</b> 99:24  <b>pricing</b> 3:16  <b>primarily</b> 120:12  149:10  <b>principals</b> 124:2  <b>prior</b> 78:22 128:11  <b>priorities</b> 109:8  110:13  <b>prioritizing</b> 30:24  <b>prism</b> 31:20 95:10  95:10,18 127:19  132:12 144:25  145:15 146:8,8,12  146:13  <b>private</b> 64:12  88:20 95:22  131:23 132:5,17  133:2 134:1,22  141:5  <b>proactive</b> 81:6  100:11  <b>probably</b> 30:22  34:9 50:7 87:21  99:15 113:17  133:23  <b>problem</b> 47:13  84:6 110:10 122:3  <b>problems</b> 16:4  <b>procedural</b> 30:22  <b>procedures</b> 86:2  <b>proceed</b> 31:7 50:3  148:1  <b>proceeded</b> 86:24  <b>proceedings</b> 1:6  152:4  <b>process</b> 3:18 12:17  12:20 32:8,8  38:19,20 45:25</p>	<p>93:22,24 97:17,18  100:8,10 105:9  115:15 130:14,25  131:12,16 132:20  133:18,22 135:17  135:19,20 136:12  136:14,16 138:8  138:13 139:13  141:20,21 143:1  146:20  <b>processes</b> 27:3  105:2  <b>produce</b> 35:3  <b>producing</b> 31:25  111:10,12  <b>productive</b> 120:15  <b>products</b> 20:5  108:2  <b>profession</b> 149:18  <b>professional</b>  129:25 149:8,9,14  150:13,21  <b>professionals</b>  48:12 85:24 86:5  120:3  <b>program</b> 4:3 6:21  61:23 63:5,6,25  64:4,19 70:17  104:14  <b>programs</b> 70:20  <b>progress</b> 7:4 13:23  14:11 19:20,21  28:24 30:20 74:19  <b>prohibit</b> 150:4  <b>project</b> 14:10  17:10,11,11 31:16  47:19 48:14,25  49:3,16 95:11,14  96:14,22 99:21  101:25 102:2  104:3,4,6 105:3,4</p>
---	--	--	---

<p>109:18 111:19 130:13 132:12 133:8 136:6 137:2 137:5,7 138:1 139:18 140:7,10 143:18 146:24 <b>projector</b> 6:25 <b>projects</b> 31:18 48:24 95:6 103:13 104:20,25 105:2 108:4,5,5 109:12 130:18,21,22 131:8,23 132:16 132:16,19,23 133:2 138:16 139:10 140:6 142:4 146:22 <b>promotes</b> 64:11 <b>promoting</b> 120:23 135:5 <b>properly</b> 70:24 80:10 <b>properties</b> 4:23 111:10 113:10 132:12 134:3,4 149:11 150:20 <b>property</b> 4:25 5:10,20,21,23 8:3 34:6 39:19 42:20 43:5 47:13 55:4 61:22 63:9 64:2 65:13,15 68:23 78:22,23 79:17 82:1,2,6 89:13 109:21 111:11 125:24 128:5 134:21 136:24 140:8 150:11 <b>proposal</b> 103:8 104:25 144:6 150:12</p>	<p><b>propose</b> 137:18 <b>proposed</b> 21:1 46:4 143:17 144:20 <b>proposing</b> 126:13 <b>prosecutor</b> 3:4 <b>prosecutor's</b> 3:3 <b>protect</b> 121:11 127:23 <b>protection</b> 63:9,21 <b>protocol</b> 30:22 <b>proud</b> 136:21 <b>provide</b> 14:19 17:2,6 20:3 22:4 55:25 63:8,10 74:1 75:16 86:4 95:4,19 108:1 149:9,22 <b>provided</b> 5:12 26:22 84:15 148:12 <b>provides</b> 30:3,4 <b>providing</b> 26:24 30:14 63:21 <b>proximity</b> 9:8 98:22 <b>public</b> 1:5 2:2,4,5 3:4 8:7 9:10 14:22 14:24 22:18 24:8 24:15,20 25:23 26:1 38:16,16,24 38:25 39:2,19 50:8,24,25 51:1 55:2,3,3,4,21 56:14 59:4,6,6,9 59:14,17 60:10 61:22 64:11,12 65:13 67:9 73:21 94:10,12 95:21,22 109:17 111:22 121:9 126:11</p>	<p>130:11 131:4,5,8 131:11,15 133:6 136:17 140:11,12 140:17,18 141:11 141:13,14,15 147:20,20,21,22 148:8 149:16 <b>published</b> 2:6 51:2 <b>pull</b> 23:15,17 35:25 72:21 87:21 98:12 100:14 101:17 <b>pulling</b> 17:18 <b>pulls</b> 102:6 <b>purchase</b> 61:21 70:16,19 71:3 <b>purchaser</b> 66:22 67:7,12 <b>purchasing</b> 3:15 61:23 62:1 70:17 70:20,21,23 71:3,5 <b>purpose</b> 64:9 <b>pursuant</b> 2:4 50:25 59:11 70:15 71:5 <b>push</b> 113:25 <b>pushes</b> 143:13 <b>pushing</b> 21:10 <b>put</b> 5:21 12:25 18:22 24:25 28:11 30:8 35:19 39:7 42:23 50:8 80:13 82:6 83:1 86:7 88:10 102:23 111:19 118:1 122:1 124:20 129:9 134:2 139:16 <b>puts</b> 43:6 92:2 125:7</p>	<p><b>putting</b> 4:25 29:9 49:12</p> <p style="text-align: center;"><b>q</b></p> <p><b>qualifications</b> 124:24 130:15 <b>qualify</b> 5:3 <b>quality</b> 28:10 99:25 127:21 <b>quarter</b> 34:1 <b>question</b> 24:24 30:21,22 32:4 40:5 43:15 44:12 45:5,6 46:21 77:10,19,21,22,23 78:6,9,12,14 85:14 86:14 89:23,25 90:9,17 91:6,19 96:14 110:12,15 110:20 121:4 135:7 138:23 <b>questions</b> 6:18 30:19 82:14 83:13 105:13 107:24 111:2 114:5 126:12,14 135:10 142:16 <b>quick</b> 2:25 48:20 50:2 138:23 <b>quickly</b> 27:8 109:16 <b>quite</b> 8:23 12:10 12:22 20:11 21:11 31:18,19 39:3 41:7</p> <p style="text-align: center;"><b>r</b></p> <p><b>r</b> 2:1 152:1 <b>r&amp;d</b> 46:7 48:2 <b>race</b> 72:5 <b>raffle</b> 4:6 53:1 72:19,25 73:7</p>
---	--	--	--

