

**BOROUGH OF FAR HILLS**  
Borough Council Regular Meeting  
**MINUTES**  
February 10, 2020

**CALL TO ORDER**

Mayor Vallone called the meeting to order at 7:02 p.m. at the Far Hills Municipal Building and read the open public meetings statement in accordance with the law.

**PLEDGE OF ALLEGIANCE**

Council President Karner led the Pledge of Allegiance.

**ROLL CALL**

Present: Councilman Joseph Carty, Councilwoman Mary Chimenti, Councilman Richard Hand, Council President David Karner, Councilwoman Sheila Tweedie, Mayor Paul J. Vallone, MD  
Absent, as Excused: Councilman Ted McLean  
Absent:  
Also Present: Borough Clerk Dorothy S. Hicks, Borough Attorney Joseph Sordillo, Borough Planner David Banisch

**AFFORDABLE HOUSING PRESENTATION**

Block 13, Lots 2 and 3 (8 and 10 Peapack Road) and Block 8, Lot 1 (46 Peapack Road)  
Mr. William Hotz, Hotz Development and Construction, Inc.

**PUBLIC COMMENT FOR PRESENTATION ONLY**

A transcript of the Affordable Housing Presentation and Public Comment, pertaining to the presentation only, has been attached to the minutes.

**REPORTS**

**Councilman Hand – Fire, Water, Light, Buildings & Grounds**

No report.

**Councilwoman Tweedie – Health/Sanitation**

No report.

**Councilman Carty – Finance/Insurance**

No report.

**Councilwoman Chimenti – Laws, Ordinances & Elections**

No report.

**Council President Karner – Police**

Council President Karner reported on the status of the purchase of the WatchGuard In-Car Video System and acknowledged the inquiry by Councilman McLean to consider purchasing refurbished equipment offered by the vendor. Council President Karner indicated that it was determined to proceed with the purchase of new equipment and noted that pending the receipt of the required documentation from the vendor, the resolution authorizing the purchase was planned for the February 24, 2020 Council meeting.

He noted that Chief DeCarolis made a request for another police vehicle which would be discussed at upcoming budget meetings. He also noted that recruitment efforts were underway for a Special Officer – Class II as the current officer would be transferring to the rank of Special Officer – Class I.

#### **Chief DeCarolis**

Chief DeCarolis provided a brief overview of recent police department training.

#### **Mayor Vallone**

Mayor Vallone reported that he would be meeting with Debra Stern, Borough CFO to prepare for the 2020 Budget and asked that Council members review their respective budgets.

Mayor Vallone reiterated the importance of providing the Borough Police Department with the appropriate equipment and noted that it was often mandated by the county.

He noted that the Dumont Road Drainage Project; Ludlow Avenue Road Improvements Project and a combined project for both of the sites have been noticed to bidders and the bid opening was scheduled for February 26, 2020.

Lastly, he stated that the Borough Newsletter was in progress and would be mailed out to residents in the coming weeks.

#### **REGULAR AGENDA**

##### **APPROVAL OF MINUTES**

##### **1/27/20 Regular Meeting**

Motion by Council President Karner, seconded by Councilwoman Chimenti, was unanimously carried that these minutes be approved for content and release.

##### **1/27/20 Executive Session**

Motion by Council President Karner, seconded by Councilman Hand, was unanimously carried that these minutes be approved for content only.

#### **UNFINISHED BUSINESS**

##### **ORDINANCE – PUBLIC HEARING/ADOPTION**

##### **ORDINANCE 2020-01 – AN ORDINANCE APPROPRIATING \$40,000.00 FOR AN IN-CAR VIDEO SYSTEM FOR LAW ENFORCEMENT**

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to open the public hearing.

Rick Rinzler, 11 Hurlingham Club Road, Far Hills commented that he was in favor of the purchase of new equipment rather than the refurbished equipment.

There were no further comments from the public.

Ms. Hicks advised that the notice of the public hearing was published in the newspaper of record, and that no communication, either written or verbal was received regarding the Ordinance.

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to close the public hearing.

Motion by Council President Karner, seconded by Councilman Hand that Ordinance 2020-01 be adopted.

Roll Call:

Aye: Carty, Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

## **NEW BUSINESS**

### **RESOLUTIONS**

#### **Resolution 20-048 – Authorizing Contribution for Professional and Legal Fees to Bedminster Township – NJAW Petition for Increased Tariff Rates**

Ms. Hicks provided a brief overview of the petition filed by NJAW for a proposed rate increase of approximately 13% and the collaboration of six neighboring municipalities to hire legal counsel to intervene. She indicated that the cost share was determined by the percentage of NJAW customers in each municipality, which resulted in a one (1) percent cost share for the Borough.

Council President Karner commented that NJAW markets insurance coverage to customers and opined that the documentation did not clearly indicate that sewer injection pumps were excluded from the coverage.

Motion by Council President Karner, seconded by Councilwoman Tweedie that Resolution 20-048 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

#### **Resolution 20-049 – Authorizing Purchase of Police Equipment Mobile LPR 4 Camera Reaper High Definition System**

Chief DeCarolis provided a brief overview of the equipment and the applicable uses.

Motion by Council President Karner, seconded by Councilman Carty that Resolution 20-049 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, Karner, Tweedie

Nay:

Abstain:

Recused:

Motion Carried.

## CONSENT AGENDA

The items listed within the consent agenda portion of the meeting have been referred to the Borough Council for reading and study and are considered routine and will be enacted with one motion of the Borough Council with no separate discussion. If separate discussion is required, the item may be removed from the agenda by Borough Council action and placed on the regular agenda under new business.

## RESOLUTIONS

1. Resolution 20-050 – Authorizing Contribution to Raritan Headwaters Association
2. Resolution 20-051 – Authorizing Extension of Due Date for 1<sup>st</sup> Quarter Sewer Payment
3. Resolution 20-052 – Appointment Somerset County Community Development Committee
4. Resolution 20-053 – Payment of Bill List

Mr. Sordillo advised that the contribution to the Raritan Headwaters Association was supported solely by the Clean Communities Grant and not through public funds.

Council President Karner recused himself from voting due to being one of the members appointed to the Somerset County Community Development Committee.

Motion by Councilman Carty, seconded by Councilwoman Tweedie that Resolutions 20-050 through 20-053 be approved.

Roll Call:

Aye: Carty, Chimenti, Hand, Tweedie

Nay:

Abstain:

Recused: Karner

Motion Carried.

**PUBLIC COMMENT** – *The Mayor and Council welcome comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes.*

Motion by Councilwoman Tweedie, seconded by Council President Karner and unanimously carried to open the meeting to public comment.

Loren Gilbert, 13 Prospect Street, Far Hills inquired about the possibility for the installation of gas line service along Prospect Street.

Council President Karner inquired about availability of parking and the lack of a sidewalk along Peapack Road near the affordable housing developments.

Councilwoman Tweedie commented that cars often exceeded the speed limit along Peapack Road.

Cindy Campbell, 81 Peapack Road, Far Hills inquired as to the dedicated parking for the proposed affordable housing unit on DeMun Place. She also inquired about Somerset County's Right-of-Way (ROW) regarding the potential installation of sidewalks along Peapack Road.

Mr. Banisch responded that there would be three dedicated spots for the DeMun Place property. Mr. Sordillo added that dedicated parking spots were also provided for the six age restricted affordable rental units on DuMont Road.

Mr. Banisch responded that inquiries would be made regarding the installation of sidewalks along Peapack Road. Mr. Sordillo also indicated that Peapack Road was under the jurisdiction of Somerset County which, if deemed necessary, had the authority to utilize private land regardless of the ROW.

Cindy Campbell, 81 Peapack Road, Far Hills also inquired as to the landscaping and lighting plans for the Matheny Group Home and 46 Peapack Road properties.

Mayor Vallone responded that the details for the development of each of the properties would be reviewed at Planning Board meetings.

Mr. Sordillo commented that representatives from Matheny made a public presentation at the Borough Council meeting on October 28, 2019.

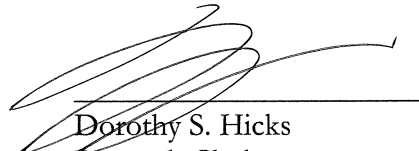
There were no further comments from the public.

Motion by Councilwoman Tweedie, seconded by Councilman Hand and unanimously carried to close the meeting to public comment.

### **ADJOURNMENT**

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Dorothy S. Hicks  
Borough Clerk

APPROVED - 2/24/20

BOROUGH OF FAR HILLS  
BOROUGH COUNCIL MEETING

---

IN THE MATTER OF: :  
: TRANSCRIPT  
HOTZ DEVELOPMENT AND : OF  
CONSTRUCTION, INC., BLOCK: PROCEEDINGS  
BLOCK 13, LOTS 2 & 3 (8 &:  
10 PEAPACK ROAD) & BLOCK:  
8, LOT 1 (46 PEAPACK :  
ROAD :  
:

---

Monday, February 10, 2020  
Far Hills Municipal Building  
Far Hills, New Jersey  
Commencing at 7:06 p.m.

BOARD MEMBERS PRESENT:

MAYOR PAUL J. VALLONE, M.D.  
DAVID KARNER  
JOSEPH CARTY  
MARY CHIMENTI  
SHEILA TWEEDIE  
RICHARD HAND

ALSO PRESENT:

JOSEPH SORDILLO, ESQ.  
DOROTHY S. HICKS, Borough Clerk  
DAVID BANISCH, PP, AICP, Planner

ALISON GULINO, Certified Court Reporter

**QUICK COURT REPORTING, LLC**  
**47 BRIAN ROAD**  
**WEST CALDWELL, NEW JERSEY 07006**  
**(973) 618-0872**  
**office@quickreporters.com**

|   |  |
|---|--|
| <p style="text-align: right;">2</p> <p>1    <u>A P P E A R A N C E S:</u></p> <p>2</p> <p>3            JOSEPH SORDILLO, ESQ.</p> <p>4            Counsel for the Board</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>   | <p style="text-align: right;">4</p> <p>1    turn it over to the developer.</p> <p>2            MAYOR VALLONE: Bill, good evening.</p> <p>3            MR. HOTZ: Good evening, Mr. Mayor.</p> <p>4            MAYOR VALLONE: Good evening. Welcome.</p> <p>5            MR. HOTZ: Let me just get my stuff set</p> <p>6    up and we'll get on.</p> <p>7            MAYOR VALLONE: Sure, sure.</p> <p>8            MR. HOTZ: So I brought copies of</p> <p>9    everything so we could follow along, if you like.</p> <p>10           MAYOR VALLONE: Good.</p> <p>11           MR. HOTZ: I also brought enough copies</p> <p>12    for the public. If there are people who would like</p> <p>13    copies, I think I have enough.</p> <p>14           Does everybody have copies on the Board?</p> <p>15           Good evening, Mr. Mayor.</p> <p>16           MAYOR VALLONE: Good evening.</p> <p>17           MR. HOTZ: Council, my name is Bill Hotz.</p> <p>18    I am the president and owner of William Hotz</p> <p>19    Development Group. We have been in the Borough of Far</p> <p>20    Hills. I purchased my first building, where my office</p> <p>21    is, in 1994. We have been in business since 1989.</p> <p>22    Prior to '94, I rented space at the Far Hills Mall so</p> <p>23    I, basically, have been in town for the better part of</p> <p>24    30 years and love it here.</p> <p>25           I have a broad experience in affordable</p>   |
| <p style="text-align: right;">3</p> <p>1            MAYOR VALLONE: Okay. So this evening,</p> <p>2    we will hear our final affordable housing presentation</p> <p>3    from Mr. Bill Hotz, which deals with several buildings</p> <p>4    that are on Peapack Road. This is the third leg, as</p> <p>5    we know, of the plan that we have submitted to the</p> <p>6    courts and it will be an opportunity to hear the plans</p> <p>7    that Bill put together.</p> <p>8            Joe, before we start, would you like to</p> <p>9    say anything?</p> <p>10           MR. SORDILLO: Yes, Mayor. Thank you.</p> <p>11           Just to reiterate what we have done on</p> <p>12    all the presentations, this is an informational</p> <p>13    presentation by the developer. It's not a land use</p> <p>14    application; it's not a -- before the Planning Board.</p> <p>15    There's no cross-examination. We will open it up, as</p> <p>16    we always do, for questions from the public but this</p> <p>17    is not swearing in of witnesses here or providing</p> <p>18    testimony; we are just providing information and</p> <p>19    allowing the Mayor and Council and members of the</p> <p>20    public and the professionals to ask the developer</p> <p>21    questions regarding his proposal.</p> <p>22           This is one of the proposals that the</p> <p>23    Mayor stated that is in the borough's affordable</p> <p>24    housing plan and its settlement agreement with Fair</p> <p>25    Share Housing, and at this point, I'd just say we can</p> | <p style="text-align: right;">5</p> <p>1    housing. We've developed projects in Harding, in</p> <p>2    Cranbury, multiple projects in Cranbury, in Princeton</p> <p>3    Borough, in Pluckemin, in Morristown and in Red Bank.</p> <p>4    Close to 200 units of affordable housing, we have</p> <p>5    developed over the years.</p> <p>6            I also own various market-rate rental</p> <p>7    projects and we have a vast amount of experience, both</p> <p>8    in developing and constructing. We are a full-service</p> <p>9    construction management firm so we have a breadth of</p> <p>10    experience in doing this.</p> <p>11           You know, as I said, currently, I own --</p> <p>12    so -- so just to give you a broad overview, tonight,</p> <p>13    we are going to talk about two different sites; one is</p> <p>14    8- 10 Peapack Road and the other is 46 Peapack Road.</p> <p>15    8 and 10 Peapack Road is what I have up now. Here's</p> <p>16    10; this is my office. 8 is a hair salon, which is</p> <p>17    June &amp; Co. Salon; she's a fairly new tenant in the</p> <p>18    last year or so. That's 8 and 10.</p> <p>19           I also own 3 De Mun Place, which is this</p> <p>20    building here so my property line, basically, faces</p> <p>21    both De Mun Place and Peapack Road.</p> <p>22           Probably, a better part of 15 years ago,</p> <p>23    we had talked to the town and responded to a request</p> <p>24    for proposal to provide for affordable housing. I</p> <p>25    responded to the proposal, and 15 years later, we are</p> |

|  |  |
|--|--|
| <p style="text-align: right;">6</p> <p>1 still here so --</p> <p>2 (Laughter)</p> <p>3 MR. HOTZ: -- that is a good thing, I</p> <p>4 guess.</p> <p>5 One of the concepts, back then, was to</p> <p>6 add a second floor to these two buildings --</p> <p>7 currently, I occupy this entire building and June &amp;</p> <p>8 Co. occupies this building -- to build -- to put a</p> <p>9 second floor on the two buildings, and basically,</p> <p>10 combine the two buildings so this would be the site</p> <p>11 plan as it would be developed. I'll have one basic</p> <p>12 building here. We are going to create some additional</p> <p>13 parking, create a one-way pattern of traffic here,</p> <p>14 three spaces that exist here and two spaces that will</p> <p>15 exist here. We will have ten on-site spaces.</p> <p>16 To complete the parking demand for the</p> <p>17 project, we will need three additional spaces on De</p> <p>18 Mun Place, which exists today. As we know -- I'll</p> <p>19 just go back.</p> <p>20 You can see, you know, both on Dumont and</p> <p>21 on De Mun, on-street parking is fairly common in the</p> <p>22 Village so we feel that creating some on-street</p> <p>23 parking would not be an overly-demand of the public</p> <p>24 parking.</p> <p>25 So again, this would be the site plan.</p>   | <p style="text-align: right;">8</p> <p>1 On the break down which is on plans --</p> <p>2 but the 8-10 Peapack Road would be four additional</p> <p>3 apartments, new apartments, and then, one of the</p> <p>4 apartments at 3 De Mun, I would convert that into an</p> <p>5 affordable unit so that would give us a total of five</p> <p>6 units at the 8-10 Peapack Road.</p> <p>7 So again, you would have this two-story</p> <p>8 structure. The Downtown and in the Village are</p> <p>9 dominated by two-story structures with various roof</p> <p>10 configurations but this would be a residential style</p> <p>11 building, again, a few bells and whistles and we'll</p> <p>12 use some shutters or some other architectural elements</p> <p>13 but this would be the basic design of the building.</p> <p>14 If you look at -- this building here, you</p> <p>15 know, has this same kind of roof structure, you know,</p> <p>16 so you have pitched roof and a hip roof on the two</p> <p>17 ends, very similar, so we are going to try to tie in</p> <p>18 all the architecture to have some commonality and</p> <p>19 connectivity so that's the 8- 10 Peapack Road project.</p> <p>20 Is there any questions?</p> <p>21 MS. CAMPBELL: Cindy Campbell, 81 Peapack</p> <p>22 Road.</p> <p>23 Is the De Mun buildings currently a</p> <p>24 rental --</p> <p>25 MR. HOTZ: Yes.</p> |
| <p style="text-align: right;">7</p> <p>1 It would virtually stay unchanged other than to the</p> <p>2 naked eye so those are two buildings that exist today.</p> <p>3 This is my building here, June &amp; Co. And 3 is back</p> <p>4 here at 3 De Mun. What we would do is to create a</p> <p>5 second floor, and so, again, this is my existing</p> <p>6 building, here's June and we would add a second floor.</p> <p>7 There's different kind of roof designs we</p> <p>8 thought about but it would, basically, be a gabled</p> <p>9 roof -- or a pitched roof with hip ends. We could</p> <p>10 have three dormers. I would keep the brick pattern.</p> <p>11 The brick would stay white. I would use a white</p> <p>12 Hardie Plank and, you know, residential style window.</p> <p>13 I would place all the windows so everything would be</p> <p>14 consistent. It would act more like a bay window and</p> <p>15 stay with the blue awnings. You know, the blue</p> <p>16 awnings, I think, are a nice element, and then, we</p> <p>17 would have, you know, complementary white colors and a</p> <p>18 dark gray roof, have some foundation plantings.</p> <p>19 So that's the view you would see from</p> <p>20 Peapack Road, which is the most prevalent view.</p> <p>21 The floor plan, again, on the first</p> <p>22 floor, there would be one apartment. My office would</p> <p>23 shrink down to a linear style office. June would stay</p> <p>24 in place here, and then, upstairs, there would be</p> <p>25 three apartments.</p> | <p style="text-align: right;">9</p> <p>1 MS. CAMPBELL: -- property?</p> <p>2 MR. HOTZ: Yes.</p> <p>3 MS. CAMPBELL: How many units --</p> <p>4 MR. HOTZ: Two units.</p> <p>5 MS. CAMPBELL: -- are in it right now?</p> <p>6 MR. HOTZ: Two units.</p> <p>7 MS. CAMPBELL: Oh.</p> <p>8 MR. HOTZ: It's market units in that</p> <p>9 building.</p> <p>10 Any other questions?</p> <p>11 MR. KARNER: What's the total height of</p> <p>12 that building?</p> <p>13 MR. HOTZ: The new one?</p> <p>14 MR. KARNER: Yeah.</p> <p>15 MR. HOTZ: It would be about 35 feet.</p> <p>16 MR. KARNER: 35, that's right.</p> <p>17 MR. HOTZ: Yeah. We are going to stay</p> <p>18 with 35. I'm playing with the roof pitches a little</p> <p>19 bit. I don't want to have it look too shallow per</p> <p>20 foot, you know, but we are going to try to stay at</p> <p>21 that 35 feet.</p> <p>22 MR. KARNER: On the third floor, you have</p> <p>23 three floors on there?</p> <p>24 MR. HOTZ: No. There will be two floors,</p> <p>25 two living floors, so those dormers would just be into</p>   |