<p><b>raffles</b> 72:22  <b>rail</b> 98:7 126:10,11  <b>railroad</b> 98:10  126:9,25 127:4,4,9  144:6 145:5  <b>rails</b> 104:6  <b>raise</b> 3:5  <b>raised</b> 115:1 141:4  <b>raising</b> 120:15  <b>ramifications</b>  40:16  <b>ran</b> 128:16  <b>range</b> 30:8 35:3  48:25  <b>ranged</b> 20:5  <b>rapidly</b> 20:25  <b>ratable</b> 14:7 20:18  29:13 30:7  <b>ratables</b> 42:25  44:15 96:23  <b>rate</b> 139:2  <b>ravino</b> 4:21  <b>reached</b> 10:20  78:8  <b>read</b> 29:15 44:21  54:12 60:6 84:9  <b>reading</b> 58:11  <b>ready</b> 12:4 48:25  148:25  <b>real</b> 2:24 29:16  31:21 110:14  111:15 119:3  125:12 127:15  134:2,3  <b>realistic</b> 117:2  <b>reality</b> 37:25  109:14  <b>realize</b> 38:4  <b>really</b> 5:17 6:2 9:5  9:24 13:21 19:11  20:25 25:4 26:16</p>	<p>29:20 30:1 34:15  36:23 38:15 45:12  48:19 49:22 75:9  81:15 95:2,5,20  97:8,21,24 98:20  100:17 102:6,11  102:22 103:2,13  103:15,25 104:10  104:24 106:21  110:20,24 111:3  112:3,3 113:21  114:1,18,19  116:14 117:1,8  119:16,24 120:1  120:23 122:17  123:15 125:17  126:10 127:12,13  130:12 135:10  138:13 143:3  <b>rearview</b> 88:7  <b>reason</b> 36:17 40:8  112:1 122:18  <b>reasons</b> 49:24 83:6  <b>rebranding</b> 13:17  <b>rec</b> 138:18  <b>recall</b> 47:2  <b>recapture</b> 18:13  <b>receipt</b> 67:4  <b>received</b> 41:14  68:21 72:20 73:1  <b>recession</b> 109:12  <b>reciprocate</b> 90:19  <b>recognition</b> 95:3  <b>recognize</b> 97:1  <b>recognized</b> 49:11  149:18  <b>recognizes</b> 127:19  <b>recognizing</b>  118:11  <b>recommend</b> 86:1</p>	<p><b>recommendations</b>  93:23 97:14  <b>recommending</b>  23:11  <b>reconnecting</b>  102:14,24  <b>reconsidered</b> 97:8  <b>record</b> 56:1 74:1  149:1,2 152:4  <b>records</b> 35:7  <b>recoup</b> 101:18  <b>recover</b> 57:19  <b>redesigning</b> 136:4  <b>redevelop</b> 97:7  110:6  <b>redeveloped</b>  125:23  <b>redeveloper</b>  125:11,24,25  138:15  <b>redevelopment</b>  7:24 26:22 27:4  32:25 33:2 41:15  42:18 95:5 98:13  98:15 101:15,22  102:21 105:2  108:5 124:5 125:3  125:5,10,11,15  126:1 127:12  131:3 132:8,10  133:21,22,25  134:8,8,21,22,22  137:10,16 139:10  139:13,22 140:8  141:15 145:17  149:10  <b>redundancy</b> 11:4  26:15  <b>redundant</b> 11:5  <b>reexamination</b>  131:6</p>	<p><b>refer</b> 36:5  <b>reference</b> 38:2  <b>referring</b> 35:13  <b>reflect</b> 48:13  <b>reflector</b> 87:16,22  88:8  <b>refund</b> 4:4 65:13  65:22 68:5 69:8  69:25 72:4  <b>regard</b> 30:25  <b>regarding</b> 4:13  48:22 55:24 73:25  78:10 81:20  <b>regardless</b> 134:16  137:20 141:21  <b>regional</b> 140:19  <b>regular</b> 4:8 76:7  <b>regulated</b> 149:18  <b>regulatory</b> 96:3  121:25  <b>rehabilitation</b>  132:3 133:24  <b>reimbursed</b>  150:10  <b>reiner</b> 124:2  129:24,24 139:9  140:2 142:23  144:23 146:13,16  147:3  <b>reintroduce</b>  103:20 123:24  <b>reintroduced</b>  104:1  <b>reinvent</b> 96:24  <b>reinvest</b> 110:7  <b>reiteration</b> 33:22  <b>relate</b> 130:17  <b>related</b> 62:3,12  149:10  <b>relates</b> 118:23</p>
--	--	---	--

<b>relating</b> 3:14 <b>relationships</b> 124:14 <b>relative</b> 5:9 <b>relay</b> 89:5 <b>relocate</b> 11:14 31:5 <b>relocating</b> 12:14 16:10 <b>relocation</b> 24:14 <b>rely</b> 95:19 <b>remain</b> 39:15 40:6 40:9 <b>remaining</b> 24:19 <b>remains</b> 41:1 <b>remarks</b> 56:3 74:3 <b>remember</b> 85:12 109:19 <b>removal</b> 4:4 65:10 <b>remove</b> 19:24 <b>removed</b> 102:16 <b>renovated</b> 17:2 <b>renovation</b> 15:22 <b>renovations</b> 15:17 <b>rent</b> 113:10 135:9 <b>rental</b> 113:14 114:17 <b>rentals</b> 106:10 <b>rented</b> 46:6 <b>renting</b> 113:15 <b>reopen</b> 36:8 <b>repairing</b> 63:12 <b>replace</b> 129:4 <b>replacement</b> 65:15 <b>report</b> 76:23 77:23 88:9,12 90:12 92:16,18 142:6 <b>reportable</b> 150:1,5 <b>represent</b> 100:12 138:7	<b>representative</b> 77:1 81:6 138:2 <b>representatives</b> 4:2 64:10,18 94:22 <b>represented</b> 125:13 <b>reprimanding</b> 94:2 <b>republican</b> 128:17 <b>repurpose</b> 97:7 <b>repurposed</b> 101:25 <b>repurposing</b> 29:1 <b>request</b> 81:25 82:24 83:3 <b>requested</b> 5:15,15 134:7 <b>requesting</b> 52:25 <b>require</b> 95:8 136:15 141:8 <b>required</b> 5:5 58:12 78:22 79:25 141:10 <b>requirement</b> 76:11 84:15 <b>requirements</b> 2:4 3:17 5:5 50:25 67:9 119:9 <b>rerouted</b> 23:25 <b>rerouting</b> 136:9 <b>research</b> 10:3 46:17,22 75:2 97:19 <b>reside</b> 31:17 <b>resident</b> 71:21 92:15 <b>residential</b> 28:21 37:12,13,18 44:16 44:20,21 45:21 101:20 103:2	105:3 110:2,4,22 112:7,7,9 114:2,4 114:14 119:8,23 120:12 122:10 124:18 126:19,19 127:7,8 134:24 135:1,2,6,7,7,9,13 <b>residents</b> 30:25 31:10 42:12 63:22 64:6 96:16,19 100:5 101:8 119:19,21 <b>resolution</b> 4:1 50:8 62:8,14 64:9 64:21 66:1 67:11 67:15 68:7,8 70:15,24 73:8 149:5 150:22 <b>resolutions</b> 3:8,10 3:14 61:17 75:15 <b>resolved</b> 62:9 64:15 65:19 67:2 67:10 68:2 69:5 69:22 71:2 72:1 73:3 148:2,7 150:15 <b>resources</b> 98:22 99:21 103:14 105:7 <b>respect</b> 7:13,23 9:6 15:2 20:24 28:17 <b>respective</b> 150:11 <b>respects</b> 29:23 <b>respond</b> 97:18 121:3 135:24 <b>response</b> 44:13 115:12 <b>responsible</b> 31:20 86:6	<b>rest</b> 20:17 111:16 112:2,21 114:19 143:16 <b>restaurant</b> 144:13 144:14 <b>restaurants</b> 18:25 97:20 117:15,15 117:25 118:4 123:2 129:20 145:6 <b>restoration</b> 103:13 <b>restriction</b> 6:2 <b>result</b> 5:13 23:13 31:1 34:1 83:5 124:19 137:2,20 137:22 <b>retail</b> 28:21 101:7 109:24,24,25 110:5 121:25 122:1,10 126:14 126:20 129:9 134:14,15 135:12 137:25 142:18 143:15,21,24 144:10,11,12,12 144:13,17,17,21 145:1,2,6,6,10 <b>retailer</b> 16:10 <b>retain</b> 50:8,9 149:8 <b>return</b> 127:25 128:3 <b>returning</b> 99:4 111:25 <b>revamped</b> 4:21 <b>revenue</b> 40:17,18 41:25 43:2,7 55:2 132:2,5 140:16 141:2,2 <b>revenues</b> 140:11
--	---	---	---

<b>reverse</b> 24:22 <b>reversed</b> 9:2 <b>review</b> 5:11 6:10 23:2 26:3 139:21 139:24 <b>reviewed</b> 69:2 <b>revised</b> 6:17 <b>revitalization</b> 93:2 <b>rezone</b> 131:21 <b>rezoned</b> 131:17 <b>rib</b> 118:3 <b>rice</b> 94:4 <b>rich</b> 120:10 <b>richness</b> 120:13 <b>rid</b> 21:15 <b>ride</b> 24:8 104:18 104:18 122:16 <b>ridgefield</b> 125:22 <b>ridgewood</b> 124:22 <b>right</b> 6:12,13 8:12 8:13,17,19,20 9:13 9:19 11:25 12:21 13:22 14:7 15:12 15:16 17:22,24 18:22 21:4 22:3,4 23:3 27:20,24 28:7 29:20,21 30:3,10 31:12 32:3,12,15,21 33:1 34:9,15,16,16 35:12 36:4,19 39:6,10,18 41:4,7 41:10 42:7,18,24 43:12,15 46:2,3,4 47:4 50:17,18 75:23 80:7,8,24 81:11 83:12 87:4 87:12,13 88:16,18 91:5 94:4 99:24 100:24 102:14 103:10 108:13	109:7,11 111:1,23 114:10,11,25 115:6 116:1,19 118:12,14,22 119:6,8,16,24 120:8,11,16,17 121:3 128:1 129:3 129:9 145:16 149:4 <b>rights</b> 127:3 <b>rink</b> 140:19 <b>ripe</b> 48:2 <b>rise</b> 37:18,19 <b>river</b> 68:23 98:7 102:18,24 108:14 126:8 <b>road</b> 47:15 68:23 88:6 <b>roads</b> 21:5 111:18 113:1 126:9 <b>roadway</b> 20:24 22:15 36:1 <b>roadways</b> 20:22 37:8 <b>robust</b> 31:25 40:22 <b>roche</b> 7:17 19:8 31:1,2,10 35:6 110:17,23 126:5 129:16 134:16 149:11 <b>roche's</b> 36:18 <b>rock</b> 140:9 <b>rocks</b> 102:17 <b>rogers</b> 1:14 2:10 2:11 3:21,22 51:6 51:7,22,23 52:11 52:12 53:6,7,23,24 54:16,17 55:10,11 56:17,18 58:18,19 58:20 59:18,19,20	60:16,17,18 61:5,6 61:7 62:16,17 64:23,24 66:3,4 67:17,18 68:10,11 69:12,13 70:4,5 71:10,11 72:8,9 73:10,11 120:22 148:13,14 150:24 150:25 151:11,12 <b>role</b> 38:13,13 63:20 77:20 105:9 121:2 <b>roles</b> 95:6 122:24 <b>roll</b> 38:24 <b>roof</b> 95:4 <b>room</b> 11:22 87:2 102:3,5 <b>rooms</b> 103:22 <b>roosevelt</b> 101:5 <b>rosenberg</b> 125:11 <b>rotaries</b> 23:25 <b>rotten</b> 89:11 <b>roughly</b> 17:6 34:1 35:3 <b>round</b> 43:17 109:9 109:9 <b>roundabout</b> 21:10 21:25 22:9 23:20 23:22 <b>roundabouts</b> 21:2 49:2 <b>rounds</b> 25:19 <b>route</b> 8:2 25:1,8 34:9 36:9,13,24 91:17 104:6 126:6 126:6,22 144:10 145:2,5,10 <b>routes</b> 23:2 136:4 136:15 <b>rubber</b> 133:12,14 144:5	<b>running</b> 10:25 18:24 25:19,19 <b>runs</b> 15:8 <b>russo</b> 140:9 <b>ryan</b> 139:22
<b>s</b>			
<b>s</b> 2:1 <b>safe</b> 120:14 <b>safety</b> 55:3 64:12 85:20 <b>sal</b> 4:21 5:13 <b>sale</b> 66:17,22,24 67:6 78:22,23 135:9 <b>san</b> 10:9 <b>sand</b> 142:17 <b>sarlo</b> 123:20,22 124:1 <b>sat</b> 28:25 80:21 81:5,9 88:1 95:9 115:13 126:3 <b>satisfied</b> 78:19 <b>saturday</b> 72:25 131:20 <b>saw</b> 16:16 102:13 108:17 115:18 <b>saying</b> 9:15 44:19 77:3 91:15,20 100:12 109:20 126:16 135:6 <b>says</b> 80:3 84:12,13 85:4 105:16 107:2 139:17 <b>sc802</b> 62:3,12 <b>scale</b> 102:1 105:3 <b>scarpelli</b> 1:15 2:18 2:19,21 3:12,20,23 4:5,11,15 6:9,16 24:22 33:12 39:25 46:21 48:5 49:9 49:19,23 50:2,13			

<p>50:16,22 51:14,15 51:17 52:5,6,20,21 52:23 53:3,14,15 54:6,7,9,24,25 55:18,19,21 56:12 56:25 57:1,10,12 57:23 58:1 59:2,3 60:2,3,6,25 61:1 61:14,15,17 62:24 62:25 65:6,7 66:11,12,14 67:25 68:1,18,19 69:20 69:21 70:12,13 71:18,19 72:16,17 72:19 73:18,19 74:12,15,20 75:22 75:25 76:5 79:12 82:16,21 83:20 85:14 86:10,15,18 89:15 90:16,20 91:1,18 92:8,14,22 93:4,7,12 94:10 105:11 107:12,24 114:5 116:23 123:6,10,18,21 138:22 144:19 147:2,4,9,13,16,18 148:21,22 149:2,5 151:7,8,19,20</p> <p><b>scene</b> 87:24 <b>scenes</b> 47:9 <b>schedules</b> 95:15 <b>school</b> 10:1,2 37:4 41:23 43:11,13 99:16 105:17,24 107:20 113:3 141:23,23 142:5 <b>schools</b> 104:1 142:9 <b>science</b> 9:25 10:6 10:23 13:5,8</p>	<p><b>sciences</b> 11:2 <b>scope</b> 28:11 <b>screen</b> 105:15 125:6 <b>seamless</b> 22:10 <b>season</b> 53:18 <b>seasons</b> 128:18,20 128:22 129:2,10 129:11 <b>seat</b> 137:7 <b>second</b> 3:25 6:24 17:21,25 18:4,7 51:21 52:10 53:5 53:22 54:15 55:9 56:16 58:10,18 59:18 60:16 61:4 61:5 62:15 64:22 66:2 67:16 68:9 69:11 70:3 71:9 72:7 73:9 140:25 150:23 <b>section</b> 32:7 58:8 59:13 147:19 <b>see</b> 4:16 6:24 7:6 7:22 8:2,23,24 9:13,19 12:11 14:3 15:16 17:10 17:16,20,21 18:5 22:6 23:17 29:3 33:18,20 35:2 36:2,4,5 37:10 38:2 39:2 41:9 49:12,15 80:25 81:16 88:6,10 91:21 95:9 96:13 96:16,16 97:4 98:6 102:9,10 104:19,20 106:22 107:20 114:3 115:15 121:5 122:20 125:2,2,3</p>	<p>125:23 129:11 146:3,4,23 <b>seeing</b> 8:5 13:13 14:24 16:18 19:17 20:13 35:24 56:13 60:5,7 93:9 99:15 106:8 <b>seen</b> 20:23 21:25 29:7 75:2 99:7 133:10 <b>sell</b> 32:11 113:17 113:17 123:4 <b>send</b> 14:17 <b>senior</b> 74:16 124:4 135:8 <b>sense</b> 89:20 92:5 <b>sensitive</b> 40:10 119:9 <b>sensitivity</b> 132:2 <b>sent</b> 5:13 <b>separate</b> 116:7 133:5 <b>separates</b> 124:9 <b>september</b> 4:3 15:25 63:23 64:20 <b>sequestered</b> 11:22 <b>series</b> 4:7 42:19 <b>serve</b> 25:14 <b>served</b> 23:8 <b>service</b> 18:19 26:13 35:22 117:23 149:14,16 <b>services</b> 8:22 9:11 15:9 