|  |  |
|--|--|
| <p style="text-align: right;">10</p> <p>1 an attic space.</p> <p>2 MR. KARNER: Okay. And that would not be</p> <p>3 utilized?</p> <p>4 MR. HOTZ: No.</p> <p>5 MS. STILES: Janet Stiles, 3 De Mun</p> <p>6 Place.</p> <p>7 My question is: On the house on De Mun,</p> <p>8 did I understand that one of those two apartments is</p> <p>9 going to be made into another apartment?</p> <p>10 MR. HOTZ: No. Into an affordable</p> <p>11 apartment.</p> <p>12 MS. STILES: Okay. So there would be</p> <p>13 three apartments there?</p> <p>14 MR. HOTZ: No. Two. There will be still</p> <p>15 two and --</p> <p>16 MS. STILES: Oh. You are going to make</p> <p>17 one of the two?</p> <p>18 MR. HOTZ: Right, right. And in</p> <p>19 actuality, you know, there's a lot of moving parts</p> <p>20 here, but one of those, you'd be able to qualify for</p> <p>21 so you would be able to stay where you are.</p> <p>22 MS. STILES: I'm sorry. I didn't hear.</p> <p>23 MR. HOTZ: You'll be able to --</p> <p>24 Jan is my tenant on 3 De Mun so we've</p> <p>25 know each other for a long time.</p> | <p style="text-align: right;">12</p> <p>1 MR. HOTZ: I have been in Far Hills since</p> <p>2 1994.</p> <p>3 There should be plenty floating around</p> <p>4 because I have extras. Does anybody not have one?</p> <p>5 MEMBER OF THE PUBLIC: I don't have the</p> <p>6 46.</p> <p>7 MR. HOTZ: So why don't we jump to 46,</p> <p>8 and then, we can have any questions summarized at the</p> <p>9 end.</p> <p>10 MS. GILBERT: One quick question.</p> <p>11 MR. HOTZ: Yes.</p> <p>12 MS. GILBERT: Loren Gilbert, 13 Prospect.</p> <p>13 These are all rental, these units?</p> <p>14 MR. HOTZ: Yes.</p> <p>15 MS. GILBERT: And who is going to manage</p> <p>16 the rental?</p> <p>17 MR. HOTZ: I'll -- I'll manage them.</p> <p>18 So you know, we have, right now, about 80</p> <p>19 rentals, right now, 80 apartments in multiple</p> <p>20 complexes. We have this under development. I've got</p> <p>21 another 31 in development in Washington in Morris</p> <p>22 County and another 20 in acquisition so -- and we've</p> <p>23 owned and rented apartments for many years. It's kind</p> <p>24 of what we do so...</p> <p>25 Okay. 46, so 46 is the two brown houses</p>  |
| <p style="text-align: right;">11</p> <p>1 You -- right now, you'd be able to</p> <p>2 qualify for the downstairs apartment as an affordable</p> <p>3 apartment and your rent would go down.</p> <p>4 MS. STILES: I understand. Thank you.</p> <p>5 And my other question was: How many</p> <p>6 apartments was it, in total, that you are going to</p> <p>7 have now?</p> <p>8 MR. KARNER: Five.</p> <p>9 MR. HOTZ: Five.</p> <p>10 MS. STILES: Five. Okay.</p> <p>11 Thank you so much.</p> <p>12 MR. HOTZ: You're welcome.</p> <p>13 MR. RINZLER: Rick Rinzler, 5 Hurlingham</p> <p>14 Club Road.</p> <p>15 Do you have something that matches that?</p> <p>16 Because what were given is different than that. We</p> <p>17 don't have the 8 and 10.</p> <p>18 MR. HOTZ: Yeah. I passed that out.</p> <p>19 MEMBER OF THE PUBLIC: I only have that</p> <p>20 one.</p> <p>21 MR. HOTZ: Yeah. I'm sorry. I have the</p> <p>22 exact same number of copies. There's copies floating</p> <p>23 around. I apologize for that.</p> <p>24 So my name is Bill Hotz.</p> <p>25 (Laughter)</p>               | <p style="text-align: right;">13</p> <p>1 right here. Just take a look at your plans and make</p> <p>2 sure you have this one.</p> <p>3 So 46 is also on Peapack Road and you can</p> <p>4 see, you know, this is the end of the fairgrounds so</p> <p>5 this must have been, you know, a drop-off day or</p> <p>6 something, you know? So this is a drop-off day but --</p> <p>7 So 46 is here.</p> <p>8 MR. SORDILLO: Bill, if I may?</p> <p>9 I apologize but if I could just interrupt</p> <p>10 just to clarify which property 46 Peapack Road is;</p> <p>11 that is also the portion of the property that was</p> <p>12 subject to the Matheny agreement in the Matheny Group</p> <p>13 Home development. What the borough had done is</p> <p>14 subdivided that property into three lots. The --</p> <p>15 currently, the borough owns all three lots. The</p> <p>16 intention is it will be donating the two lots, not the</p> <p>17 one we see here with the building on it but the other</p> <p>18 two lots. If you are looking at this exhibit, they</p> <p>19 would be located to the left of the lot that's</p> <p>20 identified there with the building on it and those</p> <p>21 would be donated to Matheny to develop as a group home</p> <p>22 as presented a few months ago in their presentation.</p> <p>23 This, the lot that we are speaking about now, is the</p> <p>24 remaining lot that the borough currently would still</p> <p>25 remain to own even after the donation to Matheny and</p> |

|   |  |
|---|--|
| <p style="text-align: right;">14</p> <p>1 it has the existing house on it.</p> <p>2 I just wanted to get -- because some</p> <p>3 people were here at the other presentations and I want</p> <p>4 to make sure everyone understands which property we</p> <p>5 are talking about.</p> <p>6 MR. HOTZ: So 46 Peapack is currently a</p> <p>7 single-family dwelling unit and it's a two-story</p> <p>8 building. Next to it is, I believe, 44 Peapack, which</p> <p>9 is a sister building, a little bit bigger, but,</p> <p>10 basically, a sister building to it. They look very</p> <p>11 similar from the front.</p> <p>12 The building would stay exactly the same,</p> <p>13 no exterior additions, no other exterior improvements</p> <p>14 other than the site work in the back.</p> <p>15 Currently, there's a tree here in not a</p> <p>16 great state. That tree will be removed and there will</p> <p>17 be four parking places here and a small ramp here to</p> <p>18 get up into the first floor.</p> <p>19 The second-floor apartment would be</p> <p>20 accessed from the front door so the back door would go</p> <p>21 to the downstairs apartment and the front door would</p> <p>22 go to the upstairs apartment.</p> <p>23 That's what the existing building looks</p> <p>24 like. Again, we're not changing it. These trees are,</p> <p>25 really, at the end of their useful life. They will be</p>   | <p style="text-align: right;">16</p> <p>1 we will have two bedrooms upstairs and a living room,</p> <p>2 kitchen and bathroom and the two bedrooms. There's an</p> <p>3 existing kitchen but we are going to redo the kitchen.</p> <p>4 It will be as brand new as you can get it.</p> <p>5 So that's 46 Peapack. It's much simpler</p> <p>6 in concept, four parking spaces in the rear. It's a</p> <p>7 building that hasn't been occupied for several years.</p> <p>8 We will create the four spaces.</p> <p>9 What's nice about both projects is that,</p> <p>10 you know, we will have parking, no problem, for day to</p> <p>11 day. You know, on the special occasion, there is some</p> <p>12 parking out front here but there's also parking right</p> <p>13 across the street at the fairgrounds for overflow for</p> <p>14 a birthday or Christmas or, you know, a holiday. Same</p> <p>15 thing on Peapack Road, here, we've got an abundance of</p> <p>16 on-street parking.</p> <p>17 So when you create these rental projects,</p> <p>18 you know, you create it for the parking demand, and</p> <p>19 then, you have the extraordinary. If you can plan for</p> <p>20 overflow, it's like the best of all worlds and that's</p> <p>21 what, really -- by having this in the Village where</p> <p>22 there's a lot of walking traffic, there's the park</p> <p>23 across the street, this is an ideal spot for housing</p> <p>24 and the Village is, obviously, around it.</p> <p>25 Is there any other questions about 46?</p> |
| <p style="text-align: right;">15</p> <p>1 removed. There will be other, you know, brush and</p> <p>2 landscaping that's been overgrown would be removed and</p> <p>3 the whole color system will also change.</p> <p>4 It's got a small awning on the front,</p> <p>5 some shutters upstairs, red window sills and red door.</p> <p>6 The colors will be completely changed. In actuality,</p> <p>7 what my thought is, is to change it. Keep it white,</p> <p>8 basically, white, but add that dark, dark blue element</p> <p>9 at the awning and to the shutters to also create some</p> <p>10 connectivity to the project so they will be connected</p> <p>11 in sorts.</p> <p>12 So again, this is just a -- the</p> <p>13 elevation. We are really not changing. We are going</p> <p>14 to keep the awnings. We are going to eliminate all</p> <p>15 the -- all of the overgrown landscaping in the front,</p> <p>16 so really, what you are going to see -- and I think</p> <p>17 it's going to be quite nice -- is this building and</p> <p>18 foundation plantings and sidewalk that will lead up to</p> <p>19 it. It'll -- it'll look like it did when it was</p> <p>20 built.</p> <p>21 The apartment -- or the building will be</p> <p>22 divided into two apartments. Again, the first-floor</p> <p>23 apartment will be accessed from the rear and it will</p> <p>24 have three bedrooms in this apartment and the upstairs</p> <p>25 will be accessed from the front going up to stairs and</p> | <p style="text-align: right;">17</p> <p>1 MR. WATSON: Yes. I have some questions.</p> <p>2 MR. HOTZ: Sure.</p> <p>3 MR. WATSON: Michael Watson, 38 Peapack</p> <p>4 Road. That's my house on the corner.</p> <p>5 And I do have a question because, the</p> <p>6 original meeting that we went to, it was supposed to</p> <p>7 be -- I understand what Matheny is doing but the use</p> <p>8 for that house was supposed to be under the same type</p> <p>9 of housing as Matheny. That was explained to us at</p> <p>10 the last meeting, so now, you are just opening this up</p> <p>11 to any type of affordable housing; is that correct?</p> <p>12 MR. HOTZ: That's correct.</p> <p>13 MR. SORDILLO: And just to clarify, we've</p> <p>14 never stated that that piece of property was going to</p> <p>15 be for group homes. It might have been misunderstood.</p> <p>16 That was always going to be for affordable housing</p> <p>17 use. That's what was always stated.</p> <p>18 MR. WATSON: That's not what was stated</p> <p>19 at the last meeting.</p> <p>20 MR. SORDILLO: That was always --</p> <p>21 anything that came out of my office and my -- from me,</p> <p>22 that has always been for a future affordable housing</p> <p>23 use, not for a group home. The group home was one of</p> <p>24 the possibilities but it wasn't going to be just only</p> <p>25 for group home; it was always open for any type of</p>   |

|  |   |
|--|---|
| <p style="text-align: right;">18</p> <p>1 affordable housing.</p> <p>2 MR. HOTZ: Do you have any other</p> <p>3 questions?</p> <p>4 MR. WATSON: Not right now.</p> <p>5 MR. HOTZ: Well, if you have more, you</p> <p>6 can ask more.</p> <p>7 Ma'am?</p> <p>8 MS. CAMPBELL: Yes. I was under the</p> <p>9 impression -- and I haven't been to a meeting for</p> <p>10 about two months -- that that home was not going to be</p> <p>11 developed in any fashion at this time and it was saved</p> <p>12 for a future use. Has that changed in the last two</p> <p>13 months? Because I see it being developed into five</p> <p>14 rental units that are probably all affordable housing,</p> <p>15 and so, last I heard, that was not being touched at</p> <p>16 this time.</p> <p>17 MAYOR VALLONE: So, Cindy, let me address</p> <p>18 that.</p> <p>19 The house itself, when we purchased it, I</p> <p>20 and the Council purchased it about eight years ago,</p> <p>21 the intention was always for affordable housing in</p> <p>22 some way, in some capacity. With Matheny being the</p> <p>23 recipient of the property, we, as you know, part of</p> <p>24 our plan, we needed some additional houses and we have</p> <p>25 been talking with Bill.</p>  | <p style="text-align: right;">20</p> <p>1 might have been at the last meeting, know anything</p> <p>2 about five affordable houses and units.</p> <p>3 MAYOR VALLONE: There's two, not five.</p> <p>4 MR. HOTZ: There's just two here.</p> <p>5 MS. CAMPBELL: There's three bedrooms.</p> <p>6 MR. HOTZ: So --</p> <p>7 MR. KARNER: And the two bedroom.</p> <p>8 MR. HOTZ: -- this house is just going to</p> <p>9 be a two-family house, one apartment upstairs and one</p> <p>10 apartment downstairs.</p> <p>11 MS. CAMPBELL: So you are going to have</p> <p>12 one bathroom, three bedrooms and a living room, dining</p> <p>13 room, kitchen downstairs and one bed --</p> <p>14 MR. KARNER: Two bedrooms.</p> <p>15 MS. CAMPBELL: -- two bedrooms, one bath,</p> <p>16 living room, dining room, kitchen upstairs?</p> <p>17 MR. HOTZ: Yes.</p> <p>18 MS. CAMPBELL: On what size lot?</p> <p>19 MR. HOTZ: It's within the same house.</p> <p>20 MS. CAMPBELL: Well, I know but it's a</p> <p>21 lot more people living in the house.</p> <p>22 MR. BANISCH: It's slightly larger than a</p> <p>23 quarter of an acre, the lot size. It's going to be</p> <p>24 about .28 acres.</p> <p>25 MS. CAMPBELL: .2 acres?</p>   |
| <p style="text-align: right;">19</p> <p>1 This -- this situation, this house is</p> <p>2 ideal because we own it. We are able to monitorise</p> <p>3 [sic] it as far as it goes for affordable housing and</p> <p>4 it prevents us from having to build an additional</p> <p>5 house someplace to fill the gap.</p> <p>6 So yes, this was always in play for</p> <p>7 affordable housing, and within the last two to three</p> <p>8 months, this discussion came about to utilize this</p> <p>9 property as part of Mr. Hotz's development.</p> <p>10 MS. CAMPBELL: So is Mr. Hotz also</p> <p>11 developing the other two properties? Because, now, I</p> <p>12 see that we are going to have major renovation and</p> <p>13 building on three lots when one was --</p> <p>14 MAYOR VALLONE: No. It's not.</p> <p>15 MS. CAMPBELL: One, was --</p> <p>16 MAYOR VALLONE: One is Matheny so --</p> <p>17 MS. CAMPBELL: -- last I heard, saved for</p> <p>18 a future use, which I was told "future use."</p> <p>19 MAYOR VALLONE: Well --</p> <p>20 MS. CAMPBELL: Now, it seems today is the</p> <p>21 future.</p> <p>22 MAYOR VALLONE: Is the future use, yes.</p> <p>23 MS. CAMPBELL: So that's a big change</p> <p>24 for, probably, a few of us and I don't think anybody,</p> <p>25 except for ones of us maybe in this room and those who</p> | <p style="text-align: right;">21</p> <p>1 MR. BANISCH: Yeah.</p> <p>2 MR. HOTZ: So just to clarify -- yeah.</p> <p>3 So upstairs, you'll have two bedrooms,</p> <p>4 kind of a center core where the bathroom is, the</p> <p>5 kitchen area and, then, living room area right here.</p> <p>6 MS. CAMPBELL: Okay.</p> <p>7 MR. HOTZ: Downstairs, because they have</p> <p>8 the extra wing, if you remember -- if -- if --</p> <p>9 MS. CAMPBELL: Yeah. It says the porch,</p> <p>10 the porch.</p> <p>11 MR. HOTZ: Yeah. So it's -- it's -- it's</p> <p>12 a closed-in porch so we are able to create, you know,</p> <p>13 an additional bedroom here and this is where we are</p> <p>14 going to put the bathroom, right here.</p> <p>15 MS. CAMPBELL: So the upstairs unit will</p> <p>16 not be any sort of disabled -- I know none of it is</p> <p>17 planned for Matheny but it's a second-floor outside</p> <p>18 staircase.</p> <p>19 MR. HOTZ: Inside staircase, yes.</p> <p>20 MS. CAMPBELL: Inside staircase to the</p> <p>21 second floor using, I guess, some of the footage in</p> <p>22 the first floor?</p> <p>23 MR. HOTZ: Yeah. The stairs are already</p> <p>24 there. That's where the stair is. That stair is</p> <p>25 right here. It goes upstairs.</p> |

|  |   |
|--|---|
| <p style="text-align: right;">22</p> <p>1 MR. BANISCH: Walk in the front door and</p> <p>2 there's a set of steps there to the second floor.</p> <p>3 MS. CAMPBELL: Oh. The first floor takes</p> <p>4 you up.</p> <p>5 MR. KARNER: Walk in the front door, it</p> <p>6 takes you to the second floor. The back door takes</p> <p>7 you to the --</p> <p>8 MR. BANISCH: That's where the apartment</p> <p>9 is.</p> <p>10 MS. CAMPBELL: Oh. Back door goes</p> <p>11 straight in.</p> <p>12 MR. SORDILLO: Yeah. If you think of it</p> <p>13 like a center colonial, it's going to shut off access</p> <p>14 --</p> <p>15 MS. CAMPBELL: Shut off --</p> <p>16 MR. SORDILLO: -- so it only go upstairs.</p> <p>17 MR. HOTZ: It's a funny thing because the</p> <p>18 3 De Mun Place I already own is almost set up</p> <p>19 identical to this.</p> <p>20 MS. CAMPBELL: I don't know which one</p> <p>21 that is.</p> <p>22 MR. HOTZ: Yeah. So that's the other</p> <p>23 one. It's a little bit bigger but it's very similar</p> <p>24 so these actually layout very nicely for a two- and</p> <p>25 three- bedroom unit.</p>  | <p style="text-align: right;">24</p> <p>1 MS. CAMPBELL: I guess this is a question</p> <p>2 for the Council. When did it actually come up that we</p> <p>3 needed these five additional units to be built at this</p> <p>4 time rather than --</p> <p>5 MR. SORDILLO: Maybe I can address that.</p> <p>6 These units have been always, from the</p> <p>7 start, from our very initial settlement agreement over</p> <p>8 a year and a half ago with Fair Share always, had</p> <p>9 seven units associated with Mr. Hotz being the</p> <p>10 developer. We didn't know exactly where and how we</p> <p>11 were going to do it. We knew part of it was going to</p> <p>12 potentially be on 8 and 10 Peapack Road because, as</p> <p>13 Mr. Hotz had explained, he had presented that 15 -- or</p> <p>14 15 years ago as a possibility so we knew that could be</p> <p>15 in play but we always knew that, in the settlement</p> <p>16 agreement, from the start and throughout all the</p> <p>17 negotiations, that we needed seven additional units</p> <p>18 and they were going to be developed by Mr. Hotz.</p> <p>19 As, you know, we've got through some of</p> <p>20 the other bigger developments and we started to sit --</p> <p>21 being able to sit down with Mr. Hotz and talk about</p> <p>22 where he could propose and what, you know, he would be</p> <p>23 looking at, came through that we still had this piece</p> <p>24 of property that is 46 Peapack that was restricted for</p> <p>25 affordable housing use and we asked him to look into</p> |
| <p style="text-align: right;">23</p> <p>1 MR. WATSON: Is that -- excuse me. Is</p> <p>2 that a common driveway going up between the two</p> <p>3 houses?</p> <p>4 MR. HOTZ: Yes. It's good question so</p> <p>5 what happens here is this: Is that -- I got to say,</p> <p>6 this house is almost like a mirror image. It really</p> <p>7 is. It has a porch that makes it look a little bit</p> <p>8 bigger out the back but it is a shared driveway.</p> <p>9 Shapiro Construction Management Company, Jay Shapiro,</p> <p>10 so he owns this building along with the big garage in</p> <p>11 the back and there's a common driveway agreement in</p> <p>12 place. It's currently -- the Borough of Far Hills is</p> <p>13 one party and he's the other party. He actually has</p> <p>14 two-thirds of the easement and the borough has one-</p> <p>15 third. It's an 18-foot easement but it's an easement</p> <p>16 that does not restrict, you know, so we both can use</p> <p>17 it.</p> <p>18 Yes, ma'am?</p> <p>19 MS. McCARTEN: Johanna McCarten, 38</p> <p>20 Peapack Road.</p> <p>21 So is that easement going to go over to</p> <p>22 you guys?</p> <p>23 MR. HOTZ: Yes. There will be an</p> <p>24 assignment of the easement from the borough to me and</p> <p>25 that will be that.</p> | <p style="text-align: right;">25</p> <p>1 see if it's something he could be able to use to avoid</p> <p>2 additional cost of building a building somewhere else</p> <p>3 in the borough that isn't currently constructed so</p> <p>4 that's when Mr. Hotz came with this proposal and</p> <p>5 presenting it to us this evening.</p> <p>6 MS. CAMPBELL: I went to quite a number</p> <p>7 of meetings last fall and last summer and this</p> <p>8 building was always put as a future, so in our</p> <p>9 requirements throughout last fall and so forth, this</p> <p>10 never had any units being built on it.</p> <p>11 MR. SORDILLO: It was always a</p> <p>12 possibility, in fact, even when we were talking --</p> <p>13 MS. CAMPBELL: Well, that wasn't</p> <p>14 mentioned to anybody in the audience for months.</p> <p>15 MR. SORDILLO: It absolutely was because</p> <p>16 --</p> <p>17 MR. WATSON: No, it was not.</p> <p>18 MS. CAMPBELL: It was future use. It is</p> <p>19 being retained by the town for future use.</p> <p>20 MR. SORDILLO: If I could please finish.</p> <p>21 Even when we were speaking to the other</p> <p>22 developer that -- the 100 affordable, they were</p> <p>23 looking at --</p> <p>24 MR. BANISCH: PRM -- RPM.</p> <p>25 MR. SORDILLO: RPM. Even when we were</p>  |