70:16,19 71:4 95:4 149:6,8 149:9,22 150:13 150:21 <b>session</b> 4:13 13:25 52:7 148:1,4 <b>sessions</b> 42:9 109:4</p>	<p><b>set</b> 58:9 63:23 123:20,21 131:11 150:10 <b>seton</b> 11:11 13:18 21:21 22:1,15 26:3 104:14 <b>setting</b> 38:1 <b>settled</b> 99:17 <b>seven</b> 11:22 24:4 132:16 <b>sewer</b> 133:5 <b>shade</b> 65:23 <b>shape</b> 8:5 <b>share</b> 122:16 125:20 <b>shared</b> 40:6 140:12 <b>sharing</b> 104:13 120:5 <b>shelf</b> 125:16 <b>shift</b> 8:23 <b>shocked</b> 46:19,20 <b>shocking</b> 32:2 46:2 <b>shop</b> 7:22 77:24 78:25 129:7 <b>shops</b> 28:21 <b>short</b> 50:14 90:7 119:6 <b>show</b> 5:14 15:1,17 19:4 47:8 84:10 121:9 131:21 142:3 <b>showed</b> 35:2 121:8 136:23 <b>showing</b> 137:3 <b>shown</b> 125:6 <b>shows</b> 19:6 <b>side</b> 13:6,9 15:7,9 15:9 19:25 29:8 33:14,17 34:3</p>
--	--	--	---

<p>35:19 46:23 48:4 87:3,15 88:16 116:20,20 122:4 122:10 127:21 136:17 138:20 144:20 <b>sides</b> 21:17 35:15 <b>sight</b> 37:1 41:2,3 <b>sign</b> 31:4 76:25 77:2 87:17 <b>signature</b> 152:9 <b>signed</b> 78:13 109:13 <b>significance</b> 64:7 <b>significant</b> 12:16 27:16,17 35:21 40:15 42:14 43:20 63:20 105:24 107:20 134:24 <b>signs</b> 146:4 <b>simco</b> 4:21 5:13 <b>similar</b> 74:17 126:5 <b>simple</b> 75:11 <b>simply</b> 7:20 9:12 45:21 <b>single</b> 8:18 19:7 30:11 35:12 40:11 97:24 113:11,14 114:18 133:25 <b>singles</b> 106:9 <b>sir</b> 30:20 <b>sit</b> 49:6 118:9 <b>site</b> 7:7,8 20:23 21:25 22:16,22 23:2,8,11 26:4,10 26:17,18 27:15,18 27:22 28:3 29:10 31:11,12 33:22 34:3 35:20 36:11 47:3 93:1 97:7,12</p>	<p>97:20 98:1,12 101:15,17 104:16 107:6 108:21 109:23 110:17,23 112:7,8 122:1,2 125:21,22 126:7 126:10 127:14 129:17,19 131:2 131:24 133:11 134:9,13 <b>sites</b> 28:15 97:4 109:22 110:10 134:23 <b>sits</b> 125:16 <b>sitting</b> 77:18 93:14 98:10 <b>situated</b> 39:14 <b>situation</b> 115:25 <b>six</b> 9:1 19:13 34:23 107:1 136:15 <b>size</b> 32:2,6 49:3 65:15 139:17 <b>sized</b> 19:12 <b>skilled</b> 32:5 <b>skills</b> 32:7 <b>skins</b> 87:15 88:8 <b>skyline</b> 20:3 <b>skymar</b> 131:24 <b>slide</b> 89:2 94:24 <b>slowly</b> 38:9 <b>small</b> 10:21 27:20 102:1 105:3 144:7 <b>smaller</b> 48:2 113:12 135:1 <b>smells</b> 89:11 <b>society</b> 9:6 <b>softball</b> 89:8 <b>sold</b> 93:1 117:10 <b>solution</b> 21:12,14 <b>solves</b> 47:19</p>	<p><b>somebody</b> 33:1 115:12 118:12 <b>somewhat</b> 109:14 115:5 <b>soon</b> 8:4 <b>sooner</b> 49:5 <b>sophisticated</b> 127:19,21,22 <b>sorry</b> 60:6 79:10 89:21 91:8 <b>sort</b> 7:12 8:4,14,17 8:18 9:21 12:25 14:16 21:9 27:19 29:17 31:8 33:3 35:2 36:2 48:2 49:3,6 96:3,21,24 108:4 110:6,9,11 111:21 112:1,19 115:23,25 117:23 118:15 <b>souder</b> 81:14 <b>source</b> 30:11 33:3 <b>sourcing</b> 19:21 <b>south</b> 26:11 36:21 45:12 <b>space</b> 3:1 10:19 18:13,15 25:2,3 46:18 58:4 98:8 101:7 102:5,21 130:11 <b>spaces</b> 17:6 103:24 130:3 140:11,12 140:17,24,25 <b>speak</b> 40:9 78:15 123:25 144:19 <b>speaker</b> 3:9 14:12 15:13 16:13,20,22 18:9 19:10 20:8 23:5,23 24:18 25:16 28:14 30:21 31:11 32:4 33:6</p>	<p>33:10,19 34:5,7 35:9,11 36:15,23 37:20,25 39:17 40:14 41:2 42:22 44:8,10 46:8,12,19 46:24 47:5,21 48:4,18 49:22 89:21 105:12,13 106:10,12,13,18 106:21 107:4,10 107:25 108:3,14 108:18,22 111:1 112:14 115:11 116:18 117:12,19 <b>speaking</b> 33:21 100:9 110:3 <b>special</b> 58:7 148:9 <b>specialized</b> 46:7 <b>specialty</b> 35:17 <b>species</b> 65:15 <b>specific</b> 33:24 35:16 130:16 <b>specifically</b> 77:20 78:5 85:25 89:4 <b>specifics</b> 39:23 <b>speedwell</b> 108:16 108:20,23,24 109:24 110:16 <b>spend</b> 47:19 122:22,25 <b>spending</b> 37:6 110:19 <b>spent</b> 4:20 7:18 47:18 123:1 130:2 <b>splash</b> 102:16 103:12 <b>splatter</b> 87:22 <b>split</b> 40:11 <b>spoke</b> 78:9 80:16 83:5 84:5</p>
---	---	---	---

<p><b>spoken</b> 80:17,17  <b>sports</b> 138:18  <b>spur</b> 134:21  <b>spurred</b> 83:3  <b>square</b> 34:2,8 35:9  35:10 46:13 84:14  111:20 126:20  143:15,17,21,24  144:2 145:23  <b>squeeze</b> 87:16  <b>st</b> 72:24  <b>stability</b> 30:4  <b>stabilize</b> 14:5,7  <b>stabilized</b> 20:15  30:7  <b>stable</b> 97:21 99:19  112:16  <b>stacking</b> 19:11  <b>stage</b> 22:14 26:25  34:10  <b>stages</b> 15:23  <b>stamped</b> 67:13  <b>standalone</b> 26:16  26:18  <b>standards</b> 27:5  137:17  <b>standing</b> 16:24  <b>standpoint</b> 26:14  27:13,14,14,25  28:19 29:17 30:9  40:13 133:23  135:13,13 145:9  <b>stands</b> 124:13,23  <b>stanford</b> 102:18  <b>stanford's</b> 103:2  <b>starbucks</b> 19:1  <b>stars</b> 57:6 115:24  <b>start</b> 8:4 13:20,24  14:24 27:10 38:24  50:18 57:6 109:20  109:20 126:3</p>	<p>127:13 136:7  <b>started</b> 32:14,15  32:16 48:1 95:1  110:4 126:12,14  132:3 133:18  134:3  <b>starting</b> 9:22  20:13 29:9,14  32:11 99:12  105:23 110:12  140:3,4  <b>starts</b> 32:18  <b>starve</b> 112:6  <b>state</b> 12:15 22:19  23:10 36:8 41:16  41:18 48:21 62:11  63:19 64:7,13,17  65:21 68:4 69:7  69:24 72:3 73:5  76:3,16,19,21,21  77:1,4,23 80:22  81:2,16,19,21  93:21 98:24 99:8  115:17,25 136:3  147:25 150:17  <b>statement</b> 89:18  89:19 90:11,12  91:12 92:2,5  <b>statements</b> 130:16  <b>states</b> 63:3 64:3  65:10  <b>station</b> 25:11  102:2 128:23  129:5,5 132:13  <b>status</b> 22:22  <b>statute</b> 5:19 75:15  148:12  <b>stay</b> 97:23  <b>staying</b> 99:17  <b>stays</b> 99:19</p>	<p><b>steal</b> 128:13  <b>stealing</b> 89:12  <b>steam</b> 26:16  <b>steeped</b> 120:3  <b>steering</b> 135:22  <b>step</b> 8:1 90:23  100:15  <b>steps</b> 7:12  <b>steve</b> 114:24  <b>steven</b> 1:14  <b>stick</b> 9:17  <b>stock</b> 114:17  <b>stood</b> 39:4  <b>stop</b> 21:19 88:19  <b>stopping</b> 23:3  <b>stops</b> 23:18 136:10  <b>stores</b> 37:14 44:20  45:7,19 117:8  <b>stories</b> 124:15,21  <b>storm</b> 133:5 141:9  <b>story</b> 8:11 48:2  111:8 115:8  121:12  <b>straight</b> 95:15,15  <b>straightened</b> 22:2  <b>street</b> 3:1 25:11  29:23 34:5 36:18  58:4 65:24 68:24  72:5 74:14 86:21  87:1,1,3,5,8,9,14  87:20 89:9 98:20  127:1,1 129:13  132:24,25 134:12  134:15 136:3,3  138:17 143:15,21  145:4 149:21  <b>streets</b> 104:22  111:15 119:24  123:1 130:4,10  <b>strength</b> 14:3</p>	<p><b>stress</b> 42:5  <b>strike</b> 45:4  <b>strip</b> 144:8,11,12  144:13 145:6,8,9  <b>stripping</b> 16:18  <b>strong</b> 14:11 97:8  112:16,17 114:4  <b>strongly</b> 46:25  83:6 121:4  <b>structure</b> 33:2  42:1 109:17  <b>structures</b> 104:22  <b>structuring</b> 43:6  <b>stuck</b> 122:22  <b>student</b> 26:5  <b>students</b> 21:21  26:8 37:5 135:3  144:2  <b>study</b> 14:2 23:7  35:1,1 87:7 131:6  131:7  <b>studying</b> 47:10  <b>stuff</b> 18:19 19:1  84:13 94:5 97:25  103:10 106:17  107:8 138:14  <b>stump</b> 3:25 62:2  62:11  <b>stumper</b> 3:25  <b>style</b> 113:23  122:21 131:11  137:21 138:5  <b>sub</b> 139:6  <b>subcommittee</b>  29:1  <b>subcontractors</b>  96:5  <b>subdivision</b> 27:5  <b>subdivisions</b> 42:19  <b>subject</b> 3:17 70:25  150:8</p>
--	---	--	--

<p><b>submissions</b> 108:1  <b>submit</b> 15:24              135:23  <b>submitted</b> 11:23              12:3 20:24 22:1              52:25 53:17 65:14              81:24 82:4 149:25              150:12  <b>substantial</b> 15:3              41:25  <b>substation</b> 139:6              141:7  <b>substitute</b> 144:9  <b>suburban</b> 8:13  <b>success</b> 103:21              115:8 116:1 121:1              124:15,21 139:2              146:9,10,23,24,25              146:25 147:1  <b>successful</b> 103:15              123:5 128:5              135:11 143:18              145:1  <b>suggest</b> 6:9  <b>suggesting</b> 119:25  <b>suggestions</b> 6:10  <b>suit</b> 34:8  <b>suited</b> 149:22  <b>summary</b> 108:2  <b>summer</b> 140:20  <b>sun</b> 2:6 51:3 58:11  <b>sunday</b> 53:1  <b>sundays</b> 53:18  <b>sunk</b> 109:14  <b>supervised</b> 84:16  <b>supplement</b> 92:16  <b>supply</b> 113:8,23  <b>support</b> 33:9              49:15 64:10              101:23 111:23              140:18 144:1,3</p>	<p><b>supportive</b> 17:11              22:20  <b>supposed</b> 82:14              88:14  <b>suppression</b> 83:25              84:15  <b>sure</b> 4:18 5:1,2              34:1 78:4 80:14              81:23 93:12 95:16              96:6 98:2,14              100:16 101:11              105:5 106:15,15              107:19 112:15              113:23 114:23              116:7,8 118:22              125:16 135:11              145:7  <b>surely</b> 38:9  <b>surface</b> 140:24  <b>surgery</b> 57:18  <b>surprised</b> 31:21              143:12  <b>surrounded</b> 18:7  <b>surveys</b> 131:7  <b>system</b> 83:4 84:1              84:16 133:5  <b>systems</b> 13:3</p>	<p>64:18 80:8 97:11          98:11,20 99:1,21          100:3,7 103:8          104:5,16 105:6          113:6,12 122:13          123:7 147:12  <b>taken</b> 94:9 134:7              139:8  <b>takes</b> 43:4,8 44:22              88:8  <b>talented</b> 115:14  <b>talk</b> 6:7 8:11 9:23              27:8 28:7 29:14              33:13 36:7 39:21              39:23 40:25 48:6              79:14 102:8              124:17 130:15              134:10 139:1              144:25  <b>talked</b> 14:13 30:23              126:17 127:2              133:11  <b>talking</b> 8:12 13:24              26:5 32:14,15,16              38:2 43:14 111:5              112:6 126:3,18              138:24 143:14  <b>talks</b> 94:2  <b>tax</b> 3:14 20:18              41:25 43:4 66:16              66:17,19,22,23,24              67:1,2,6 68:5,6              69:2 96:23  <b>taxes</b> 30:9 42:8              111:11  <b>taxpayers</b> 41:24  <b>tba</b> 48:22  <b>teach</b> 25:18,20,23  <b>team</b> 15:18  <b>teaser</b> 9:21</p>	<p><b>tech</b> 101:4  <b>technical</b> 75:6  <b>technology</b> 12:11  <b>telephone</b> 87:17  <b>television</b> 20:6  <b>tell</b> 7:10 10:4,14              12:6 16:4 27:15              31:15 33:19 35:20              46:10 87:23 88:4              100:25 106:25              107:8 117:4,9              142:7,8  <b>telling</b> 38:6 77:5              77:12 91:3  <b>temporary</b> 41:13              79:17 85:3  <b>tenable</b> 15:20  <b>tenant</b> 12:5 19:6              19:13 27:2 32:25              46:8 84:11  <b>tenants</b> 8:9 11:10              13:13 14:17 18:19              19:22 28:22 31:4              32:19 37:4 39:24              46:11,16  <b>tentative</b> 57:6  <b>tenth</b> 33:22  <b>term</b> 30:9,10              32:20 150:5  <b>terminal</b> 25:3  <b>terms</b> 5:11 7:4,14              16:21 19:21 20:16              21:1 22:5,22 27:4              27:10 30:20 32:18              38:25 78:10              107:25 111:9,14              124:13,23 136:2              139:19,24  <b>terrace</b> 76:2  <b>terrifically</b> 18:17</p>