|  |   |
|--|---|
| <p style="text-align: center;">26</p> <p>1 speaking to RPM, they were even looking at this site<br/> 2 and that was also being discussed at the time, whether<br/> 3 they could utilize that site. This site has been in<br/> 4 the filings with the borough way back before the<br/> 5 Health Division decision. Even when we were<br/> 6 proceeding under the petition with COA when COA was<br/> 7 still around, this property was always going to be<br/> 8 part of that plan and it was part of that plan. It<br/> 9 was always going to be developed for affordable<br/> 10 housing. We didn't have any developer on this<br/> 11 particular portion of it at any time until recently<br/> 12 but it was always going to be a part of it, whether<br/> 13 now, later or at some point.</p> <p>14 This is now being proposed as part of the<br/> 15 seven units that Hotz is being requested to construct<br/> 16 for the borough. Those seven units have always been<br/> 17 part of the plan ever since we entered the settlement<br/> 18 with Fair Share and the actual location now is being<br/> 19 presented, you know, as being proposed but this piece<br/> 20 of property has always been in play. It has always<br/> 21 been considered. It has always been discussed<br/> 22 throughout all of our discussions as: Could it be<br/> 23 RPM? Could it be Matheny? Even Matheny was looking<br/> 24 at this at one point.</p> <p>25 MS. CAMPBELL: But I mean, I was at</p> | <p style="text-align: center;">28</p> <p>1 of housing is municipally sponsored. Mr. Hotz is,<br/> 2 obviously, bringing his own resources to the table at<br/> 3 3 De Mun and at 8 and 10 Peapack Road, and in<br/> 4 developing the whole plan to satisfy the seven units<br/> 5 that are identified in the housing plan element and<br/> 6 Fair Share plan to be developed by him, it requires<br/> 7 subsidy from the borough, and by using this site as<br/> 8 part of the municipal subsidy, it actually saves how<br/> 9 much money the taxpayers have to put into creating<br/> 10 these seven units in the Village so there's an offset<br/> 11 in cost to the taxpayers by using this piece of<br/> 12 property, which, by the way, I should note, was called<br/> 13 out in the housing plan element and Fair Share plan<br/> 14 that was adopted at the public hearing for the<br/> 15 Planning Board. It says "Remainder Lot 101 containing<br/> 16 the existing single- family dwelling is 2.845 acres<br/> 17 and will be used by the borough for affordable housing<br/> 18 purposes," so in the course of these discussions, it<br/> 19 became evident that this was -- the affordable housing<br/> 20 purpose, the building is needed.</p> <p>21 MS. CAMPBELL: Okay. I'm not quite sure<br/> 22 I felt it was evident at all.</p> <p>23 MR. WATSON: Excuse me. Was that under<br/> 24 the same ordinance as Matheny?</p> <p>25 MR. BANISCH: Yes. It happens to be,</p> |
| <p style="text-align: center;">27</p> <p>1 meetings. You, honestly, have to say. I never heard<br/> 2 a word about developing and this at any particular<br/> 3 time in the future.</p> <p>4 MR. KARNER: Cindy, do you have a problem<br/> 5 with it? I mean, I know it's across the street from<br/> 6 your house but is there a specific problem that you<br/> 7 have?</p> <p>8 MS. CAMPBELL: Well, I mean it's a lot<br/> 9 more, you know, people in the neighborhood. You have<br/> 10 three bedrooms, potentially two people per bedroom --</p> <p>11 MR. KARNER: But you knew that the house<br/> 12 was going to be used at some time because we wouldn't<br/> 13 have bought it if we were going to let --</p> <p>14 MS. CAMPBELL: And my next question --</p> <p>15 MR. KARNER: -- it sit empty.</p> <p>16 MS. CAMPBELL: -- are we selling it to<br/> 17 Hotz Development? Is the town selling property to<br/> 18 Hotz Development to develop?</p> <p>19 MR. SORDILLO: Part of the overall<br/> 20 agreements are still being negotiated but it's either<br/> 21 going to be sold, donated or somehow going to be<br/> 22 transferred to him as part of the negotiations at this<br/> 23 point. We don't have a final negotiation, a final<br/> 24 date.</p> <p>25 MR. BANISCH: These housing -- this type</p>  | <p style="text-align: center;">29</p> <p>1 yes. It's covered in the zoning ordinance, yeah.</p> <p>2 MR. WATSON: How do we get a copy of<br/> 3 that?</p> <p>4 MR. BANISCH: Well, you get it from the<br/> 5 clerk's office.</p> <p>6 MS. HICKS: You can get it tomorrow.</p> <p>7 MS. McCARTEN: Johanna McCarten, 38<br/> 8 Peapack Road.</p> <p>9 This is 2.4 acres or no?</p> <p>10 MR. HOTZ: No. Point.</p> <p>11 MR. BANISCH: .28.</p> <p>12 MR. HOTZ: .28 acres so a little bit more<br/> 13 than a quarter of an acre.</p> <p>14 MS. McCARTEN: And how much -- how big is<br/> 15 the Matheny Lot?</p> <p>16 MR. HOTZ: The Matheny lot?</p> <p>17 MS. CAMPBELL: Is the Matheny lot<br/> 18 actually considered one or two?</p> <p>19 MR. BANISCH: The lots are irregularly<br/> 20 shaped because they're coming out of a triangularly-<br/> 21 shaped piece of property.</p> <p>22 MS. CAMPBELL: Right.</p> <p>23 MR. BANISCH: One of them is .7 --</p> <p>24 MS. CAMPBELL: Pie-shaped?</p> <p>25 MR. BANISCH: Yes, pie-shaped. The more</p>  |

|   |   |
|---|---|
| <p style="text-align: right;">30</p> <p>1 severely rectangular lot with the point --</p> <p>2 MS. CAMPBELL: Right.</p> <p>3 MR. BANISCH: -- is .7 acres --</p> <p>4 MS. CAMPBELL: So .7 and point --</p> <p>5 MR. BANISCH: -- and then, the other lot</p> <p>6 between that .7-acre lot at the end of the property</p> <p>7 and this one is .22 acres or 9,810 square feet.</p> <p>8 MS. McCARTEN: Okay. So this is five</p> <p>9 bedrooms and Matheny is how many bedrooms?</p> <p>10 MR. BANISCH: Each of those are four</p> <p>11 bedrooms.</p> <p>12 MS. McCARTEN: So that's eight and five</p> <p>13 on that -- on that piece of property? That's, like,</p> <p>14 too tight for the site.</p> <p>15 MR. BANISCH: Well, technically, there</p> <p>16 are three separate dwelling units.</p> <p>17 MS. McCARTEN: Right.</p> <p>18 MR. BANISCH: Each of the group homes is</p> <p>19 a dwelling unit and there are two apartments or two</p> <p>20 dwellings in that house.</p> <p>21 MS. McCARTEN: That's a lot of people for</p> <p>22 such a small piece of property. That's a lot of</p> <p>23 people, a lot of activity going on there.</p> <p>24 MR. BANISCH: Well, it's actually three</p> <p>25 dwelling units over 2 acres. That isn't actually</p>   | <p style="text-align: right;">32</p> <p>1 going to doctors, going back and forth. There's a lot</p> <p>2 of activity.</p> <p>3 MR. BANISCH: That's true. They will do</p> <p>4 that.</p> <p>5 MS. McCARTEN: Yeah. So it's going to be</p> <p>6 quite a change for that tiny space there.</p> <p>7 MR. BANISCH: Well, it's all quiet now,</p> <p>8 and yes, you are right. It's going to be a change.</p> <p>9 MS. McCARTEN: Right.</p> <p>10 MS. GILBERT: Lauren Gilbert, 13</p> <p>11 Prospect.</p> <p>12 Several questions: With the rental units</p> <p>13 that are going to be under Hotz Management, what's the</p> <p>14 ongoing -- you know, after Hotz Management, whatever,</p> <p>15 isn't around anymore 40 years from now -- I don't know</p> <p>16 -- who's going to be managing the affordable housing?</p> <p>17 MR. BANISCH: Well, it's going to remain.</p> <p>18 There are going to be --</p> <p>19 MS. GILBERT: Contingencies?</p> <p>20 MR. BANISCH: Yes. There are going to be</p> <p>21 deed restrictions on the property that will remain</p> <p>22 for, at least, 30 years initially and the Borough</p> <p>23 Council, 30 years out, will have the option of being</p> <p>24 able to renew that agreement. There will always be a</p> <p>25 requirement for a capable and competent administrative</p>   |
| <p style="text-align: right;">31</p> <p>1 exceeding the density of the minimum lot size in the</p> <p>2 Village, which is 5,000 square feet --</p> <p>3 MS. McCARTEN: Right. But --</p> <p>4 MR. BANISCH: Technically, it's actually</p> <p>5 somewhat less dense than some of the development in</p> <p>6 the Village.</p> <p>7 MS. McCARTEN: When you look at the other</p> <p>8 lots and you look at how many bedroom are there, this</p> <p>9 is a big change and it's a lot more bedrooms than are</p> <p>10 anywhere else and it's definitely going to be busier</p> <p>11 than any other lots.</p> <p>12 MR. BANISCH: Any change, it's going to</p> <p>13 be noticeable from the road.</p> <p>14 MS. McCARTEN: And it's going to be very</p> <p>15 busy.</p> <p>16 MR. SORDILLO: Well, just to make a note</p> <p>17 too, though, the Matheny lots, though, are group homes</p> <p>18 for severely special needs so there's not going to be</p> <p>19 a lot of activity from those units as to bedroom</p> <p>20 count. Those bedrooms are going to be occupied, and</p> <p>21 unfortunately, they are going to be occupied most of</p> <p>22 the time. The more activity may come from this</p> <p>23 proposal than the other site.</p> <p>24 MS. McCARTEN: Right. And there's a lot</p> <p>25 of activity with Matheny people going to appointments,</p> | <p style="text-align: right;">33</p> <p>1 entity to market the units, that is to advertise for</p> <p>2 them, income-qualify perspective tenants and, then, to</p> <p>3 actually place them in the units like any tenant would</p> <p>4 be placed, so even though Mr. Hotz has the</p> <p>5 administrative capacity to handle -- or to actually</p> <p>6 act as the administrative agent in this case, should</p> <p>7 ownership change hands, the borough will have to be</p> <p>8 either reasonably satisfied that whoever the successor</p> <p>9 in title is has that same administrative capacity or</p> <p>10 they will pay the borough to hire an administrative</p> <p>11 agent to administer the units.</p> <p>12 MS. GILBERT: And maintain the buildings?</p> <p>13 MR. BANISCH: The owner will maintain the</p> <p>14 buildings, not the borough.</p> <p>15 MS. GILBERT: The other question is: How</p> <p>16 many beds are going to be in the Matheny unit?</p> <p>17 MR. BANISCH: There are going to be four</p> <p>18 occupants of each of those dwellings and there may be</p> <p>19 overnight supervisory staff so there could be a fifth.</p> <p>20 MS. GILBERT: Right. Okay.</p> <p>21 MR. BANISCH: But there are going to be</p> <p>22 four folks from the Matheny School placed in each of</p> <p>23 the units.</p> <p>24 MS. GILBERT: Oh. In each unit. How</p> <p>25 many units?</p> |

|  |  |
|--|--|
| <p style="text-align: right;">34</p> <p>1 MR. BANISCH: There are two ranch homes<br/>2 that are going to be used.<br/>3 MS. GILBERT: Okay.<br/>4 MR. BANISCH: Yep. In that side yard<br/>5 area.<br/>6 MS. GILBERT: Okay.<br/>7 Oh. I haven't been to several meetings.<br/>8 I apologize.<br/>9 So what -- if you don't mind reviewing,<br/>10 how many units are we required to meet our state<br/>11 requirement?<br/>12 MR. BANISCH: Seventy-five under the<br/>13 third round and we have to close a five-unit gap under<br/>14 the prior round so that was a total of eighty units<br/>15 that the borough was responsible for planning for and<br/>16 zoning for or creating in some other fashion and this<br/>17 is the some other fashion than zoning.<br/>18 You know, keep in mind, Bill's building<br/>19 is seven units here. Under the typical 20 percent<br/>20 affordable set-aside, multiply that number by 5 and<br/>21 that's what would be required in the inclusionary<br/>22 development in terms of an increase in population if<br/>23 the borough were zoning for it on another tract in an<br/>24 inclusionary fashion, so you know, it's seven units<br/>25 using some existing resources and some municipal</p>   | <p style="text-align: right;">36</p> <p>1 MR. SCHWESTER: Yes. Charles Schwester,<br/>2 Lake Road.<br/>3 I do remember also that being said that<br/>4 it was, like, on a side or the back burner because I<br/>5 remember asking about it myself.<br/>6 I've got a couple of comments, and then,<br/>7 I'll further my discussions with another area.<br/>8 I see there's a common driveway easement.<br/>9 That's a cluster. I own property that has that. All<br/>10 right? If you're going to develop this, I would ask<br/>11 the town or I would put the driveway for that property<br/>12 on its own so that you're not dealing with the next<br/>13 owner or whatever because I have done that and it is<br/>14 not pretty --<br/>15 MR. HOTZ: Well --<br/>16 MR. SCHWESTER: -- particularly, when --<br/>17 you're supposedly -- even if you have an agreement to<br/>18 plow and maintain, all the sudden [sic], they don't<br/>19 have any money.<br/>20 Next question: Is that on sewer?<br/>21 MR. HOTZ: Yes, it's on sewer.<br/>22 MR. SCHWESTER: How are you going to heat<br/>23 it?<br/>24 MR. HOTZ: We are going to heat that --<br/>25 the two units will probably be heated electrically.</p>   |
| <p style="text-align: right;">35</p> <p>1 subsidy, some of which can come from the affordable<br/>2 housing trust fund or substantially more growth.<br/>3 MR. WATSON: I have a question for the<br/>4 town: Is there any way that you can reduce the speed<br/>5 limit along that area? Because what's happening now<br/>6 is that, there's a crosswalk there by the church and<br/>7 people just go flying by and the speed limit up the<br/>8 road where Matheny is going to be is 40 miles an hour.<br/>9 People don't go 40. They do 50 or 60 miles an hour.<br/>10 MAYOR VALLONE: Yeah. No. That's a<br/>11 great --<br/>12 MR. WATSON: Once they reach by that<br/>13 church, I think something has to be done because it's<br/>14 getting pretty serious.<br/>15 MAYOR VALLONE: No. That's a good point<br/>16 and I know we addressed that over the years. We have<br/>17 had signs; we've had police presence and I think the<br/>18 Chief is here and Chief we'll look to -- because it's<br/>19 a county road, we cannot unilaterally drop the speed<br/>20 limit but we certainly will work with the county in<br/>21 reducing that and doing the best we can with that, and<br/>22 in addition, I'll ask the Chief to do increased police<br/>23 presence and sting operations and things like that, so<br/>24 certainly, we'll address that issue.<br/>25 MR. HOTZ: Yes, sir?</p> | <p style="text-align: right;">37</p> <p>1 MR. SCHWESTER: Electric.<br/>2 Is there gas in the street?<br/>3 MR. HOTZ: No gas.<br/>4 MR. SCHWESTER: Okay. So right now, it's<br/>5 probably got an underground oil tank.<br/>6 MR. HOTZ: No. The underground oil tank<br/>7 was removed and remediated. It now has a double-lined<br/>8 tank in the basement.<br/>9 MR. OSTERKORN: Okay. So -- so. Okay.<br/>10 So you got a tank in the basement. You are going to<br/>11 take the tank out and you are going with electric<br/>12 heat. Whoa. Okay. So the utilities will be<br/>13 separated for the tenants.<br/>14 MR. HOTZ: That's correct.<br/>15 MR. SCHWESTER: The tenants will pay<br/>16 their own electric. You'll supply water, of course,<br/>17 and you'll pay the sewer. Okay.<br/>18 I'm a little surprised that I'm hearing<br/>19 that it's going to be donated. I'm going to go on a<br/>20 limb here. I'll make an offer, right now, for 250,<br/>21 all cash, no contingencies and I'll make it into two<br/>22 affordable apartments because I asked about it months<br/>23 ago and I was told that it was no discussions.<br/>24 Now, if Mr. Hotz is willing to do it and<br/>25 we're going to get something for it, then I'll back</p> |