	<p><b>t</b></p>		
	<p><b>t</b> 69:1150:7 152:1              152:1  <b>tab</b> 72:21  <b>table</b> 115:13 125:7              136:21 138:12              142:3 143:5              145:20 146:16  <b>tag</b> 71:22,25  <b>tailor</b> 121:10  <b>tailored</b> 95:6  <b>take</b> 6:17 8:5 15:1              15:10 25:1,8,9              32:23 43:15,18,21</p>		

<p><b>textiles</b> 12:10</p> <p><b>thank</b> 3:12,13,20 4:5 6:23 26:21 33:10,11 44:7 49:9 57:8,14,19,20 61:3,19 66:15 72:18 78:18 86:10 86:19 92:22,24 93:4,7,7 94:9,16 94:19 97:5 107:11 123:10,12,13,22 123:23 147:3,4</p> <p><b>thanked</b> 83:2</p> <p><b>thanks</b> 3:4,11 9:25 16:8 49:25 92:11 93:4</p> <p><b>thematically</b> 34:12</p> <p><b>thing</b> 4:22 7:16 23:14 33:8 34:16 35:24 37:3 43:24 48:20 88:18 100:9 101:13 104:2 109:6,8,9,10,11 112:5 113:2,8 115:11 116:20,25 118:16 122:14 133:23 135:14 145:15 147:7</p> <p><b>things</b> 2:21 5:22 6:2 7:6,13,15 9:7 10:4,7 14:23 20:20 22:21 27:3 28:6 30:2,23 32:11 33:4 34:19 35:25 39:11,15 40:3,4 42:17 46:2 46:24 47:1 48:15 48:21 50:4 81:11 88:24 93:24 95:16 95:18,20 96:2,3,12 96:13,13 97:10,11</p>	<p>98:4,25 99:25 101:19 102:17 104:3 107:23 109:15 111:14,24 114:7 116:2,5,21 118:10 119:21 122:20 125:18 128:1 129:14 130:18 131:18 132:1 133:3 135:14 136:18,22 137:3 139:4,14,25 140:5 141:3,6 142:13 145:18</p> <p><b>think</b> 3:2 5:17 6:2 6:4,7 7:2,3,12,13 7:16 8:5,11 12:1 13:11,11,23 14:1 14:20,23 17:5,8,16 18:2,16 19:4,20 20:10,11 21:20 22:18 23:4,17 24:1,2,2,6 25:25 27:9 28:1,8 29:11 29:14 30:6,14 31:8,21 32:17,17 33:8 34:24 35:7 35:13 36:9,12 37:1,1 38:12 39:5 39:8,8,25 40:9 41:4,7 42:9,16,20 43:3,4,10,20 44:5 44:13 45:10,15,24 46:3 47:18,19 49:4,17,20 50:10 76:10,13,17 78:11 78:14 79:16 81:7 83:13 88:3,18 93:16,20 95:13 96:2,10,10,20,25 97:5 99:2 100:15</p>	<p>100:20 101:10 104:2 107:21 108:19 109:6 110:11,16 111:25 112:8,18 113:20 114:1,8,15,20 115:7,8 116:3,14 116:23 117:1,1,5,8 118:7,7,10,13,13 119:22 120:7,22 121:1,11 122:6,21 122:23 123:4,6 124:6,8,24 125:18 127:18,19,20,22 129:20 130:1 131:25 134:20 136:18,20 138:12 138:21 145:12 146:6,22</p> <p><b>thinking</b> 9:4 15:21 32:3 40:11 48:1 93:14 117:16,19 117:20 118:2,5 120:3 147:9</p> <p><b>third</b> 4:3 63:15 98:6 139:21</p> <p><b>thomas</b> 1:18</p> <p><b>thought</b> 21:11 46:6 79:15 97:13 109:16 110:23</p> <p><b>thoughtful</b> 112:3</p> <p><b>thoughtfully</b> 100:14</p> <p><b>thousands</b> 31:2 124:17,17</p> <p><b>threatening</b> 145:24</p> <p><b>three</b> 3:24 12:14 24:4 27:20 36:9 56:2 81:13 82:2 85:21 121:20</p>	<p>128:21 129:8 131:9 132:10 135:23 139:11 147:12</p> <p><b>threw</b> 116:7</p> <p><b>thrive</b> 114:11</p> <p><b>throw</b> 102:17</p> <p><b>thrown</b> 29:25</p> <p><b>thrust</b> 13:16 96:24</p> <p><b>thumbnail</b> 4:15</p> <p><b>thunder</b> 128:13</p> <p><b>thursday</b> 2:3 50:24 55:1</p> <p><b>ticket</b> 128:17</p> <p><b>tie</b> 115:7</p> <p><b>tight</b> 19:11</p> <p><b>time</b> 2:3 4:20 5:12 7:5,18 10:13 12:7 13:1,21 14:2 16:9 22:7,12 33:24 35:10 36:24 37:7 39:22 43:21 44:17 48:11 49:2 50:24 56:1 57:6 74:2 83:7 89:10 91:18 92:6 94:17 95:25 98:9 106:2,3 109:4 122:25 123:1,11 124:1 128:8,10,11 136:24 148:7 149:3 151:21</p> <p><b>timeframes</b> 13:20</p> <p><b>timeline</b> 41:15</p> <p><b>timely</b> 13:18 17:15 61:21 70:19</p> <p><b>times</b> 80:8 83:15 87:6 119:22 125:4 135:23</p> <p><b>timing</b> 7:13</p>
---	--	--	--

<p><b>tire</b> 133:12,14 144:5</p> <p><b>tlcf</b> 66:18</p> <p><b>tod</b> 22:23 23:9,11 23:13</p> <p><b>today</b> 2:22 3:8 9:6 9:19 12:12 16:3 20:11 41:20 111:5 117:18 121:8</p> <p><b>today's</b> 8:20 15:20 120:1</p> <p><b>told</b> 79:2,24 81:4 82:14,23 83:2 84:6,7,7 85:1</p> <p><b>tom</b> 3:4 42:16</p> <p><b>tomorrow</b> 57:5 91:15</p> <p><b>ton</b> 102:23</p> <p><b>tonight</b> 3:13 7:3 44:13 50:3 59:5 86:22 96:12 103:17</p> <p><b>top</b> 11:12 105:8 139:12</p> <p><b>topographic</b> 27:19</p> <p><b>topology</b> 94:23 149:9,21,24 150:12,17</p> <p><b>total</b> 35:9,10 55:6 55:7 63:15 85:23 99:10</p> <p><b>totally</b> 124:16</p> <p><b>touch</b> 124:11</p> <p><b>tough</b> 25:22</p> <p><b>town</b> 2:7 13:6 15:24 18:25 28:8 32:2,13 41:6 43:1 43:2 44:5,22 45:3 48:14 49:16 51:4 76:3,13 77:4,25 78:24 82:5,10</p>	<p>98:5 111:16 114:9 114:12,15,19 117:16 120:10 123:8 125:23 128:6,17 129:3,3 129:10 131:10 