|   |   |
|---|---|
| <p style="text-align: right;">38</p> <p>1 out but I'm putting an offer on the table right now,</p> <p>2 250,000 cash, no contingencies --</p> <p>3 MAYOR VALLONE: That offer is absolutely</p> <p>4 not accepted.</p> <p>5 MR. SCHWESTER: Okay. Well --</p> <p>6 MAYOR VALLONE: Don't pontificate where</p> <p>7 you don't know. The bottom line is that -- let me</p> <p>8 just talk --</p> <p>9 MR. SCHWESTER: The bottom line is: We</p> <p>10 are giving a piece of property away that we could be</p> <p>11 selling.</p> <p>12 MAYOR VALLONE: The bottom line is -- let</p> <p>13 me get the date for you as far as --</p> <p>14 MR. SCHWESTER: Go ahead. Tell me.</p> <p>15 MAYOR VALLONE: So when we bought this</p> <p>16 property about ten years ago, we paid \$425,000. We</p> <p>17 are getting -- for this property, we are getting about</p> <p>18 17 credits as far as our affordable housing. At about</p> <p>19 \$350,000 per credit, that would be almost 4 and a half</p> <p>20 million dollars so we are getting a very good return</p> <p>21 for the residents of this borough on the -- on the --</p> <p>22 MR. SCHWESTER: Okay. How does that</p> <p>23 work, though, Mayor? The credits? How many</p> <p>24 credits are we getting? Does that mean people or the</p> <p>25 --</p> | <p style="text-align: right;">40</p> <p>1 stands. I want everybody to hear it.</p> <p>2 MR. BANISCH: That's -- that's -- that's</p> <p>3 fourteen units and bonuses in the agreement that the</p> <p>4 borough is fashioning with Mr. Hotz.</p> <p>5 MAYOR VALLONE: And that doesn't include</p> <p>6 the other.</p> <p>7 MR. BANISCH: That's right.</p> <p>8 MAYOR VALLONE: So if you throw Matheny</p> <p>9 on top of that, that number becomes...</p> <p>10 MR. BANISCH: It's a different number.</p> <p>11 MR. SCHWESTER: But how is Matheny have</p> <p>12 anything to do with this piece of property that isn't</p> <p>13 going to the Matheny School; it's going to Mr. Hotz?</p> <p>14 MR. BANISCH: If you threw Matheny on top</p> <p>15 of that --</p> <p>16 MR. HAND: But if you build us two</p> <p>17 affordable housing units that --</p> <p>18 MR. BANISCH: Eight units and 8 bonuses</p> <p>19 for a total of 16.</p> <p>20 MR. KARNER: Two units on the end of that</p> <p>21 lot.</p> <p>22 MR. SCHWESTER: I get it but for free?</p> <p>23 MR. KARNER: To Matheny, yes.</p> <p>24 MR. BANISCH: That's right.</p> <p>25 MR. SCHWESTER: Matheny is a vacant lot.</p>   |
| <p style="text-align: right;">39</p> <p>1 MAYOR VALLONE: It means allocation</p> <p>2 towards the 75 units that we have to build.</p> <p>3 Now, you have come to every meeting --</p> <p>4 MR. SCHWESTER: I know; I know; I know.</p> <p>5 Okay. Okay.</p> <p>6 So how may credits -- how many -- out of</p> <p>7 the 75, how many is that two apartments going to give</p> <p>8 us?</p> <p>9 MAYOR VALLONE: Between the Matheny</p> <p>10 property and this unit --</p> <p>11 MR. SCHWESTER: But this and the Mathenys</p> <p>12 are totally separate. Matheny is Matheny. This is</p> <p>13 our property that we are either selling or donating</p> <p>14 and how many credits are we going to get for this?</p> <p>15 MAYOR VALLONE: For the entire project?</p> <p>16 MR. BANISCH: I'll tell you, Mayor.</p> <p>17 On this site, with just Mr. Hotz's</p> <p>18 proposal, we are going to get two units and 2 bonus</p> <p>19 credits. On his property, the borough is going to get</p> <p>20 five units and 5 bonus credits.</p> <p>21 MR. SCHWESTER: The ones down the street?</p> <p>22 MR. BANISCH: That's right.</p> <p>23 MR. SCHWESTER: Okay. But that's a</p> <p>24 separate -- that's a separate deal altogether. He's</p> <p>25 getting 5 credits there. You are getting -- my offer</p>    | <p style="text-align: right;">41</p> <p>1 MR. KARNER: Matheny is part of that</p> <p>2 property.</p> <p>3 MR. SCHWESTER: Not this.</p> <p>4 MR. KARNER: Yes.</p> <p>5 MR. SCHWESTER: So you are separating.</p> <p>6 MR. KARNER: Yeah.</p> <p>7 MR. SORDILLO: Everyone, please. We are</p> <p>8 transcribing this. Everyone speak one at a time. We</p> <p>9 are all going to take our turns. We are not going to</p> <p>10 speak over each other. We are going to take our turn</p> <p>11 so the stenographer can take down this correctly.</p> <p>12 MR. BANISCH: At 46 Peapack Road, there</p> <p>13 are going to be a total of eight bedrooms in two ranch</p> <p>14 homes. In a group home, the unit of credit is the</p> <p>15 bedroom so that is, essentially, eight units. There</p> <p>16 are 8 bonuses so there are sixteen units and bonuses</p> <p>17 with Matheny at 46 Peapack Road. Okay? So that's 16,</p> <p>18 and then, there are two units that have been presented</p> <p>19 tonight and 2 bonus credits so that's a total of 20</p> <p>20 units and bonuses on that piece of property, that's</p> <p>21 right, towards the borough's affordable housing</p> <p>22 obligation.</p> <p>23 MR. KARNER: One of the best investments</p> <p>24 we ever did.</p> <p>25 MR. SORDILLO: Mayor, Mayor, if I may</p> |



|   |   |
|---|---|
| <p style="text-align: right;">42</p> <p>1 just address --</p> <p>2 MR. SCHWESTER: I'm not finished.</p> <p>3 I understand and I agree with all that</p> <p>4 but I don't agree with giving it away.</p> <p>5 MAYOR VALLONE: That's fine. Then, we</p> <p>6 heard you. Thank you for your comment.</p> <p>7 MR. SCHWESTER: No. I'm very sorry.</p> <p>8 Don't dismiss me like that. This is part of my town</p> <p>9 too. I offered to buy that property way back when.</p> <p>10 I'm not mad at that. Fine. Sell it to him but don't</p> <p>11 give it to him.</p> <p>12 MR. HAND: Then, how are we going to</p> <p>13 build the units 8 and 10?</p> <p>14 MR. SCHWESTER: That's a totally</p> <p>15 different deal. Wait a minute. He already owns that</p> <p>16 property. His office is in it and you are allowing</p> <p>17 him to put a second story on it.</p> <p>18 MR. SORDILLO: Mayor --</p> <p>19 MR. SCHWESTER: He'll do it. It's a</p> <p>20 worthwhile venture.</p> <p>21 MR. SORDILLO: Mayor, Mayor, please.</p> <p>22 We need seven units from Mr. Hotz. He</p> <p>23 has come up with a proposal for five units at the 8</p> <p>24 and 10 Peapack including the adjacent lot where he'd</p> <p>25 restrict one of the units, 3 De Mun. We still need</p>  | <p style="text-align: right;">44</p> <p>1 MR. SCHWESTER: So you are saying that</p> <p>2 Mr. Hotz wouldn't do the five units by converting his</p> <p>3 office with the blue awnings. He's not going to do</p> <p>4 that unless he gets this property for free.</p> <p>5 MR. SORDILLO: No. I'm saying we need</p> <p>6 more than five units. We need seven units.</p> <p>7 MR. SCHWESTER: Got it.</p> <p>8 MR. SORDILLO: So we still need --</p> <p>9 MR. SCHWESTER: But the five there and if</p> <p>10 he does those five, there's five and if somebody else</p> <p>11 does two there and pays for the building, you got your</p> <p>12 seven.</p> <p>13 MR. SORDILLO: No one is going to do to</p> <p>14 there 100 percent affordable housing and pay for the</p> <p>15 building.</p> <p>16 MR. SCHWESTER: I just said I would.</p> <p>17 MR. SORDILLO: You haven't come up with a</p> <p>18 real proposal. We need a legitimate affordable</p> <p>19 housing developer. Fair Share, the courts nor the</p> <p>20 borough will just accept anyone coming forward to say</p> <p>21 "I'm just going to build it." We need an affordable</p> <p>22 housing developer that is qualified, that will</p> <p>23 maintain them, that will manage them and that we can</p> <p>24 trust --</p> <p>25 MR. SCHWESTER: Okay. What's the</p> |
| <p style="text-align: right;">43</p> <p>1 two more units from Mr. Hotz.</p> <p>2 One of the discussions we were having</p> <p>3 with him -- and this was just discussions -- was he</p> <p>4 could find another location for it and build a</p> <p>5 building. If he does so, since this is 100 percent</p> <p>6 affordable, as we discussed, we'd need -- we'd need</p> <p>7 substantial subsidies from the borough. In lieu of</p> <p>8 having substantial subsidies from the borough, the</p> <p>9 borough cutting a check and paying for the development</p> <p>10 of these units, we said "Look at this building, 46</p> <p>11 Peapack, that we own." Now, we might -- if you can</p> <p>12 develop this, we don't have to pay for the</p> <p>13 construction of a new building. We have a building</p> <p>14 that is already existing.</p> <p>15 So that is why this would be,</p> <p>16 potentially, a donation because it would be in lieu of</p> <p>17 cutting a check to pay for construction of a new</p> <p>18 building to hold two additional lots on some other</p> <p>19 piece of property that Mr. Hotz may own or have to</p> <p>20 purchase. Now, we are donating this property in lieu</p> <p>21 of that and have an existing building that's already</p> <p>22 affordable-housing restricted now be developed for</p> <p>23 affordable housing purpose that the borough already</p> <p>24 owns and it follows within the borough's plan. That</p> <p>25 is why.</p> | <p style="text-align: right;">45</p> <p>1 affordable price on those apartments?</p> <p>2 What are you going to rent them for, Mr.</p> <p>3 Hotz?</p> <p>4 MR. HOTZ: You understand it's a blended</p> <p>5 rate, correct? It's a tiered rate so you can't answer</p> <p>6 that question.</p> <p>7 MR. SCHWESTER: You can't.</p> <p>8 MS. CAMPBELL: Do we have a range?</p> <p>9 MR. HOTZ: I'll give you the exact rates.</p> <p>10 You want to know the exact? I'll give you exact the</p> <p>11 numbers.</p> <p>12 MS. CAMPBELL: Okay.</p> <p>13 MR. HOTZ: But based on seven units. If</p> <p>14 you did it on two units, it would be something</p> <p>15 different.</p> <p>16 MR. SCHWESTER: What are those two units?</p> <p>17 MR. HOTZ: Those two units -- I don't</p> <p>18 think you understand the question you are asking.</p> <p>19 There's a formula to determine how many lows -- first,</p> <p>20 you do bedroom count. How many bedroom counts? 50</p> <p>21 percent has to be two-bedroom. The other 50 percent</p> <p>22 can be a combination of twos, ones and threes.</p> <p>23 MR. BANISCH: The project cannot exceed</p> <p>24 affordability beyond 52 and a half percent of median</p> <p>25 income.</p>  |

|  |   |
|--|---|
| <p style="text-align: right;">46</p> <p>1 MR. HOTZ: Correct.</p> <p>2 MR. BANISCH: So the rents get</p> <p>3 distributed within that range so that, when you add up</p> <p>4 all the rents, they don't exceed 52 percent to 52 and</p> <p>5 a half percent of median income so some rents are high</p> <p>6 and some rents are low on a seven-unit project so that</p> <p>7 they can meet that affordability average so --</p> <p>8 So in the context of the question that</p> <p>9 you are asking, you have to understand that there is</p> <p>10 that essential constraint on what can be charged for</p> <p>11 affordable housing in an affordable housing project.</p> <p>12 MR. HOTZ: And one has to be low-low.</p> <p>13 MR. SCHWESTER: One of the seven.</p> <p>14 MR. HOTZ: So -- no one of the two.</p> <p>15 MR. SCHWESTER: One of these two.</p> <p>16 MR. HOTZ: One of the two you are going</p> <p>17 to do.</p> <p>18 MR. SCHWESTER: Okay. So the --</p> <p>19 MR. HOTZ: One of the two you are going</p> <p>20 to do one has to be the low-low.</p> <p>21 MR. SCHWESTER: So what are the rents?</p> <p>22 MR. HOTZ: \$600 a month.</p> <p>23 MR. SCHWESTER: That's low.</p> <p>24 MR. BANISCH: It's affordable housing.</p> <p>25 MR. HOTZ: Welcome to affordable housing.</p> | <p style="text-align: right;">48</p> <p>1 house.</p> <p>2 MR. BANISCH: All right. All right. It</p> <p>3 was a notice. You're right; it names all three lots</p> <p>4 and it suggests that there's going to be supportive</p> <p>5 and special needs housing built on all three lots --</p> <p>6 MR. WATSON: That's correct.</p> <p>7 MR. BANISCH: -- but I think, as was</p> <p>8 probably pretty well explained at that meeting, that</p> <p>9 only two units were going to be built.</p> <p>10 MR. WATSON: No. When I asked at the</p> <p>11 meeting, they said that it would just be used for</p> <p>12 special needs. Okay? And then, I asked if I could</p> <p>13 get a copy of the ordinance which I asked for tonight</p> <p>14 but I never received a copy of the ordinance.</p> <p>15 MR. BANISCH: Well, as the clerk --</p> <p>16 MR. WATSON: What I would like to do is</p> <p>17 just find out what exactly is going to happen here.</p> <p>18 Okay?</p> <p>19 MR. BANISCH: Sure. There are going to</p> <p>20 be two group homes built on the property, and if the</p> <p>21 Borough Council accepts Mr. Hotz's proposal, there are</p> <p>22 going to be two apartments created at that existing</p> <p>23 dwelling at 46 Peapack Road and that's it.</p> <p>24 MR. WATSON: But what this says and you</p> <p>25 can go back and check the notice; you just read it.</p> |
| <p style="text-align: right;">47</p> <p>1 MR. SCHWESTER: Okay. So that's -- okay.</p> <p>2 You've answered the question so that's why you are</p> <p>3 doing this at -- basically, it will take you a long</p> <p>4 time for it to turn into -- turn black. It's going to</p> <p>5 be red for a while so that's why the town is donating</p> <p>6 it.</p> <p>7 MR. HOTZ: Correct.</p> <p>8 MR. SCHWESTER: Okay. Well, that answers</p> <p>9 the question.</p> <p>10 MR. WATSON: I have one more question.</p> <p>11 On October 28th, we had a meeting here</p> <p>12 and it was on Matheny and it was on Number 40,</p> <p>13 commonly known as 46 Peapack Road. Okay? What it</p> <p>14 says here, it says "Development of supportive and</p> <p>15 special needs affordable housing group homes on Blocks</p> <p>16 8, 1, 102 and 103."</p> <p>17 MR. BANISCH: Okay.</p> <p>18 MR. WATSON: So what's the difference</p> <p>19 here? It's not going to be for special needs?</p> <p>20 MR. BANISCH: I'm not exactly sure what</p> <p>21 you are reading from.</p> <p>22 MR. WATSON: I'm reading from what was</p> <p>23 given to me when I came to that meeting.</p> <p>24 MR. BANISCH: Okay.</p> <p>25 MR. WATSON: And this was sent to my</p>   | <p style="text-align: right;">49</p> <p>1 MR. BANISCH: I just read the notice,</p> <p>2 right. I agree with you. That's what it says.</p> <p>3 MR. WATSON: So now, it's totally</p> <p>4 different. Now, it's just for affordable housing.</p> <p>5 MR. BANISCH: As I said, I do believe, at</p> <p>6 that meeting, it was explained that there were only</p> <p>7 going to be two group homes built on that property.</p> <p>8 MR. WATSON: Yes. That's correct, and</p> <p>9 then, they said, in the ordinance, this other home</p> <p>10 would be set aside for this -- for the special needs.</p> <p>11 MR. BANISCH: Well, if there was</p> <p>12 miscommunication, I apologize.</p> <p>13 MR. WATSON: Well --</p> <p>14 MR. BANISCH: Understood.</p> <p>15 MR. HOTZ: Yes, ma'am?</p> <p>16 MS. McCARTEN: Are you going to use the</p> <p>17 current utilities that are available to you?</p> <p>18 MR. HOTZ: Yes.</p> <p>19 MS. McCARTEN: People -- there's a gas</p> <p>20 line to 28 and it stops there and I think it was just</p> <p>21 recently put in and everyone else is very interested</p> <p>22 in that gas line being extended, the church, several</p> <p>23 other people.</p> <p>24 Also, there's no sidewalks there, so what</p> <p>25 happens with the children in the house next to us and</p>   |

|   |  |
|---|--|
| <p style="text-align: right;">50</p> <p>1 some other people, a young man goes to the train<br/> 2 station every day to go to school, everyone walks<br/> 3 across all these front lawns because there's no<br/> 4 sidewalk, so if you were to go forward with this<br/> 5 project, would you consider maybe getting with the<br/> 6 Matheny School and putting in a decent sidewalk, and<br/> 7 also, would you consider going with the other<br/> 8 residents and the church and everyone in bringing the<br/> 9 gas line in?</p> <p>10 MR. HOTZ: So I think that, you know, the<br/> 11 gas line, I kind of thought about that. Obviously,<br/> 12 gas is probably the best, you know, fuel for a furnace<br/> 13 and hot water heater and that stuff. Electric,<br/> 14 believe it or not, has come a long way. I'm not sure<br/> 15 it's a great advantage for me to participate in that,<br/> 16 but you know, if we were all sharing and there was<br/> 17 some reasonable amount of sharing, certainly, I would<br/> 18 add my fair share.</p> <p>19 MS. McCARTEN: Okay. I think --</p> <p>20 MR. HOTZ: And as far as the sidewalks<br/> 21 are concerned, you know, unless everybody does a<br/> 22 sidewalk, I don't think it makes much sense because<br/> 23 you have a sidewalk right across the street that<br/> 24 people should walk on.</p> <p>25 MS. McCARTEN: But they don't.</p> | <p style="text-align: right;">52</p> <p>1 MR. HOTZ: -- you know, scenarios so --</p> <p>2 MS. McCARTEN: I'm very sympathetic to<br/> 3 affordable housing and the Matheny School but let's<br/> 4 face it; it is going to change the neighborhood and<br/> 5 certainly would be palatable if something was given<br/> 6 back like sidewalks or putting a gas line down. That<br/> 7 would help.</p> <p>8 MR. WATSON: You might want to check with<br/> 9 Matheny too because they were interested in putting<br/> 10 gas in.</p> <p>11 MR. KARNER: There's a lot of desire all<br/> 12 the way up the road to the bridge, all the way up.</p> <p>13 MS. McCARTEN: The church is interested.</p> <p>14 MR. KARNER: And even past you, past my<br/> 15 house and straight up to the bridge, you know?</p> <p>16 MS. McCARTEN: It's something to think<br/> 17 about.</p> <p>18 MR. KARNER: We talked to them and I<br/> 19 think, if we put a petition together or something like<br/> 20 that, we might be able to attract attention.</p> <p>21 MR. SCHWESTER: One follow-up question,<br/> 22 if I may. This is Schwester again at Lake Road.<br/> 23 Is any of these seven units going to be<br/> 24 Section 8?</p> <p>25 MR. HOTZ: No.</p>   |
| <p style="text-align: right;">51</p> <p>1 MR. KARNER: It stops at the end of the<br/> 2 fairground.</p> <p>3 MR. HOTZ: No. I know that but it's --<br/> 4 see, you got -- so if somebody was anywhere here, you<br/> 5 know, you have this sidewalk that comes down that,<br/> 6 really, people -- and I see a lot of people using it<br/> 7 and I realize, you know, as you get down into town,<br/> 8 there's crosswalks to get back in so --</p> <p>9 MS. McCARTEN: There's actually four<br/> 10 crosswalks going down that street. That's why having<br/> 11 it at 40 miles an hour is crazy but the kids do not<br/> 12 across the street. They shouldn't be crossing the<br/> 13 street. They use this street. They go get their<br/> 14 friends; their friends come back, and then, they bring<br/> 15 more friends, and then, as it is, there's constant<br/> 16 traffic across the front of those properties, and now,<br/> 17 if you are going to add five more bedrooms, five<br/> 18 bedrooms, I'm sure --</p> <p>19 MR. HOTZ: Well, it's currently a four-<br/> 20 bedroom house now, so really, we are only adding one<br/> 21 bedroom, technically, so it's a four-bedroom house,<br/> 22 you know, a husband, wife, couple kids, couple<br/> 23 college-age. I mean, you know, you get all kinds<br/> 24 of --</p> <p>25 MS. McCARTEN: Right.</p>                                  | <p style="text-align: right;">53</p> <p>1 MR. SCHWESTER: Okay.</p> <p>2 MR. HOTZ: No. In Section 8,<br/> 3 traditionally, when people talk about Section 8, it's<br/> 4 really a subsidized housing. For instance, we have<br/> 5 Section 8 in some of the apartments we own and we do a<br/> 6 great deal of work with the VA and a lot of vets that<br/> 7 are down on their luck and we get a tremendous amount<br/> 8 of tenants through the VA, and when you think of a<br/> 9 traditional Section 8, it's a market rate unit which<br/> 10 receives a subsidy from either the state or the<br/> 11 municipality or the county or, in this case, the VA.<br/> 12 This will not have subsidy beyond the person<br/> 13 qualifying for the rent. Once the person qualifies<br/> 14 for the rent, they pay, essentially, the discounted<br/> 15 rent so there's no further burden on the municipality,<br/> 16 county or state.</p> <p>17 MR. SCHWESTER: So the tenant pays the<br/> 18 entire rent.</p> <p>19 MR. HOTZ: The tenant pays the entire<br/> 20 rent but it's a discounted rate.</p> <p>21 MAYOR VALLONE: Bill, thank you.</p> <p>22 Any other questions from the Council or<br/> 23 from our professionals?</p> <p>24 MR. SORDILLO: No, Mayor. I just, before<br/> 25 we end the public presentation, just mention the next</p> |

|  |   |
|--|---|
| <p style="text-align: right;">54</p> <p>1 steps.</p> <p>2 If the borough decides to proceed with</p> <p>3 this development as proposed, the next steps would be</p> <p>4 to enter into an affordable agreement similar that we</p> <p>5 did with Matheny and similar that we did with Melillo</p> <p>6 setting forth the terms, the requirements, the deed</p> <p>7 restrictions and so forth for the development. At the</p> <p>8 same time, there'll be an introduction and an adoption</p> <p>9 of an ordinance that would then zone the property, the</p> <p>10 8 and 10 Peapack Road property, to allow for the</p> <p>11 proposed development.</p> <p>12 From what I understand in our preliminary</p> <p>13 reviews, a lot of the -- not much of the zoning really</p> <p>14 has to change because the Hotz presentation actually</p> <p>15 complies very closely to what's already existing in</p> <p>16 the zoning, the current zoning; however, it will need</p> <p>17 to be tweaked so the zoning ordinance will need to be</p> <p>18 required to be adopted and that zoning ordinance will,</p> <p>19 essentially, set forth also additional terms regarding</p> <p>20 the affordable housing restrictions and the</p> <p>21 requirement therein.</p> <p>22 So if this proposal does move forward,</p> <p>23 that will be the next steps. Most likely, given that</p> <p>24 we do have a deadline of March 18th to complete at the</p> <p>25 current deadline by the court to complete all our</p> | <p style="text-align: right;">56</p> <p>1 project. I can tell you, for the borough to earn the</p> <p>2 bonus credits on the family rental units, there can't</p> <p>3 be any restrictions against family occupancy, and</p> <p>4 according to COA restrictions, they have to meet</p> <p>5 certain bedroom size requirements that Mr. Hotz has</p> <p>6 outlined, which is why he's providing a couple of</p> <p>7 three-bedroom apartments as well as two-bedroom</p> <p>8 apartments to meet the bedroom mix requirements in the</p> <p>9 regulations, so there may be some school-aged children</p> <p>10 generated by the project but I can't give you a number</p> <p>11 as to how many and I haven't attempted to try to</p> <p>12 assess that --</p> <p>13 MR. MELLENDICK: The real estate taxes</p> <p>14 were paid by Mr. Hotz on all the properties?</p> <p>15 MR. HOTZ: Yes. That is correct.</p> <p>16 MR. BANISCH: The assessor is going to</p> <p>17 recognize the fact that they are income-restricted</p> <p>18 properties.</p> <p>19 MR. SORDILLO: So the answer is yes</p> <p>20 because there's a deed restriction on it, just like</p> <p>21 any other property that might have a deed restriction</p> <p>22 or easements. It could potentially lower the value of</p> <p>23 the property overall, the assessment value, but</p> <p>24 ultimately, just as any other property, he will be</p> <p>25 assessed what the assessor deems the fair market value</p> |
| <p style="text-align: right;">55</p> <p>1 negotiations for the seven units with Hotz</p> <p>2 Development, most likely, there will be some type of</p> <p>3 action being taken place at the next Council meeting</p> <p>4 in February, the second Council meeting which is the</p> <p>5 24th, just so the public is aware, that that would be</p> <p>6 our next Council meeting, and unless something changes</p> <p>7 or the borough doesn't wish to proceed with this,</p> <p>8 there will be some action being taken place at that</p> <p>9 meeting.</p> <p>10 MAYOR VALLONE: Okay. Thank you.</p> <p>11 MR. MELLENDICK: Mayor, I just had a</p> <p>12 question.</p> <p>13 George Mellendick, Lake Road.</p> <p>14 The term "burden on the municipality" was</p> <p>15 mentioned a while ago and I was wondering, with the</p> <p>16 Hotz Developments, the three buildings that have been</p> <p>17 discussed, is there any idea of how many school-aged</p> <p>18 children would be in those apartments? Because that</p> <p>19 was a big topic of concern when we discussed the</p> <p>20 Errico Development development.</p> <p>21 MAYOR VALLONE: Dave, you want to say a</p> <p>22 few words about that?</p> <p>23 MR. BANISCH: Well, I can say that I have</p> <p>24 not looked at or tried to forecast how many</p> <p>25 school-aged children would be generated by this</p>  | <p style="text-align: right;">57</p> <p>1 of the property and he will be paying his taxes</p> <p>2 accordingly.</p> <p>3 MR. SCHWESTER: So there will be a deed</p> <p>4 restriction?</p> <p>5 MR. SORDILLO: Yes. Absolutely.</p> <p>6 MR. BANISCH: Thirty years. That's also</p> <p>7 part of the bonus credit that the borough earns. You</p> <p>8 must have a thirty-year income restriction on the</p> <p>9 project.</p> <p>10 MAYOR VALLONE: Bill, thank you very</p> <p>11 much.</p> <p>12 MR. HOTZ: Thank you very much.</p> <p>13 MAYOR VALLONE: We appreciate your</p> <p>14 presentation.</p> <p>15 (The hearing concluded at 8:12 p.m.)</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>  |

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

CERTIFICATE

I, ALISON GULINO, a Certified Court  
Reporter, Registered Professional Reporter and Notary  
Public of the State of New Jersey, authorized to  
administer oaths pursuant to R.S. 41:2-1, do hereby  
state that the foregoing is a true and accurate  
verbatim transcript of my stenographic notes of the  
within proceedings, to the best of my ability.

*Alison Gulino, CCR, RPR*

ALISON GULINO, CCR, RPR  
NJ Certified Court Reporter  
License No. 30X100235500

| \$   | 3  |   |  |  |
|--|--|---|--|--|
| \$350,000 [1] - 38:19<br>\$425,000 [1] - 38:16<br>\$600 [1] - 46:22  | 3 [10] - 1:5, 5:19, 7:3,<br>7:4, 8:4, 10:5, 10:24,<br>22:18, 28:3, 42:25<br>30 [3] - 4:24, 32:22,<br>32:23<br>30X100235500 [1] -<br>58:24<br>31 [1] - 12:21<br>35 [4] - 9:15, 9:16,<br>9:18, 9:21<br>38 [3] - 17:3, 23:19,<br>29:7                           | 8:19, 11:17, 24:12,<br>28:3, 40:18, 41:16,<br>42:13, 42:23, 47:16,<br>52:24, 53:2, 53:3,<br>53:5, 53:9, 54:10<br>8-10 [2] - 8:2, 8:6<br>80 [2] - 12:18, 12:19<br>81 [1] - 8:21<br>8:12 [1] - 57:15  | additions [1] - 14:13<br>address [4] - 18:17,<br>24:5, 35:24, 42:1<br>addressed [1] - 35:16<br>adjacent [1] - 42:24<br>administer [2] - 33:11,<br>58:8<br>administrative [5] -<br>32:25, 33:5, 33:6,<br>33:9, 33:10<br>adopted [2] - 28:14,<br>54:18<br>adoption [1] - 54:8<br>advantage [1] - 50:15<br>advertise [1] - 33:1<br>affordability [2] -<br>45:24, 46:7<br>affordable [45] - 3:2,<br>3:23, 4:25, 5:4, 5:24,<br>8:5, 10:10, 11:2,<br>17:11, 17:16, 17:22,<br>18:1, 18:14, 18:21,<br>19:3, 19:7, 20:2,<br>24:25, 25:22, 26:9,<br>28:17, 28:19, 32:16,<br>34:20, 35:1, 37:22,<br>38:18, 40:17, 41:21,<br>43:6, 43:22, 43:23,<br>44:14, 44:18, 44:21,<br>45:1, 46:11, 46:24,<br>46:25, 47:15, 49:4,<br>52:3, 54:4, 54:20<br>affordable -housing<br>[1] - 43:22<br>age [1] - 51:23<br>aged [3] - 55:17,<br>55:25, 56:9<br>agent [2] - 33:6, 33:11<br>ago [8] - 5:22, 13:22,<br>18:20, 24:8, 24:14,<br>37:23, 38:16, 55:15<br>agree [3] - 42:3, 42:4,<br>49:2<br>agreement [9] - 3:24,<br>13:12, 23:11, 24:7,<br>24:16, 32:24, 36:17,<br>40:3, 54:4<br>agreements [1] -<br>27:20<br>ahead [1] - 38:14<br>AICP [1] - 1:18<br>ALISON [3] - 1:21,<br>58:5, 58:23<br>allocation [1] - 39:1<br>allow [1] - 54:10<br>allowing [2] - 3:19,<br>42:16<br>almost [3] - 22:18,<br>23:6, 38:19<br>ALSO [1] - 1:16 | altogether [1] - 39:24<br>amount [3] - 5:7,<br>50:17, 53:7<br>AND [1] - 1:4<br>answer [2] - 45:5,<br>56:19<br>answered [1] - 47:2<br>answers [1] - 47:8<br>apartment [14] - 7:22,<br>10:9, 10:11, 11:2,<br>11:3, 14:19, 14:21,<br>14:22, 15:21, 15:23,<br>15:24, 20:9, 20:10,<br>22:8<br>apartments [19] -<br>7:25, 8:3, 8:4, 10:8,<br>10:13, 11:6, 12:19,<br>12:23, 15:22, 30:19,<br>37:22, 39:7, 45:1,<br>48:22, 53:5, 55:18,<br>56:7, 56:8<br>apologize [4] - 11:23,<br>13:9, 34:8, 49:12<br>application [1] - 3:14<br>appointments [1] -<br>31:25<br>appreciate [1] - 57:13<br>architectural [1] - 8:12<br>architecture [1] - 8:18<br>area [5] - 21:5, 34:5,<br>35:5, 36:7<br>aside [2] - 34:20,<br>49:10<br>assess [1] - 56:12<br>assessed [1] - 56:25<br>assessment [1] -<br>56:23<br>assessor [2] - 56:16,<br>56:25<br>assignment [1] -<br>23:24<br>associated [1] - 24:9<br>attempted [1] - 56:11<br>attention [1] - 52:20<br>attic [1] - 10:1<br>attract [1] - 52:20<br>audience [1] - 25:14<br>authorized [1] - 58:7<br>available [1] - 49:17<br>average [1] - 46:7<br>avoid [1] - 25:1<br>aware [1] - 55:5<br>awning [2] - 15:4, 15:9<br>awnings [4] - 7:15,<br>7:16, 15:14, 44:3 |
| '  |  |   |  |  |
| '94 [1] - 4:22   |  |   |  |  |
| 0  |  | 9   |  |  |
| 07006 [1] - 1:24   |  | 9,810 [1] - 30:7<br>973 [1] - 1:24  |  |  |
| 1  | 4  | A   |  |  |
| 1 [2] - 1:6, 47:16<br>10 [13] - 1:6, 1:9, 5:14,<br>5:15, 5:16, 5:18,<br>8:19, 11:17, 24:12,<br>28:3, 42:13, 42:24,<br>54:10<br>100 [3] - 25:22, 43:5,<br>44:14<br>101 [1] - 28:15<br>102 [1] - 47:16<br>103 [1] - 47:16<br>13 [3] - 1:5, 12:12,<br>32:10<br>15 [4] - 5:22, 5:25,<br>24:13, 24:14<br>16 [2] - 40:19, 41:17<br>17 [1] - 38:18<br>18-foot [1] - 23:15<br>18th [1] - 54:24<br>1989 [1] - 4:21<br>1994 [2] - 4:21, 12:2 | 4 [1] - 38:19<br>40 [5] - 32:15, 35:8,<br>35:9, 47:12, 51:11<br>41:2-1 [1] - 58:8<br>44 [1] - 14:8<br>46 [18] - 1:6, 5:14,<br>12:6, 12:7, 12:25,<br>13:3, 13:7, 13:10,<br>14:6, 16:5, 16:25,<br>24:24, 41:12, 41:17,<br>43:10, 47:13, 48:23<br>47 [1] - 1:23 | ability [1] - 58:11<br>able [10] - 10:20,<br>10:21, 10:23, 11:1,<br>19:2, 21:12, 24:21,<br>25:1, 32:24, 52:20<br>absolutely [2] - 25:15,<br>38:3<br>Absolutely [1] - 57:5<br>abundance [1] - 16:15<br>accept [1] - 44:20<br>accepted [1] - 38:4<br>accepts [1] - 48:21<br>access [1] - 22:13<br>accessed [3] - 14:20,<br>15:23, 15:25<br>according [1] - 56:4<br>accordingly [1] - 57:2<br>accurate [1] - 58:9<br>acquisition [1] - 12:22<br>acre [2] - 20:23, 29:13<br>acres [8] - 20:24,<br>20:25, 28:16, 29:9,<br>29:12, 30:3, 30:7,<br>30:25<br>act [2] - 7:14, 33:6<br>action [2] - 55:3, 55:8<br>activity [5] - 30:23,<br>31:19, 31:22, 31:25,<br>32:2<br>actual [1] - 26:18<br>actuality [2] - 10:19,<br>15:6<br>add [6] - 6:6, 7:6, 15:8,<br>46:3, 50:18, 51:17<br>adding [1] - 51:20<br>addition [1] - 35:22<br>additional [11] - 6:12,<br>6:17, 8:2, 18:24,<br>19:4, 21:13, 24:3,<br>24:17, 25:2, 43:18,<br>54:19 |  |  |
|  | 5  |   |  |  |
|  | 5 [4] - 11:13, 34:20,<br>39:20, 39:25<br>5,000 [1] - 31:2<br>50 [3] - 35:9, 45:20,<br>45:21<br>52 [3] - 45:24, 46:4  |   |  |  |
|  | 6  |   |  |  |
| 2 [5] - 1:5, 20:25,<br>30:25, 39:18, 41:19<br>2.4 [1] - 29:9<br>2.845 [1] - 28:16<br>20 [3] - 12:22, 34:19,<br>41:19<br>200 [1] - 5:4<br>2020 [1] - 1:9<br>22 [1] - 30:7<br>24th [1] - 55:5<br>250 [1] - 37:20<br>250,000 [1] - 38:2<br>28 [4] - 20:24, 29:11,<br>29:12, 49:20<br>28th [1] - 47:11   | 60 [1] - 35:9<br>618-0872 [1] - 1:24   |   |  |  |
|  | 7  |   |  |  |
|  | 7 [3] - 29:23, 30:3,<br>30:4<br>7-acre [1] - 30:6<br>75 [2] - 39:2, 39:7<br>7:06 [1] - 1:10  |   |  |  |
|  | 8  |   |  |  |
|  | 8 [21] - 1:5, 1:6, 5:14,<br>5:15, 5:16, 5:18,  |   |  |  |
|  |  |   |  | B  |
|  |  |   |  | BANISCH [57] - 1:18,   |