142:7,8,8,11</p> <p><b>town's</b> 77:24</p> <p><b>towns</b> 103:23 143:7</p> <p><b>township</b> 1:1 13:7 22:13 30:13 39:16 39:16 47:11 48:16 58:6 59:8,11,14 61:20 62:10 64:10 64:16 65:9,12,16 65:20,21 68:3 69:6,7,23 70:14,18 70:22 71:2 72:2,3 73:4 117:3 128:15 128:15,19 147:24 148:3,10 149:7,12 149:23 150:3,16 150:19</p> <p><b>townships</b> 29:19</p> <p><b>track</b> 126:9</p> <p><b>tracks</b> 17:4 34:3 47:2,25 98:10 115:19 144:6 145:5</p> <p><b>traditionalist</b> 118:21</p> <p><b>traffic</b> 21:2,14,16 23:18 24:1 58:7 87:7</p> <p><b>trails</b> 104:6</p> <p><b>train</b> 17:4 47:2,25 79:15 115:19 132:12</p> <p><b>training</b> 86:4 89:17</p>	<p><b>transcript</b> 1:5 152:3</p> <p><b>transit</b> 21:12,13 22:17,18,21,23 23:1,8,19 24:9,24 26:1,7 115:18,23 135:16,18 136:5,8 136:13,17</p> <p><b>transportation</b> 9:10 24:8,15,21 25:9,23 26:1 135:19,22</p> <p><b>travel</b> 25:8</p> <p><b>tread</b> 45:20</p> <p><b>treasurer</b> 65:21 68:4 69:7,24 72:3</p> <p><b>treatment</b> 13:12</p> <p><b>tree</b> 4:4 65:10,11 65:13,14,15,22,23 65:24</p> <p><b>trees</b> 65:10,24</p> <p><b>tremendous</b> 9:25 13:5 24:6,11 28:13 37:7</p> <p><b>trend</b> 9:2 99:7</p> <p><b>tried</b> 88:2 90:25 91:17 110:2</p> <p><b>trip</b> 146:3</p> <p><b>trips</b> 24:9</p> <p><b>trolley</b> 117:22,23 122:16 133:12,14 144:5</p> <p><b>trouble</b> 92:4</p> <p><b>truck</b> 89:12</p> <p><b>true</b> 112:14,15 152:4</p> <p><b>truly</b> 120:21</p> <p><b>trust</b> 69:1 109:3</p> <p><b>try</b> 6:11 88:19 96:20 121:10 122:2,7</p>	<p><b>trying</b> 22:8 28:19 35:25 49:20 75:5 77:7,18 81:5 83:18,22 87:13,16 89:4 90:18,20 102:12 110:18 118:10,11 133:1 133:16</p> <p><b>tucci</b> 1:16 2:12,13 3:23,24 33:13 34:24 37:10,22 48:6 51:8,9,20,24 51:25 52:9,14,15 53:4,8,9,21,25 54:1,15,18,19 55:9 55:12,13 56:15,19 56:20 57:3,4,25 58:21,22 59:21,22 60:19,20 61:8,9,18 61:19 62:18,19 63:1 64:25 65:1,8 66:5,6,13 67:16,19 67:20 68:9,12,13 69:11,14,15 70:3,6 70:7 71:9,12,13 72:7,10,11 73:9,12 73:13 107:16 114:6,7 116:16,19 118:18 123:13 128:9 138:23 140:1 147:11,15 148:15,16 150:23 151:1,2,13,14</p> <p><b>tucci's</b> 120:7</p> <p><b>tuesday</b> 54:11</p> <p><b>turn</b> 6:20 88:4 123:18 129:21,23</p> <p><b>turned</b> 111:19</p> <p><b>turning</b> 31:13</p> <p><b>turnover</b> 108:25</p>
---	--	---	--

<p><b>turns</b> 21:7 23:7  <b>two</b> 10:8 11:10,12  11:20 23:25 29:24  31:8,9 33:24  34:10 35:16 37:11  40:12,22 47:1  48:2 65:24 83:15  103:19,23 104:1  112:15 118:25  119:1 126:9 129:8  130:5,24 133:20  136:3,23 139:21  142:20,20 145:11  150:20  <b>type</b> 9:19 11:6  20:7 22:9 28:12  30:22 33:16  118:16 134:14,19  135:7,9 138:2,5,20  144:17 145:1  146:23  <b>types</b> 11:3 39:19  130:5  <b>typically</b> 116:2</p>	<p>119:18 120:25  130:9 134:19  138:8 141:13  146:24  <b>understanding</b>  14:18 76:6 77:1  77:15 95:2 119:24  120:1 136:14  137:23  <b>understood</b> 44:3  <b>unencumbered</b>  21:16  <b>unfortunately</b>  81:7 103:16  112:11  <b>unidentified</b> 3:9  14:12 15:13 16:13  16:20,22 18:9  19:10 20:8 23:5  23:23 24:18 25:16  28:14 30:21 31:11  32:4 33:6,10,19  34:5,7 35:9,11  36:15,23 37:20,25  39:17 40:14 41:2  42:22 44:8,10  46:8,12,19,24 47:5  47:21 48:4,18  49:22 89:21  105:12,13 106:10  106:12,13,18,21  107:4,10,25 108:3  108:14,18,22  111:1 112:14  115:11 116:18  117:12,19  <b>uniform</b> 84:17  <b>union</b> 102:2  149:21  <b>unique</b> 9:24 12:5  115:24 117:24</p>	<p><b>unit</b> 127:8  <b>united</b> 63:2 64:3  <b>units</b> 99:24 111:8  113:12,14 114:18  114:18 124:18  126:13,13,19,19  127:7 135:2  137:25 141:24  146:11  <b>unity</b> 30:6  <b>universities</b> 104:9  <b>university</b> 103:18  130:23,23  <b>unlocked</b> 109:8  <b>unobstructed</b> 20:2  <b>update</b> 6:22 7:4  11:8 50:2  <b>updated</b> 103:8  <b>updates</b> 107:16  <b>updating</b> 49:10  <b>urban</b> 8:12 9:9  99:4 124:4  <b>urge</b> 64:9,17  <b>urging</b> 4:1  <b>use</b> 8:17 23:19  24:8 27:25 28:2  29:17,22,22,22,22  45:9,10,15 75:10  97:8 98:25 112:10  125:12 127:16  129:6,15 140:10  142:19  <b>user</b> 8:8 34:8  104:16 122:12  <b>users</b> 20:4 30:10  33:23,24 34:10  39:19 144:15  <b>uses</b> 27:12,13 28:6  29:4,5,10,18,24  35:13,16 38:18  45:7 104:6,20</p>	<p>116:7 126:3  <b>usually</b> 121:8  <b>utilities</b> 26:13  <b>utilize</b> 34:20,21  <b>utilized</b> 102:22  <b>utilizing</b> 61:22  70:19</p>
<p><b>u</b></p>			<p><b>v</b></p>
<p><b>u.k.</b> 10:20  <b>u.s.</b> 10:17 66:17  <b>ultimately</b> 30:6  32:20 40:24 42:4  42:13  <b>umpires</b> 89:8  <b>underground</b>  141:9  <b>underlying</b> 84:6  <b>understand</b> 5:2  7:6 14:3 26:19  28:16 29:15 33:20  38:21 42:11 43:25  76:22 77:19 78:4  82:17,19 105:5  113:22 115:4</p>			<p><b>vacant</b> 129:18  <b>vacation</b> 81:7  <b>valley</b> 124:22  <b>value</b> 14:8 20:16  30:5,9 63:15  124:25 125:19  127:15 143:16,22  143:24 146:4  <b>values</b> 44:25 96:10  110:21,24 112:10  112:18  <b>van</b> 86:23 87:2,21  <b>vehicle</b> 90:3  <b>vehicles</b> 58:6  92:19  <b>vendors</b> 70:24  71:5  <b>verify</b> 81:18  <b>vermeer</b> 61:24  62:2,12  <b>versa</b> 99:20  <b>versus</b> 38:17  134:13 138:1,10  144:14 145:3  <b>veto</b> 11:25  <b>vfw</b> 52:25 72:21  <b>vice</b> 99:20 124:3  <b>view</b> 17:23 18:17  <b>viewed</b> 18:17  <b>viewpoint</b> 23:8  <b>views</b> 20:2  <b>vii</b> 58:7</p>