|   |   |  |   |  |   |
|---|---|--|---|--|---|
| <p>20:22, 21:1, 22:1, 22:8, 25:24, 27:25, 28:25, 29:4, 29:11, 29:19, 29:23, 29:25, 30:3, 30:5, 30:10, 30:15, 30:18, 30:24, 31:4, 31:12, 32:3, 32:7, 32:17, 32:20, 33:13, 33:17, 33:21, 34:1, 34:4, 34:12, 39:16, 39:22, 40:2, 40:7, 40:10, 40:14, 40:18, 40:24, 41:12, 45:23, 46:2, 46:24, 47:17, 47:20, 47:24, 48:2, 48:7, 48:15, 48:19, 49:1, 49:5, 49:11, 49:14, 55:23, 56:16, 57:6</p> <p><b>Bank</b> [1] - 5:3</p> <p><b>based</b> [1] - 45:13</p> <p><b>basement</b> [2] - 37:8, 37:10</p> <p><b>basic</b> [2] - 6:11, 8:13</p> <p><b>bath</b> [1] - 20:15</p> <p><b>bathroom</b> [4] - 16:2, 20:12, 21:4, 21:14</p> <p><b>bay</b> [1] - 7:14</p> <p><b>became</b> [1] - 28:19</p> <p><b>becomes</b> .. [1] - 40:9</p> <p><b>bed</b> [1] - 20:13</p> <p><b>bedroom</b> [17] - 20:7, 21:13, 22:25, 27:10, 31:8, 31:19, 41:15, 45:20, 45:21, 51:20, 51:21, 56:5, 56:7, 56:8</p> <p><b>bedrooms</b> [17] - 15:24, 16:1, 16:2, 20:5, 20:12, 20:14, 20:15, 21:3, 27:10, 30:9, 30:11, 31:9, 31:20, 41:13, 51:17, 51:18</p> <p><b>beds</b> [1] - 33:16</p> <p><b>bells</b> [1] - 8:11</p> <p><b>best</b> [5] - 16:20, 35:21, 41:23, 50:12, 58:11</p> <p><b>better</b> [2] - 4:23, 5:22</p> <p><b>Between</b> [1] - 39:9</p> <p><b>between</b> [2] - 23:2, 30:6</p> <p><b>beyond</b> [2] - 45:24, 53:12</p> <p><b>big</b> [5] - 19:23, 23:10, 29:14, 31:9, 55:19</p> <p><b>bigger</b> [4] - 14:9, 22:23, 23:8, 24:20</p> <p><b>Bill</b> [9] - 3:3, 3:7, 4:2, 4:17, 11:24, 13:8,</p> | <p>18:25, 53:21, 57:10</p> <p><b>Bill's</b> [1] - 34:18</p> <p><b>birthday</b> [1] - 16:14</p> <p><b>bit</b> [5] - 9:19, 14:9, 22:23, 23:7, 29:12</p> <p><b>black</b> [1] - 47:4</p> <p><b>blended</b> [1] - 45:4</p> <p><b>BLOCK</b> [3] - 1:5, 1:5, 1:6</p> <p><b>Blocks</b> [1] - 47:15</p> <p><b>blue</b> [4] - 7:15, 15:8, 44:3</p> <p><b>Board</b> [4] - 2:3, 3:14, 4:14, 28:15</p> <p><b>BOARD</b> [1] - 1:12</p> <p><b>bonus</b> [5] - 39:18, 39:20, 41:19, 56:2, 57:7</p> <p><b>bonuses</b> [5] - 40:3, 40:18, 41:16, 41:20</p> <p><b>borough</b> [27] - 13:13, 13:15, 13:24, 23:14, 23:24, 25:3, 26:4, 26:16, 28:7, 28:17, 33:7, 33:10, 33:14, 34:15, 34:23, 38:21, 39:19, 40:4, 43:7, 43:8, 43:9, 43:23, 44:20, 54:2, 55:7, 56:1, 57:7</p> <p><b>BOROUGH</b> [2] - 1:1, 1:1</p> <p><b>Borough</b> [6] - 1:18, 4:19, 5:3, 23:12, 32:22, 48:21</p> <p><b>borough 's</b> [3] - 3:23, 41:21, 43:24</p> <p><b>bottom</b> [3] - 38:7, 38:9, 38:12</p> <p><b>bought</b> [2] - 27:13, 38:15</p> <p><b>brand</b> [1] - 16:4</p> <p><b>breadth</b> [1] - 5:9</p> <p><b>break</b> [1] - 8:1</p> <p><b>BRIAN</b> [1] - 1:23</p> <p><b>brick</b> [2] - 7:10, 7:11</p> <p><b>bridge</b> [2] - 52:12, 52:15</p> <p><b>bring</b> [1] - 51:14</p> <p><b>bringing</b> [2] - 28:2, 50:8</p> <p><b>broad</b> [2] - 4:25, 5:12</p> <p><b>brought</b> [2] - 4:8, 4:11</p> <p><b>brown</b> [1] - 12:25</p> <p><b>brush</b> [1] - 15:1</p> <p><b>build</b> [7] - 6:8, 19:4, 39:2, 40:16, 42:13, 43:4, 44:21</p> <p><b>Building</b> [1] - 1:9</p> <p><b>building</b> [37] - 4:20,</p> | <p>5:20, 6:7, 6:8, 6:12, 7:3, 7:6, 8:11, 8:13, 8:14, 9:9, 9:12, 13:17, 13:20, 14:8, 14:9, 14:10, 14:12, 14:23, 15:17, 15:21, 16:7, 19:13, 23:10, 25:2, 25:8, 28:20, 34:18, 43:5, 43:10, 43:13, 43:18, 43:21, 44:11, 44:15</p> <p><b>buildings</b> [9] - 3:3, 6:6, 6:9, 6:10, 7:2, 8:23, 33:12, 33:14, 55:16</p> <p><b>built</b> [7] - 15:20, 24:3, 25:10, 48:5, 48:9, 48:20, 49:7</p> <p><b>burden</b> [2] - 53:15, 55:14</p> <p><b>burner</b> [1] - 36:4</p> <p><b>busier</b> [1] - 31:10</p> <p><b>business</b> [1] - 4:21</p> <p><b>busy</b> [1] - 31:15</p> <p><b>buy</b> [1] - 42:9</p> | <p><b>C</b></p> <p><b>CALDWELL</b> [1] - 1:24</p> <p><b>CAMPBELL</b> [41] - 8:21, 9:1, 9:3, 9:5, 9:7, 18:8, 19:10, 19:15, 19:17, 19:20, 19:23, 20:5, 20:11, 20:15, 20:18, 20:20, 20:25, 21:6, 21:9, 21:15, 21:20, 22:3, 22:10, 22:15, 22:20, 24:1, 25:6, 25:13, 25:18, 26:25, 27:8, 27:14, 27:16, 28:21, 29:17, 29:22, 29:24, 30:2, 30:4, 45:8, 45:12</p> <p><b>Campbell</b> [1] - 8:21</p> <p><b>cannot</b> [2] - 35:19, 45:23</p> <p><b>capable</b> [1] - 32:25</p> <p><b>capacity</b> [3] - 18:22, 33:5, 33:9</p> <p><b>CARTY</b> [1] - 1:14</p> <p><b>case</b> [2] - 33:6, 53:11</p> <p><b>cash</b> [2] - 37:21, 38:2</p> <p><b>CCR</b> [1] - 58:23</p> <p><b>center</b> [2] - 21:4, 22:13</p> <p><b>certain</b> [1] - 56:5</p> <p><b>certainly</b> [4] - 35:20, 35:24, 50:17, 52:5</p> | <p><b>Certified</b> [3] - 1:21, 58:5, 58:24</p> <p><b>change</b> [10] - 15:3, 15:7, 19:23, 31:9, 31:12, 32:6, 32:8, 33:7, 52:4, 54:14</p> <p><b>changed</b> [2] - 15:6, 18:12</p> <p><b>changes</b> [1] - 55:6</p> <p><b>changing</b> [2] - 14:24, 15:13</p> <p><b>charged</b> [1] - 46:10</p> <p><b>Charles</b> [1] - 36:1</p> <p><b>check</b> [4] - 43:9, 43:17, 48:25, 52:8</p> <p><b>Chief</b> [3] - 35:18, 35:22</p> <p><b>children</b> [4] - 49:25, 55:18, 55:25, 56:9</p> <p><b>CHIMENTI</b> [1] - 1:14</p> <p><b>Christmas</b> [1] - 16:14</p> <p><b>church</b> [5] - 35:6, 35:13, 49:22, 50:8, 52:13</p> <p><b>Cindy</b> [3] - 8:21, 18:17, 27:4</p> <p><b>clarify</b> [3] - 13:10, 17:13, 21:2</p> <p><b>clerk</b> [1] - 48:15</p> <p><b>Clerk</b> [1] - 1:18</p> <p><b>clerk's</b> [1] - 29:5</p> <p><b>close</b> [1] - 34:13</p> <p><b>Close</b> [1] - 5:4</p> <p><b>closed</b> [1] - 21:12</p> <p><b>closed-in</b> [1] - 21:12</p> <p><b>closely</b> [1] - 54:15</p> <p><b>Club</b> [1] - 11:14</p> <p><b>cluster</b> [1] - 36:9</p> <p><b>Co</b> [3] - 5:17, 6:8, 7:3</p> <p><b>COA</b> [3] - 26:6, 56:4</p> <p><b>college</b> [1] - 51:23</p> <p><b>college-age</b> [1] - 51:23</p> <p><b>colonial</b> [1] - 22:13</p> <p><b>color</b> [1] - 15:3</p> <p><b>colors</b> [2] - 7:17, 15:6</p> <p><b>combination</b> [1] - 45:22</p> <p><b>combine</b> [1] - 6:10</p> <p><b>coming</b> [2] - 29:20, 44:20</p> <p><b>Commencing</b> [1] - 1:10</p> <p><b>comment</b> [1] - 42:6</p> <p><b>comments</b> [1] - 36:6</p> <p><b>common</b> [4] - 6:21, 23:2, 23:11, 36:8</p> <p><b>commonality</b> [1] - 8:18</p> | <p><b>commonly</b> [1] - 47:13</p> <p><b>Company</b> [1] - 23:9</p> <p><b>competent</b> [1] - 32:25</p> <p><b>complementary</b> [1] - 7:17</p> <p><b>complete</b> [3] - 6:16, 54:24, 54:25</p> <p><b>completely</b> [1] - 15:6</p> <p><b>complexes</b> [1] - 12:20</p> <p><b>complies</b> [1] - 54:15</p> <p><b>concept</b> [1] - 16:6</p> <p><b>concepts</b> [1] - 6:5</p> <p><b>concern</b> [1] - 55:19</p> <p><b>concerned</b> [1] - 50:21</p> <p><b>concluded</b> [1] - 57:15</p> <p><b>configurations</b> [1] - 8:10</p> <p><b>connected</b> [1] - 15:10</p> <p><b>connectivity</b> [2] - 8:19, 15:10</p> <p><b>consider</b> [2] - 50:5, 50:7</p> <p><b>considered</b> [2] - 26:21, 29:18</p> <p><b>consistent</b> [1] - 7:14</p> <p><b>constant</b> [1] - 51:15</p> <p><b>constraint</b> [1] - 26:15</p> <p><b>construct</b> [1] - 26:15</p> <p><b>constructed</b> [1] - 25:3</p> <p><b>constructing</b> [1] - 5:8</p> <p><b>Construction</b> [1] - 23:9</p> <p><b>CONSTRUCTION</b> [1] - 1:5</p> <p><b>construction</b> [3] - 5:9, 43:13, 43:17</p> <p><b>containing</b> [1] - 28:15</p> <p><b>context</b> [1] - 46:8</p> <p><b>Contingencies</b> [1] - 32:19</p> <p><b>contingencies</b> [2] - 37:21, 38:2</p> <p><b>convert</b> [1] - 8:4</p> <p><b>converting</b> [1] - 44:2</p> <p><b>copies</b> [6] - 4:8, 4:11, 4:13, 4:14, 11:22</p> <p><b>copy</b> [3] - 29:2, 48:13, 48:14</p> <p><b>core</b> [1] - 21:4</p> <p><b>corner</b> [1] - 17:4</p> <p><b>Correct</b> [2] - 46:1, 47:7</p> <p><b>correct</b> [7] - 17:11, 17:12, 37:14, 45:5, 48:6, 49:8, 56:15</p> <p><b>correctly</b> [1] - 41:11</p> <p><b>cost</b> [2] - 25:2, 28:11</p> <p><b>Council</b> [10] - 3:19, 4:17, 18:20, 24:2,</p> |
|---|---|--|---|--|---|

|   |  |   |   |  |
|---|--|---|---|--|
| <p>32:23, 48:21, 53:22, 55:3, 55:4, 55:6</p> <p><b>COUNCIL</b> [1] - 1:1</p> <p><b>Counsel</b> [1] - 2:3</p> <p><b>count</b> [2] - 31:20, 45:20</p> <p><b>counts</b> [1] - 45:20</p> <p><b>County</b> [1] - 12:22</p> <p><b>county</b> [4] - 35:19, 35:20, 53:11, 53:16</p> <p><b>couple</b> [4] - 36:6, 51:22, 56:6</p> <p><b>course</b> [2] - 28:18, 37:16</p> <p><b>court</b> [1] - 54:25</p> <p><b>Court</b> [3] - 1:21, 58:5, 58:24</p> <p><b>COURT</b> [1] - 1:23</p> <p><b>courts</b> [2] - 3:6, 44:19</p> <p><b>covered</b> [1] - 29:1</p> <p><b>Cranbury</b> [2] - 5:2</p> <p><b>crazy</b> [1] - 51:11</p> <p><b>create</b> [8] - 6:12, 6:13, 7:4, 15:9, 16:8, 16:17, 16:18, 21:12</p> <p><b>created</b> [1] - 48:22</p> <p><b>creating</b> [3] - 6:22, 28:9, 34:16</p> <p><b>credit</b> [3] - 38:19, 41:14, 57:7</p> <p><b>credits</b> [10] - 38:18, 38:23, 38:24, 39:6, 39:14, 39:19, 39:20, 39:25, 41:19, 56:2</p> <p><b>cross</b> [1] - 3:15</p> <p><b>cross-examination</b> [1] - 3:15</p> <p><b>crossing</b> [1] - 51:12</p> <p><b>crosswalk</b> [1] - 35:6</p> <p><b>crosswalks</b> [2] - 51:8, 51:10</p> <p><b>current</b> [3] - 49:17, 54:16, 54:25</p> <p><b>cutting</b> [2] - 43:9, 43:17</p> | <p><b>deal</b> [3] - 39:24, 42:15, 53:6</p> <p><b>dealing</b> [1] - 36:12</p> <p><b>deals</b> [1] - 3:3</p> <p><b>decent</b> [1] - 50:6</p> <p><b>decides</b> [1] - 54:2</p> <p><b>decision</b> [1] - 26:5</p> <p><b>deed</b> [5] - 32:21, 54:6, 56:20, 56:21, 57:3</p> <p><b>deems</b> [1] - 56:25</p> <p><b>definitely</b> [1] - 31:10</p> <p><b>demand</b> [3] - 6:16, 6:23, 16:18</p> <p><b>dense</b> [1] - 31:5</p> <p><b>density</b> [1] - 31:1</p> <p><b>design</b> [1] - 8:13</p> <p><b>designs</b> [1] - 7:7</p> <p><b>desire</b> [1] - 52:11</p> <p><b>determine</b> [1] - 45:19</p> <p><b>develop</b> [4] - 13:21, 27:18, 36:10, 43:12</p> <p><b>developed</b> [9] - 5:1, 5:5, 6:11, 18:11, 18:13, 24:18, 26:9, 28:6, 43:22</p> <p><b>developer</b> [8] - 3:13, 3:20, 4:1, 24:10, 25:22, 26:10, 44:19, 44:22</p> <p><b>developing</b> [4] - 5:8, 19:11, 27:2, 28:4</p> <p><b>DEVELOPMENT</b> [1] - 1:4</p> <p><b>Development</b> [6] - 4:19, 27:17, 27:18, 47:14, 55:2, 55:20</p> <p><b>development</b> [11] - 12:20, 12:21, 13:13, 19:9, 31:5, 34:22, 43:9, 54:3, 54:7, 54:11, 55:20</p> <p><b>Developments</b> [1] - 55:16</p> <p><b>developments</b> [1] - 24:20</p> <p><b>difference</b> [1] - 47:18</p> <p><b>different</b> [7] - 5:13, 7:7, 11:16, 40:10, 42:15, 45:15, 49:4</p> <p><b>dining</b> [2] - 20:12, 20:16</p> <p><b>disabled</b> [1] - 21:16</p> <p><b>discounted</b> [2] - 53:14, 53:20</p> <p><b>discussed</b> [5] - 26:2, 26:21, 43:6, 55:17, 55:19</p> <p><b>discussion</b> [1] - 19:8</p> <p><b>discussions</b> [6] - 26:22, 28:18, 36:7,</p> | <p>37:23, 43:2, 43:3</p> <p><b>dismiss</b> [1] - 42:8</p> <p><b>distributed</b> [1] - 46:3</p> <p><b>divided</b> [1] - 15:22</p> <p><b>Division</b> [1] - 26:5</p> <p><b>doctors</b> [1] - 32:1</p> <p><b>dollars</b> [1] - 38:20</p> <p><b>dominated</b> [1] - 8:9</p> <p><b>donated</b> [3] - 13:21, 27:21, 37:19</p> <p><b>donating</b> [4] - 13:16, 39:13, 43:20, 47:5</p> <p><b>donation</b> [2] - 13:25, 43:16</p> <p><b>done</b> [4] - 3:11, 13:13, 35:13, 36:13</p> <p><b>door</b> [8] - 14:20, 14:21, 15:5, 22:1, 22:5, 22:6, 22:10</p> <p><b>dormers</b> [2] - 7:10, 9:25</p> <p><b>DOROTHY</b> [1] - 1:18</p> <p><b>double</b> [1] - 37:7</p> <p><b>double-lined</b> [1] - 37:7</p> <p><b>down</b> [11] - 7:23, 8:1, 11:3, 24:21, 39:21, 41:11, 51:5, 51:7, 51:10, 52:6, 53:7</p> <p><b>downstairs</b> [4] - 11:2, 14:21, 20:10, 20:13</p> <p><b>Downstairs</b> [1] - 21:7</p> <p><b>Downtown</b> [1] - 8:8</p> <p><b>driveway</b> [5] - 23:2, 23:8, 23:11, 36:8, 36:11</p> <p><b>drop</b> [3] - 13:5, 13:6, 35:19</p> <p><b>drop-off</b> [2] - 13:5, 13:6</p> <p><b>Dumont</b> [1] - 6:20</p> <p><b>dwelling</b> [6] - 14:7, 28:16, 30:16, 30:19, 30:25, 48:23</p> <p><b>dwellings</b> [2] - 30:20, 33:18</p> | <p>33:8, 39:13, 53:10</p> <p><b>Electric</b> [2] - 37:1, 50:13</p> <p><b>electric</b> [2] - 37:11, 37:16</p> <p><b>electrically</b> [1] - 36:25</p> <p><b>element</b> [4] - 7:16, 15:8, 28:5, 28:13</p> <p><b>elements</b> [1] - 8:12</p> <p><b>elevation</b> [1] - 15:13</p> <p><b>eliminate</b> [1] - 15:14</p> <p><b>empty</b> [1] - 27:15</p> <p><b>end</b> [7] - 12:9, 13:4, 14:25, 30:6, 40:20, 51:1, 53:25</p> <p><b>ends</b> [2] - 7:9, 8:17</p> <p><b>enter</b> [1] - 54:4</p> <p><b>entered</b> [1] - 26:17</p> <p><b>entire</b> [4] - 6:7, 39:15, 53:18, 53:19</p> <p><b>entity</b> [1] - 33:1</p> <p><b>Errico</b> [1] - 55:20</p> <p><b>ESQ</b> [2] - 1:17, 2:2</p> <p><b>essential</b> [1] - 46:10</p> <p><b>essentially</b> [3] - 41:15, 53:14, 54:19</p> <p><b>estate</b> [1] - 56:13</p> <p><b>evening</b> [7] - 3:1, 4:2, 4:3, 4:4, 4:15, 4:16, 25:5</p> <p><b>evident</b> [2] - 28:19, 28:22</p> <p><b>exact</b> [4] - 11:22, 45:9, 45:10</p> <p><b>exactly</b> [4] - 14:12, 24:10, 47:20, 48:17</p> <p><b>examination</b> [1] - 3:15</p> <p><b>exceed</b> [2] - 45:23, 46:4</p> <p><b>exceeding</b> [1] - 31:1</p> <p><b>except</b> [1] - 19:25</p> <p><b>Excuse</b> [1] - 28:23</p> <p><b>excuse</b> [1] - 23:1</p> <p><b>exhibit</b> [1] - 13:18</p> <p><b>exist</b> [3] - 6:14, 6:15, 7:2</p> <p><b>existing</b> [10] - 7:5, 14:1, 14:23, 16:3, 28:16, 34:25, 43:14, 43:21, 48:22, 54:15</p> <p><b>exists</b> [1] - 6:18</p> <p><b>experience</b> [3] - 4:25, 5:7, 5:10</p> <p><b>explained</b> [4] - 17:9, 24:13, 48:8, 49:6</p> <p><b>extended</b> [1] - 49:22</p> <p><b>exterior</b> [2] - 14:13</p> <p><b>extra</b> [1] - 21:8</p> <p><b>extraordinary</b> [1] - 16:19</p> | <p><b>extras</b> [1] - 12:4</p> <p><b>eye</b> [1] - 7:2</p> <p><b>F</b></p> <p><b>face</b> [1] - 52:4</p> <p><b>faces</b> [1] - 5:20</p> <p><b>fact</b> [2] - 25:12, 56:17</p> <p><b>Fair</b> [6] - 3:24, 24:8, 26:18, 28:6, 28:13, 44:19</p> <p><b>fair</b> [2] - 50:18, 56:25</p> <p><b>fairground</b> [1] - 51:2</p> <p><b>fairgrounds</b> [2] - 13:4, 16:13</p> <p><b>fairly</b> [2] - 5:17, 6:21</p> <p><b>fall</b> [2] - 25:7, 25:9</p> <p><b>family</b> [5] - 14:7, 20:9, 28:16, 56:2, 56:3</p> <p><b>FAR</b> [1] - 1:1</p> <p><b>far</b> [4] - 19:3, 38:13, 38:18, 50:20</p> <p><b>Far</b> [6] - 1:9, 1:10, 4:19, 4:22, 12:1, 23:12</p> <p><b>fashion</b> [4] - 18:11, 34:16, 34:17, 34:24</p> <p><b>fashioning</b> [1] - 40:4</p> <p><b>February</b> [2] - 1:9, 55:4</p> <p><b>feet</b> [4] - 9:15, 9:21, 30:7, 31:2</p> <p><b>felt</b> [1] - 28:22</p> <p><b>few</b> [4] - 8:11, 13:22, 19:24, 55:22</p> <p><b>fifth</b> [1] - 33:19</p> <p><b>filings</b> [1] - 26:4</p> <p><b>fill</b> [1] - 19:5</p> <p><b>final</b> [3] - 3:2, 27:23</p> <p><b>fine</b> [1] - 42:5</p> <p><b>Fine</b> [1] - 42:10</p> <p><b>finish</b> [1] - 25:20</p> <p><b>finished</b> [1] - 42:2</p> <p><b>firm</b> [1] - 5:9</p> <p><b>first</b> [7] - 4:20, 7:21, 14:18, 15:22, 21:22, 22:3, 45:19</p> <p><b>first-floor</b> [1] - 15:22</p> <p><b>Five</b> [3] - 11:8, 11:9, 11:10</p> <p><b>five</b> [18] - 8:5, 18:13, 20:2, 20:3, 24:3, 30:8, 30:12, 34:12, 34:13, 39:20, 42:23, 44:2, 44:6, 44:9, 44:10, 51:17</p> <p><b>five-unit</b> [1] - 34:13</p> <p><b>floating</b> [2] - 11:22, 12:3</p> |
| <p><b>D</b></p> <p><b>dark</b> [3] - 7:18, 15:8</p> <p><b>date</b> [2] - 27:24, 38:13</p> <p><b>Dave</b> [1] - 55:21</p> <p><b>DAVID</b> [2] - 1:13, 1:18</p> <p><b>De</b> [13] - 5:19, 5:21, 6:17, 6:21, 7:4, 8:4, 8:23, 10:5, 10:7, 10:24, 22:18, 28:3, 42:25</p> <p><b>deadline</b> [2] - 54:24, 54:25</p>   | <p><b>earn</b> [1] - 56:1</p> <p><b>earns</b> [1] - 57:7</p> <p><b>easement</b> [6] - 23:14, 23:15, 23:21, 23:24, 36:8</p> <p><b>easements</b> [1] - 56:22</p> <p><b>eight</b> [4] - 18:20, 30:12, 41:13, 41:15</p> <p><b>Eight</b> [1] - 40:18</p> <p><b>eighty</b> [1] - 34:14</p> <p><b>either</b> [4] - 27:20,</p>   | <p><b>E</b></p>   |   |  |



|  |   |   |   |  |
|--|---|---|---|--|
| <p><b>floor</b> [16] - 6:6, 6:9, 7:5, 7:6, 7:21, 7:22, 9:22, 14:18, 14:19, 15:22, 21:17, 21:21, 21:22, 22:2, 22:3, 22:6</p> <p><b>floors</b> [3] - 9:23, 9:24, 9:25</p> <p><b>flying</b> [1] - 35:7</p> <p><b>folks</b> [1] - 33:22</p> <p><b>follow</b> [2] - 4:9, 52:21</p> <p><b>follow-up</b> [1] - 52:21</p> <p><b>follows</b> [1] - 43:24</p> <p><b>foot</b> [1] - 9:20</p> <p><b>footage</b> [1] - 21:21</p> <p><b>forecast</b> [1] - 55:24</p> <p><b>foregoing</b> [1] - 58:9</p> <p><b>formula</b> [1] - 45:19</p> <p><b>forth</b> [5] - 25:9, 32:1, 54:6, 54:7, 54:19</p> <p><b>forward</b> [3] - 44:20, 50:4, 54:22</p> <p><b>foundation</b> [2] - 7:18, 15:18</p> <p><b>four</b> [10] - 8:2, 14:17, 16:6, 16:8, 30:10, 33:17, 33:22, 51:9, 51:19, 51:21</p> <p><b>four-bedroom</b> [1] - 51:21</p> <p><b>fourteen</b> [1] - 40:3</p> <p><b>free</b> [2] - 40:22, 44:4</p> <p><b>friends</b> [3] - 51:14, 51:15</p> <p><b>front</b> [11] - 14:11, 14:20, 14:21, 15:4, 15:15, 15:25, 16:12, 22:1, 22:5, 50:3, 51:16</p> <p><b>fuel</b> [1] - 50:12</p> <p><b>full</b> [1] - 5:8</p> <p><b>full-service</b> [1] - 5:8</p> <p><b>fund</b> [1] - 35:2</p> <p><b>funny</b> [1] - 22:17</p> <p><b>furnace</b> [1] - 50:12</p> <p><b>future</b> [10] - 17:22, 18:12, 19:18, 19:21, 19:22, 25:8, 25:18, 25:19, 27:3</p> | <p><b>generated</b> [2] - 55:25, 56:10</p> <p><b>George</b> [1] - 55:13</p> <p><b>GILBERT</b> [11] - 12:10, 12:12, 12:15, 32:10, 32:19, 33:12, 33:15, 33:20, 33:24, 34:3, 34:6</p> <p><b>Gilbert</b> [2] - 12:12, 32:10</p> <p><b>given</b> [4] - 11:16, 47:23, 52:5, 54:23</p> <p><b>gray</b> [1] - 7:18</p> <p><b>great</b> [4] - 14:16, 35:11, 50:15, 53:6</p> <p><b>Group</b> [2] - 4:19, 13:12</p> <p><b>group</b> [11] - 13:21, 17:15, 17:23, 17:25, 30:18, 31:17, 41:14, 47:15, 48:20, 49:7</p> <p><b>growth</b> [1] - 35:2</p> <p><b>guess</b> [3] - 6:4, 21:21, 24:1</p> <p><b>GULINO</b> [3] - 1:21, 58:5, 58:23</p> <p><b>guys</b> [1] - 23:22</p> | <p><b>hip</b> [2] - 7:9, 8:16</p> <p><b>hire</b> [1] - 33:10</p> <p><b>hold</b> [1] - 43:18</p> <p><b>holiday</b> [1] - 16:14</p> <p><b>Home</b> [1] - 13:13</p> <p><b>home</b> [7] - 13:21, 17:23, 17:25, 18:10, 41:14, 49:9</p> <p><b>homes</b> [8] - 17:15, 30:18, 31:17, 34:1, 41:14, 47:15, 48:20, 49:7</p> <p><b>honestly</b> [1] - 27:1</p> <p><b>hot</b> [1] - 50:13</p> <p><b>Hotz</b> [30] - 3:3, 4:17, 4:18, 11:24, 19:10, 24:9, 24:13, 24:18, 24:21, 25:4, 26:15, 27:17, 27:18, 28:1, 32:13, 32:14, 33:4, 37:24, 40:4, 40:13, 42:22, 43:1, 43:19, 44:2, 45:3, 54:14, 55:1, 55:16, 56:5, 56:14</p> <p><b>HOTZ</b> [83] - 1:4, 4:3, 4:5, 4:8, 4:11, 4:17, 6:3, 8:25, 9:2, 9:4, 9:6, 9:8, 9:13, 9:15, 9:17, 9:24, 10:4, 10:10, 10:14, 10:18, 10:23, 11:9, 11:12, 11:18, 11:21, 12:1, 12:7, 12:11, 12:14, 12:17, 14:6, 17:2, 17:12, 18:2, 18:5, 20:4, 20:6, 20:8, 20:17, 20:19, 21:2, 21:7, 21:11, 21:19, 21:23, 22:17, 22:22, 23:4, 23:23, 29:10, 29:12, 29:16, 35:25, 36:15, 36:21, 36:24, 37:3, 37:6, 37:14, 45:4, 45:9, 45:13, 45:17, 46:1, 46:12, 46:14, 46:16, 46:19, 46:22, 46:25, 47:7, 49:15, 49:18, 50:10, 50:20, 51:3, 51:19, 52:1, 52:25, 53:2, 53:19, 56:15, 57:12</p> <p><b>Hotz's</b> [3] - 19:9, 39:17, 48:21</p> <p><b>hour</b> [3] - 35:8, 35:9, 51:11</p> <p><b>house</b> [20] - 10:7, 14:1, 17:4, 17:8, 18:19, 19:1, 19:5, 20:8, 20:9, 20:19,</p> | <p>20:21, 23:6, 27:6, 27:11, 30:20, 48:1, 49:25, 51:20, 51:21, 52:15</p> <p><b>houses</b> [4] - 12:25, 18:24, 20:2, 23:3</p> <p><b>Housing</b> [1] - 3:25</p> <p><b>housing</b> [43] - 3:2, 3:24, 5:1, 5:4, 5:24, 16:23, 17:9, 17:11, 17:16, 17:22, 18:1, 18:14, 18:21, 19:3, 19:7, 24:25, 26:10, 27:25, 28:1, 28:5, 28:13, 28:17, 28:19, 32:16, 35:2, 38:18, 40:17, 41:21, 43:22, 43:23, 44:14, 44:19, 44:22, 46:11, 46:24, 46:25, 47:15, 48:5, 49:4, 52:3, 53:4, 54:20</p> <p><b>Hurlingham</b> [1] - 11:13</p> <p><b>husband</b> [1] - 51:22</p> | <p><b>intention</b> [2] - 13:16, 18:21</p> <p><b>interested</b> [3] - 49:21, 52:9, 52:13</p> <p><b>interrupt</b> [1] - 13:9</p> <p><b>introduction</b> [1] - 54:8</p> <p><b>investments</b> [1] - 41:23</p> <p><b>irregularly</b> [1] - 29:19</p> <p><b>issue</b> [1] - 35:24</p> <p><b>It'll</b> [1] - 15:19</p> <p><b>it'll</b> [1] - 15:19</p> <p><b>itself</b> [1] - 18:19</p> |
| <b>J</b>   |   |   |   |  |
| <p><b>Jan</b> [1] - 10:24</p> <p><b>Janet</b> [1] - 10:5</p> <p><b>Jay</b> [1] - 23:9</p> <p><b>Jersey</b> [2] - 1:10, 58:7</p> <p><b>JERSEY</b> [1] - 1:24</p> <p><b>Joe</b> [1] - 3:8</p> <p><b>Johanna</b> [2] - 23:19, 29:7</p> <p><b>JOSEPH</b> [3] - 1:14, 1:17, 2:2</p> <p><b>jump</b> [1] - 12:7</p> <p><b>June</b> [5] - 5:17, 6:7, 7:3, 7:6, 7:23</p>  |   |   |   |  |
| <b>K</b>   |   |   |   |  |
| <p><b>KARNER</b> [23] - 1:13, 9:11, 9:14, 9:16, 9:22, 10:2, 11:8, 20:7, 20:14, 22:5, 27:4, 27:11, 27:15, 40:20, 40:23, 41:1, 41:4, 41:6, 41:23, 51:1, 52:11, 52:14, 52:18</p> <p><b>keep</b> [3] - 7:10, 15:14, 34:18</p> <p><b>Keep</b> [1] - 15:7</p> <p><b>kids</b> [2] - 51:11, 51:22</p> <p><b>kind</b> [5] - 7:7, 8:15, 12:23, 21:4, 50:11</p> <p><b>kinds</b> [1] - 51:23</p> <p><b>kitchen</b> [6] - 16:2, 16:3, 20:13, 20:16, 21:5</p> <p><b>known</b> [1] - 47:13</p>  |   |   |   |  |
| <b>L</b>   |   |   |   |  |
| <p><b>Lake</b> [3] - 36:2, 52:22, 55:13</p> <p><b>land</b> [1] - 3:13</p>  |   |   |   |  |

|   |  |  |   |  |
|---|--|--|---|--|
| landscaping [2] - 15:2, 15:15<br>larger [1] - 20:22<br>last [11] - 5:18, 17:10, 17:19, 18:12, 18:15, 19:7, 19:17, 20:1, 25:7, 25:9<br>Laughter [2] - 6:2, 11:25<br>Lauren [1] - 32:10<br>lawns [1] - 50:3<br>layout [1] - 22:24<br>lead [1] - 15:18<br>least [1] - 32:22<br>left [1] - 13:19<br>leg [1] - 3:4<br>legitimate [1] - 44:18<br>less [1] - 31:5<br>License [1] - 58:24<br>lieu [3] - 43:7, 43:16, 43:20<br>life [1] - 14:25<br>likely [2] - 54:23, 55:2<br>limb [1] - 37:20<br>limit [3] - 35:5, 35:7, 35:20<br>line [9] - 5:20, 38:7, 38:9, 38:12, 49:20, 49:22, 50:9, 50:11, 52:6<br>linear [1] - 7:23<br>lined [1] - 37:7<br>living [6] - 9:25, 16:1, 20:12, 20:16, 20:21, 21:5<br>LLC [1] - 1:23<br>located [1] - 13:19<br>location [2] - 26:18, 43:4<br>look [10] - 8:14, 9:19, 13:1, 14:10, 15:19, 23:7, 24:25, 31:7, 31:8, 35:18<br>Look [1] - 43:10<br>looked [1] - 55:24<br>looking [5] - 13:18, 24:23, 25:23, 26:1, 26:23<br>looks [1] - 14:23<br>Loren [1] - 12:12<br>LOT [1] - 1:6<br>LOTS [1] - 1:5<br>love [1] - 4:24<br>low [6] - 46:6, 46:12, 46:20, 46:23<br>low-low [2] - 46:12, 46:20<br>lower [1] - 56:22<br>lows [1] - 45:19<br>luck [1] - 53:7 | <div>M</div> <div>M.D [1] - 1:13<br/>ma'am [2] - 23:18, 49:15<br/>Ma'am [1] - 18:7<br/>mad [1] - 42:10<br/>maintain [4] - 33:12, 33:13, 36:18, 44:23<br/>major [1] - 19:12<br/>Mall [1] - 4:22<br/>man [1] - 50:1<br/>manage [3] - 12:15, 12:17, 44:23<br/>management [1] - 5:9<br/>Management [3] - 23:9, 32:13, 32:14<br/>managing [1] - 32:16<br/>March [1] - 54:24<br/>market [5] - 5:6, 9:8, 33:1, 53:9, 56:25<br/>market-rate [1] - 5:6<br/>MARY [1] - 1:14<br/>matches [1] - 11:15<br/>Matheny [37] - 13:12, 13:21, 13:25, 17:7, 17:9, 18:22, 19:16, 21:17, 26:23, 28:24, 29:15, 29:16, 29:17, 30:9, 31:17, 31:25, 33:16, 33:22, 35:8, 39:9, 39:12, 40:8, 40:11, 40:13, 40:14, 40:23, 40:25, 41:1, 41:17, 47:12, 50:6, 52:3, 52:9, 54:5<br/>Mathenys [1] - 39:11<br/>MATTER [1] - 1:3<br/>Mayor [14] - 3:10, 3:19, 3:23, 4:3, 4:15, 38:23, 39:16, 41:25, 42:18, 42:21, 53:24, 55:11<br/>MAYOR [30] - 1:13, 3:1, 4:2, 4:4, 4:7, 4:10, 4:16, 18:17, 19:14, 19:16, 19:19, 19:22, 20:3, 35:10, 35:15, 38:3, 38:6, 38:12, 38:15, 39:1, 39:9, 39:15, 40:5, 40:8, 42:5, 53:21, 55:10, 55:21, 57:10, 57:13<br/>McCarten [24] - 23:19, 29:7, 29:14, 30:8, 30:12, 30:17, 30:21, 31:3, 31:7, 31:14, 31:24, 32:5, 32:9,</div> | 49:16, 49:19, 50:19, 50:25, 51:9, 51:25, 52:2, 52:13, 52:16<br>mean [5] - 26:25, 27:5, 27:8, 38:24, 51:23<br>means [1] - 39:1<br>median [2] - 45:24, 46:5<br>meet [4] - 34:10, 46:7, 56:4, 56:8<br>MEETING [1] - 1:1<br>meeting [15] - 17:6, 17:10, 17:19, 18:9, 20:1, 39:3, 47:11, 47:23, 48:8, 48:11, 49:6, 55:3, 55:4, 55:6, 55:9<br>meetings [3] - 25:7, 27:1, 34:7<br>Melillo [1] - 54:5<br>MELLENDICK [2] - 55:11, 56:13<br>Mellendick [1] - 55:13<br>MEMBER [2] - 11:19, 12:5<br>MEMBERS [1] - 1:12<br>members [1] - 3:19<br>mention [1] - 53:25<br>mentioned [2] - 25:14, 55:15<br>Michael [1] - 17:3<br>might [6] - 17:15, 20:1, 43:11, 52:8, 52:20, 56:21<br>miles [3] - 35:8, 35:9, 51:11<br>million [1] - 38:20<br>mind [2] - 34:9, 34:18<br>minimum [1] - 31:1<br>minute [1] - 42:15<br>mirror [1] - 23:6<br>miscommunication [1] - 49:12<br>misunderstood [1] - 17:15<br>mix [1] - 56:8<br>Monday [1] - 1:9<br>money [2] - 28:9, 36:19<br>monitorise [1] - 19:2<br>month [1] - 46:22<br>months [6] - 13:22, 18:10, 18:13, 19:8, 25:14, 37:22<br>Morris [1] - 12:21<br>Morristown [1] - 5:3<br>most [3] - 7:20, 31:21, 55:2<br>Most [1] - 54:23<br>move [1] - 54:22 | moving [1] - 10:19<br>MR [253] - 3:10, 4:3, 4:5, 4:8, 4:11, 4:17, 6:3, 8:25, 9:2, 9:4, 9:6, 9:8, 9:11, 9:13, 9:14, 9:15, 9:16, 9:17, 9:22, 9:24, 10:2, 10:4, 10:10, 10:14, 10:18, 10:23, 11:8, 11:9, 11:12, 11:13, 11:18, 11:21, 12:1, 12:7, 12:11, 12:14, 12:17, 13:8, 14:6, 17:1, 17:2, 17:3, 17:12, 17:13, 17:18, 17:20, 18:2, 18:4, 18:5, 20:4, 20:6, 20:7, 20:8, 20:14, 20:17, 20:19, 20:22, 21:1, 21:2, 21:7, 21:11, 21:19, 21:23, 22:1, 22:5, 22:8, 22:12, 22:16, 22:17, 22:22, 23:1, 23:4, 23:23, 24:5, 25:11, 25:15, 25:17, 25:20, 25:24, 25:25, 27:4, 27:11, 27:15, 27:19, 27:25, 28:23, 28:25, 29:2, 29:4, 29:10, 29:11, 29:12, 29:16, 29:19, 29:23, 29:25, 30:3, 30:5, 30:10, 30:15, 30:18, 30:24, 31:4, 31:12, 31:16, 32:3, 32:7, 32:17, 32:20, 33:13, 33:17, 33:21, 34:1, 34:4, 34:12, 35:3, 35:12, 35:25, 36:1, 36:15, 36:16, 36:21, 36:22, 36:24, 37:1, 37:3, 37:4, 37:6, 37:9, 37:14, 37:15, 38:5, 38:9, 38:14, 38:22, 39:4, 39:11, 39:16, 39:21, 39:22, 39:23, 40:2, 40:7, 40:10, 40:11, 40:14, 40:16, 40:18, 40:20, 40:22, 40:23, 40:24, 40:25, 41:1, 41:3, 41:4, 41:5, 41:6, 41:7, 41:12, 41:23, 41:25, 42:2, 42:7, 42:12, 42:14, 42:18, 42:19, 42:21, 44:1, 44:5, 44:7, 44:8, 44:9, 44:13, 44:16, 44:17, 44:25, 45:4, 45:7, 45:9, 45:13, | 45:16, 45:17, 45:23, 46:1, 46:2, 46:12, 46:13, 46:14, 46:15, 46:16, 46:18, 46:19, 46:21, 46:22, 46:23, 46:24, 46:25, 47:1, 47:7, 47:8, 47:10, 47:17, 47:18, 47:20, 47:22, 47:24, 47:25, 48:2, 48:6, 48:7, 48:10, 48:15, 48:16, 48:19, 48:24, 49:1, 49:3, 49:5, 49:8, 49:11, 49:13, 49:14, 49:15, 49:18, 50:10, 50:20, 51:1, 51:3, 51:19, 52:1, 52:8, 52:11, 52:14, 52:18, 52:21, 52:25, 53:1, 53:2, 53:17, 53:19, 53:24, 55:11, 55:23, 56:13, 56:15, 56:16, 56:19, 57:3, 57:5, 57:6, 57:12<br>MS [81] - 8:21, 9:1, 9:3, 9:5, 9:7, 10:5, 10:12, 10:16, 10:22, 11:4, 11:10, 12:10, 12:12, 12:15, 18:8, 19:10, 19:15, 19:17, 19:20, 19:23, 20:5, 20:11, 20:15, 20:18, 20:20, 20:25, 21:6, 21:9, 21:15, 21:20, 22:3, 22:10, 22:15, 22:20, 23:19, 24:1, 25:6, 25:13, 25:18, 26:25, 27:8, 27:14, 27:16, 28:21, 29:6, 29:7, 29:14, 29:17, 29:22, 29:24, 30:2, 30:4, 30:8, 30:12, 30:17, 30:21, 31:3, 31:7, 31:14, 31:24, 32:5, 32:9, 32:10, 32:19, 33:12, 33:15, 33:20, 33:24, 34:3, 34:6, 45:8, 45:12, 49:16, 49:19, 50:19, 50:25, 51:9, 51:25, 52:2, 52:13, 52:16<br>multiple [2] - 5:2, 12:19<br>multiply [1] - 34:20<br>Mun [13] - 5:19, 5:21, 6:18, 6:21, 7:4, 8:4, 8:23, 10:5, 10:7, 10:24, 22:18, 28:3, 42:25<br>Municipal [1] - 1:9 |
|---|--|--|---|--|