<p><b>village</b> 135:16  <b>vincent</b> 80:22  <b>violation</b> 77:25  82:8 83:8,11,24  84:1,9,10,11,21,22  85:3,4  <b>violations</b> 82:11  <b>visibilities</b> 22:4  <b>visible</b> 87:14  130:12,19,21  <b>vision</b> 121:17  124:19  <b>visioning</b> 119:12  <b>visit</b> 10:15 16:7,9  129:11  <b>visited</b> 13:15  <b>visits</b> 97:20  <b>visual</b> 102:25  <b>vitality</b> 8:12  <b>voice</b> 40:3 97:16  97:17 105:6  121:16,18  <b>voluntarily</b> 6:1  <b>voluntary</b> 4:24  <b>vote</b> 60:11</p>	<p><b>want</b> 5:10,21 6:6  7:3 9:7,7,8,15,17  9:17,18 14:12  15:10,17 16:4  18:23 24:20 25:1  25:4,4,6 29:3  34:15,16 36:2,4,25  37:14 38:2 42:5  43:22 49:9,10  57:20 75:7 77:16  79:8 83:16 84:9  85:10 87:18 91:12  92:24 94:16 96:16  97:16 100:13,13  100:14,20,22  103:8 104:11,19  105:9,14 113:5,6  113:13,23,24,25  115:2 119:7,15,17  119:23 120:14,17  120:20 122:19,20  122:20,20,25  123:6 125:25  126:18 127:25  128:2,13 129:11  130:14 133:13,14  133:15 139:3  143:18,20 145:4,5  146:2,9,9 147:8</p> <p><b>wanted</b> 5:18 6:8  7:10 19:4 41:1  57:14,17,19 94:1,7  96:13 100:9  103:16,19 109:23  111:16,17 115:20  126:25 137:18  146:10</p> <p><b>wanting</b> 122:21  <b>wants</b> 49:8 102:9  125:23 138:3  146:23</p>	<p><b>wares</b> 10:12  <b>washington</b> 11:14  128:14,15,19  <b>waste</b> 87:17 94:16  <b>watch</b> 102:8  <b>watching</b> 130:14  <b>water</b> 6:17 26:15  26:16 69:25 126:8  133:5 141:9  <b>way</b> 8:13 15:10  19:10 21:24 22:2  24:5 30:14 32:24  34:14 36:16 38:4  38:17 39:10 41:9  42:23 43:9,21  79:18 87:24 88:16  89:1 100:3 103:19  109:22 111:19  118:5 119:14,25  136:3 142:24  145:5</p> <p><b>ways</b> 36:6 96:17  101:24 131:15  <b>we've</b> 2:21 7:10,17  9:22,24 10:14,20  12:3 14:2,14 15:5  16:7 17:8,11,18  19:17 20:12,22,25  26:17,22 27:8,10  27:15,17,22 29:7  31:9,13,18,24 33:4  35:23 36:8 38:11  39:3 41:12,14  42:20 45:16 46:2  47:9 50:3 79:19  95:6,20 97:19  102:12 105:1,1,2  106:6 117:21,21  118:3,3 119:4  120:13 130:17,18  130:19,20 131:4,7</p>	<p>131:8,23 132:9,14  136:1,18 137:4  138:25 139:10  140:4,5 141:11  143:4 146:17  <b>weaknesses</b> 14:4  <b>weather</b> 104:12  <b>web</b> 75:10  <b>website</b> 14:21,21  141:17  <b>wedding</b> 129:8,11  129:13,14  <b>week</b> 24:13 38:3  80:21 81:6  <b>weeks</b> 10:9 36:9  93:16 132:23  <b>weingartner</b> 65:24  <b>weird</b> 112:25  <b>welfare</b> 64:12  <b>went</b> 5:12 9:3 35:6  91:22 109:9,22  112:25 123:1  137:18 145:9  <b>west</b> 8:18 36:13  47:2,25  <b>western</b> 8:24  <b>white</b> 15:4  <b>wi</b> 17:21 133:13  <b>wide</b> 28:1  <b>width</b> 23:16  <b>wife</b> 87:23 127:8  <b>william</b> 65:23  <b>willing</b> 23:14,19  <b>window</b> 29:25  <b>windowless</b> 84:13  <b>winning</b> 103:10  <b>wise</b> 7:13 8:24  26:13  <b>wishes</b> 57:20  <b>wishful</b> 9:4</p>
<b>w</b>			
<p><b>wait</b> 21:19 87:18  <b>walk</b> 11:8 97:3  98:9 104:17  <b>walkability</b> 99:23  <b>walkable</b> 98:17,21  101:14  <b>walked</b> 38:10  109:2 123:1  <b>walking</b> 18:24  41:8 111:6 112:23  122:12  <b>walks</b> 143:13  <b>wall</b> 16:19 20:1  <b>wander</b> 122:21</p>			

<p><b>wonderful</b> 48:15 114:17,17 <b>wondering</b> 91:11 <b>woodcliff</b> 131:19 142:10 <b>word</b> 50:9 67:14 114:16 <b>word's</b> 10:13 <b>words</b> 4:23 116:8 118:6 <b>work</b> 5:1 6:3 7:20 9:7 12:22 19:18 25:6 27:9 30:17 32:6 33:15 34:18 37:8 38:18 41:7 43:21 47:8,23 48:16 76:13 96:4 103:9 108:21 110:17,20 123:7 130:7,8 <b>worked</b> 93:15 107:1 132:13 137:19 <b>workers</b> 32:5 <b>working</b> 11:16 13:17,22 31:12 35:14 40:7 44:4 48:12 95:21 96:7 96:11 98:1 101:5 113:6 115:22,23 122:8,9 130:2 132:14 136:5,7,8 140:21 141:8 142:20 <b>works</b> 17:21 30:2 38:3 55:3 100:16 146:18 <b>workshop</b> 131:11 131:20 <b>workshops</b> 131:5 131:8</p>	<p><b>world</b> 29:16 <b>worlds</b> 99:18 109:14 <b>worse</b> 89:6,6 <b>worth</b> 31:21 41:21 <b>wow</b> 39:5 <b>wrap</b> 89:15,16 <b>write</b> 145:17 <b>writing</b> 84:8 106:22 131:3 132:25 <b>written</b> 80:12 84:10 86:7 <b>wrong</b> 60:6 <b>wrongdoing</b> 81:1 81:16 <b>wrote</b> 23:10 92:18</p> <p style="text-align: center;"><b>y</b></p> <p><b>yeah</b> 3:2 6:13 16:13 36:15 40:2 42:23 46:15 47:5 81:3 85:1 91:3 92:11,11 106:12 106:18,20 108:3 108:18 142:8,23 <b>year</b> 13:20 29:13 71:6 77:14 81:24 82:8 111:11 124:6 124:7 135:21 136:8 139:16 150:4 <b>years</b> 9:1,3 12:14 24:4 31:2 76:10 81:13 85:21 86:25 95:2,24 107:1 109:9 119:5 130:2 132:7 133:17 137:14 139:19 <b>yesterday</b> 11:21 16:9</p>	<p><b>york</b> 12:13 16:11 24:15,19 25:6 103:17 113:18 129:7 <b>younger</b> 114:25</p> <p style="text-align: center;"><b>z</b></p> <p><b>zero</b> 132:4 <b>zone</b> 47:4 <b>zones</b> 58:7 <b>zoning</b> 12:24 27:3 125:13</p>
---	--	--