|  |   |  |   |  |
|--|---|--|---|--|
| <b>municipal</b> [2] - 28:8, 34:25<br><b>municipality</b> [3] - 53:11, 53:15, 55:14<br><b>municipally</b> [1] - 28:1<br><b>must</b> [2] - 13:5, 57:8   | <div style="text-align: center;"><b>O</b></div> <b>oaths</b> [1] - 58:8<br><b>obligation</b> [1] - 41:22<br><b>Obviously</b> [1] - 50:11<br><b>obviously</b> [2] - 16:24, 28:2<br><b>occasion</b> [1] - 16:11<br><b>occupancy</b> [1] - 56:3<br><b>occupants</b> [1] - 33:18<br><b>occupied</b> [3] - 16:7, 31:20, 31:21<br><b>occupies</b> [1] - 6:8<br><b>occupy</b> [1] - 6:7<br><b>October</b> [1] - 47:11<br><b>OF</b> [5] - 1:1, 1:3, 1:4, 11:19, 12:5<br><b>offer</b> [4] - 37:20, 38:1, 38:3, 39:25<br><b>offered</b> [1] - 42:9<br><b>office</b> [8] - 4:20, 5:16, 7:22, 7:23, 17:21, 29:5, 42:16, 44:3<br><b>office @</b><br><b>quickreporters . com</b> [1] - 1:25<br><b>offset</b> [1] - 28:10<br><b>oil</b> [2] - 37:5, 37:6<br><b>on-site</b> [1] - 6:15<br><b>on-street</b> [3] - 6:21, 6:22, 16:16<br><b>Once</b> [2] - 35:12, 53:13<br><b>One</b> [12] - 6:5, 12:10, 19:15, 19:16, 29:23, 41:23, 43:2, 46:13, 46:15, 46:16, 46:19, 52:21<br><b>one</b> [36] - 3:22, 5:13, 6:11, 6:13, 7:22, 8:3, 9:13, 10:8, 10:17, 10:20, 11:20, 12:4, 13:2, 13:17, 17:23, 19:13, 20:9, 20:12, 20:13, 20:15, 22:20, 22:23, 23:13, 23:14, 26:24, 29:18, 30:7, 41:8, 42:25, 44:13, 46:12, 46:14, 46:20, 47:10, 51:20<br><b>one-way</b> [1] - 6:13<br><b>ones</b> [3] - 19:25, 39:21, 45:22<br><b>ongoing</b> [1] - 32:14<br><b>open</b> [2] - 3:15, 17:25<br><b>opening</b> [1] - 17:10<br><b>operations</b> [1] - 35:23<br><b>opportunity</b> [1] - 3:6<br><b>option</b> [1] - 32:23 | <b>ordinance</b> [8] - 28:24, 29:1, 48:13, 48:14, 49:9, 54:9, 54:17, 54:18<br><b>original</b> [1] - 17:6<br><b>OSTERKORN</b> [1] - 37:9<br><b>outlined</b> [1] - 56:6<br><b>outside</b> [1] - 21:17<br><b>overall</b> [2] - 27:19, 56:23<br><b>overflow</b> [2] - 16:13, 16:20<br><b>overgrown</b> [2] - 15:2, 15:15<br><b>overly</b> [1] - 6:23<br><b>overly-demand</b> [1] - 6:23<br><b>overnight</b> [1] - 33:19<br><b>overview</b> [1] - 5:12<br><b>own</b> [13] - 5:6, 5:11, 5:19, 13:25, 19:2, 22:18, 28:2, 36:9, 36:12, 37:16, 43:11, 43:19, 53:5<br><b>owned</b> [1] - 12:23<br><b>owner</b> [3] - 4:18, 33:13, 36:13<br><b>ownership</b> [1] - 33:7<br><b>owns</b> [4] - 13:15, 23:10, 42:15, 43:24 | <b>pay</b> [7] - 33:10, 37:15, 37:17, 43:12, 43:17, 44:14, 53:14<br><b>paying</b> [2] - 43:9, 57:1<br><b>pays</b> [3] - 44:11, 53:17, 53:19<br><b>Peapack</b> [29] - 3:4, 5:14, 5:15, 5:21, 7:20, 8:2, 8:6, 8:19, 8:21, 13:3, 13:10, 14:6, 14:8, 16:5, 16:15, 17:3, 23:20, 24:12, 24:24, 28:3, 29:8, 41:12, 41:17, 42:24, 43:11, 47:13, 48:23, 54:10<br><b>PEAPACK</b> [2] - 1:6, 1:6<br><b>People</b> [2] - 35:9, 49:19<br><b>people</b> [16] - 4:12, 14:3, 20:21, 27:9, 27:10, 30:21, 30:23, 31:25, 35:7, 38:24, 49:23, 50:1, 50:24, 51:6, 53:3<br><b>per</b> [3] - 9:19, 27:10, 38:19<br><b>percent</b> [8] - 34:19, 43:5, 44:14, 45:21, 45:24, 46:4, 46:5<br><b>person</b> [2] - 53:12, 53:13<br><b>perspective</b> [1] - 33:2<br><b>petition</b> [2] - 26:6, 52:19<br><b>Pie</b> [1] - 29:24<br><b>pie</b> [1] - 29:25<br><b>Pie-shaped</b> [1] - 29:24<br><b>pie-shaped</b> [1] - 29:25<br><b>piece</b> [11] - 17:14, 24:23, 26:19, 28:11, 29:21, 30:13, 30:22, 38:10, 40:12, 41:20, 43:19<br><b>pitched</b> [2] - 7:9, 8:16<br><b>itches</b> [1] - 9:18<br><b>place</b> [6] - 7:13, 7:24, 23:12, 33:3, 55:3, 55:8<br><b>Place</b> [5] - 5:19, 5:21, 6:18, 10:6, 22:18<br><b>placed</b> [2] - 33:4, 33:22<br><b>places</b> [1] - 14:17<br><b>plan</b> [16] - 3:5, 3:24, 6:11, 6:25, 7:21, 16:19, 18:24, 26:8, 26:17, 28:4, 28:5, 28:6, 28:13, 43:24 | <b>Plank</b> [1] - 7:12<br><b>planned</b> [1] - 21:17<br><b>Planner</b> [1] - 1:18<br><b>planning</b> [1] - 34:15<br><b>Planning</b> [2] - 3:14, 28:15<br><b>plans</b> [3] - 3:6, 8:1, 13:1<br><b>plantings</b> [2] - 7:18, 15:18<br><b>play</b> [3] - 19:6, 24:15, 26:20<br><b>playing</b> [1] - 9:18<br><b>plenty</b> [1] - 12:3<br><b>plow</b> [1] - 36:18<br><b>Pluckemin</b> [1] - 5:3<br><b>Point</b> [1] - 29:10<br><b>point</b> [7] - 3:25, 26:13, 26:24, 27:23, 30:1, 30:4, 35:15<br><b>police</b> [2] - 35:17, 35:22<br><b>pontificate</b> [1] - 38:6<br><b>population</b> [1] - 34:22<br><b>porch</b> [4] - 21:9, 21:10, 21:12, 23:7<br><b>portion</b> [2] - 13:11, 26:11<br><b>possibilities</b> [1] - 17:24<br><b>possibility</b> [2] - 24:14, 25:12<br><b>potentially</b> [4] - 24:12, 27:10, 43:16, 56:22<br><b>PP</b> [1] - 1:18<br><b>preliminary</b> [1] - 54:12<br><b>presence</b> [2] - 35:17, 35:23<br><b>PRESENT</b> [2] - 1:12, 1:16<br><b>presentation</b> [6] - 3:2, 3:13, 13:22, 53:25, 54:14, 57:14<br><b>presentations</b> [2] - 3:12, 14:3<br><b>presented</b> [4] - 13:22, 24:13, 26:19, 41:18<br><b>presenting</b> [1] - 25:5<br><b>president</b> [1] - 4:18<br><b>pretty</b> [3] - 35:14, 36:14, 48:8<br><b>prevalent</b> [1] - 7:20<br><b>prevents</b> [1] - 19:4<br><b>price</b> [1] - 45:1<br><b>Princeton</b> [1] - 5:2<br><b>PRM</b> [1] - 25:24<br><b>problem</b> [3] - 16:10, 27:4, 27:6<br><b>proceed</b> [2] - 54:2, 55:7 |
| <div style="text-align: center;"><b>N</b></div> <b>naked</b> [1] - 7:2<br><b>name</b> [2] - 4:17, 11:24<br><b>names</b> [1] - 48:3<br><b>need</b> [12] - 6:17, 42:22, 42:25, 43:6, 44:5, 44:6, 44:8, 44:18, 44:21, 54:16, 54:17<br><b>needed</b> [4] - 18:24, 24:3, 24:17, 28:20<br><b>needs</b> [6] - 31:18, 47:15, 47:19, 48:5, 48:12, 49:10<br><b>negotiated</b> [1] - 27:20<br><b>negotiation</b> [1] - 27:23<br><b>negotiations</b> [3] - 24:17, 27:22, 55:1<br><b>neighborhood</b> [2] - 27:9, 52:4<br><b>never</b> [4] - 17:14, 25:10, 27:1, 48:14<br><b>new</b> [6] - 5:17, 8:3, 9:13, 16:4, 43:13, 43:17<br><b>NEW</b> [1] - 1:24<br><b>New</b> [2] - 1:10, 58:7<br><b>Next</b> [2] - 14:8, 36:20<br><b>next</b> [8] - 27:14, 36:12, 49:25, 53:25, 54:3, 54:23, 55:3, 55:6<br><b>nice</b> [3] - 7:16, 15:17, 16:9<br><b>nicely</b> [1] - 22:24<br><b>NJ</b> [1] - 58:24<br><b>none</b> [1] - 21:16<br><b>Notary</b> [1] - 58:6<br><b>note</b> [2] - 28:12, 31:16<br><b>notes</b> [1] - 58:10<br><b>notice</b> [3] - 48:3, 48:25, 49:1<br><b>noticeable</b> [1] - 31:13<br><b>number</b> [6] - 11:22, 25:6, 34:20, 40:9, 40:10, 56:10<br><b>Number</b> [1] - 47:12<br><b>numbers</b> [1] - 45:11 |   | <div style="text-align: center;"><b>P</b></div> <b>p.m</b> [2] - 1:10, 57:15<br><b>paid</b> [2] - 38:16, 56:14<br><b>palatable</b> [1] - 52:5<br><b>park</b> [1] - 16:22<br><b>parking</b> [12] - 6:13, 6:16, 6:21, 6:23, 6:24, 14:17, 16:6, 16:10, 16:12, 16:16, 16:18<br><b>Part</b> [1] - 27:19<br><b>part</b> [15] - 4:23, 5:22, 18:23, 19:9, 24:11, 26:8, 26:12, 26:14, 26:17, 27:22, 28:8, 41:1, 42:8, 57:7<br><b>participate</b> [1] - 50:15<br><b>particular</b> [2] - 26:11, 27:2<br><b>particularly</b> [1] - 36:16<br><b>parts</b> [1] - 10:19<br><b>party</b> [2] - 23:13<br><b>passed</b> [1] - 11:18<br><b>past</b> [2] - 52:14<br><b>pattern</b> [2] - 6:13, 7:10<br><b>PAUL</b> [1] - 1:13   |   |  |

|   |   |  |  |  |
|---|---|--|--|--|
| <p><b>proceeding</b> [1] - 26:6</p> <p><b>PROCEEDINGS</b> [1] - 1:5</p> <p><b>proceedings</b> [1] - 58:11</p> <p><b>Professional</b> [1] - 58:6</p> <p><b>professionals</b> [2] - 3:20, 53:23</p> <p><b>project</b> [11] - 6:17, 8:19, 15:10, 39:15, 45:23, 46:6, 46:11, 50:5, 56:1, 56:10, 57:9</p> <p><b>projects</b> [5] - 5:1, 5:2, 5:7, 16:9, 16:17</p> <p><b>properties</b> [4] - 19:11, 51:16, 56:14, 56:18</p> <p><b>property</b> [43] - 5:20, 9:1, 13:10, 13:11, 13:14, 14:4, 17:14, 18:23, 19:9, 24:24, 26:7, 26:20, 27:17, 28:12, 29:21, 30:6, 30:13, 30:22, 32:21, 36:9, 36:11, 38:10, 38:16, 38:17, 39:10, 39:13, 39:19, 40:12, 41:2, 41:20, 42:9, 42:16, 43:19, 43:20, 44:4, 48:20, 49:7, 54:9, 54:10, 56:21, 56:23, 56:24, 57:1</p> <p><b>proposal</b> [10] - 3:21, 5:24, 5:25, 25:4, 31:23, 39:18, 42:23, 44:18, 48:21, 54:22</p> <p><b>proposals</b> [1] - 3:22</p> <p><b>propose</b> [1] - 24:22</p> <p><b>proposed</b> [4] - 26:14, 26:19, 54:3, 54:11</p> <p><b>Prospect</b> [2] - 12:12, 32:11</p> <p><b>provide</b> [1] - 5:24</p> <p><b>providing</b> [3] - 3:17, 3:18, 56:6</p> <p><b>Public</b> [1] - 58:7</p> <p><b>PUBLIC</b> [2] - 11:19, 12:5</p> <p><b>public</b> [7] - 3:16, 3:20, 4:12, 6:23, 28:14, 53:25, 55:5</p> <p><b>purchase</b> [1] - 43:20</p> <p><b>purchased</b> [3] - 4:20, 18:19, 18:20</p> <p><b>purpose</b> [2] - 28:20, 43:23</p> <p><b>purposes</b> [1] - 28:18</p> <p><b>pursuant</b> [1] - 58:8</p> <p><b>put</b> [9] - 3:7, 6:8, 21:14, 25:8, 28:9,</p> | <p>36:11, 42:17, 49:21, 52:19</p> <p><b>putting</b> [4] - 38:1, 50:6, 52:6, 52:9</p> <p><b>Q</b></p> <p><b>qualified</b> [1] - 44:22</p> <p><b>qualifies</b> [1] - 53:13</p> <p><b>qualify</b> [3] - 10:20, 11:2, 33:2</p> <p><b>qualifying</b> [1] - 53:13</p> <p><b>quarter</b> [2] - 20:23, 29:13</p> <p><b>questions</b> [10] - 3:16, 3:21, 8:20, 9:10, 12:8, 16:25, 17:1, 18:3, 32:12, 53:22</p> <p><b>QUICK</b> [1] - 1:23</p> <p><b>quick</b> [1] - 12:10</p> <p><b>quiet</b> [1] - 32:7</p> <p><b>quite</b> [4] - 15:17, 25:6, 28:21, 32:6</p> <p><b>R</b></p> <p><b>R.S</b> [1] - 58:8</p> <p><b>ramp</b> [1] - 14:17</p> <p><b>ranch</b> [2] - 34:1, 41:13</p> <p><b>range</b> [2] - 45:8, 46:3</p> <p><b>rate</b> [5] - 5:6, 45:5, 53:9, 53:20</p> <p><b>rates</b> [1] - 45:9</p> <p><b>rather</b> [1] - 24:4</p> <p><b>reach</b> [1] - 35:12</p> <p><b>read</b> [2] - 48:25, 49:1</p> <p><b>reading</b> [2] - 47:21, 47:22</p> <p><b>real</b> [2] - 44:18, 56:13</p> <p><b>realize</b> [1] - 51:7</p> <p><b>really</b> [9] - 14:25, 15:13, 15:16, 16:21, 23:6, 51:6, 51:20, 53:4, 54:13</p> <p><b>rear</b> [2] - 15:23, 16:6</p> <p><b>reasonable</b> [1] - 50:17</p> <p><b>reasonably</b> [1] - 33:8</p> <p><b>received</b> [1] - 48:14</p> <p><b>receives</b> [1] - 53:10</p> <p><b>recently</b> [2] - 26:11, 49:21</p> <p><b>recipient</b> [1] - 18:23</p> <p><b>recognize</b> [1] - 56:17</p> <p><b>rectangular</b> [1] - 30:1</p> <p><b>Red</b> [1] - 5:3</p> <p><b>red</b> [3] - 15:5, 47:5</p> <p><b>redo</b> [1] - 16:3</p> <p><b>reduce</b> [1] - 35:4</p> | <p><b>reducing</b> [1] - 35:21</p> <p><b>regarding</b> [2] - 3:21, 54:19</p> <p><b>Registered</b> [1] - 58:6</p> <p><b>regulations</b> [1] - 56:9</p> <p><b>reiterate</b> [1] - 3:11</p> <p><b>remain</b> [3] - 13:25, 32:17, 32:21</p> <p><b>Remainder</b> [1] - 28:15</p> <p><b>remaining</b> [1] - 13:24</p> <p><b>remediated</b> [1] - 37:7</p> <p><b>remember</b> [3] - 21:8, 36:3, 36:5</p> <p><b>removed</b> [4] - 14:16, 15:1, 15:2, 37:7</p> <p><b>renew</b> [1] - 32:24</p> <p><b>renovation</b> [1] - 19:12</p> <p><b>rent</b> [7] - 11:3, 45:2, 53:13, 53:14, 53:15, 53:18, 53:20</p> <p><b>rental</b> [8] - 5:6, 8:24, 12:13, 12:16, 16:17, 18:14, 32:12, 56:2</p> <p><b>rentals</b> [1] - 12:19</p> <p><b>rented</b> [2] - 4:22, 12:23</p> <p><b>rents</b> [5] - 46:2, 46:4, 46:5, 46:6, 46:21</p> <p><b>Reporter</b> [4] - 1:21, 58:6, 58:24</p> <p><b>REPORTING</b> [1] - 1:23</p> <p><b>request</b> [1] - 5:23</p> <p><b>requested</b> [1] - 26:15</p> <p><b>required</b> [3] - 34:10, 34:21, 54:18</p> <p><b>requirement</b> [3] - 32:25, 34:11, 54:21</p> <p><b>requirements</b> [4] - 25:9, 54:6, 56:5, 56:8</p> <p><b>requires</b> [1] - 28:6</p> <p><b>residential</b> [2] - 7:12, 8:10</p> <p><b>residents</b> [2] - 38:21, 50:8</p> <p><b>resources</b> [2] - 28:2, 34:25</p> <p><b>responded</b> [2] - 5:23, 5:25</p> <p><b>responsible</b> [1] - 34:15</p> <p><b>restrict</b> [2] - 23:16, 42:25</p> <p><b>restricted</b> [3] - 24:24, 43:22, 56:17</p> <p><b>restriction</b> [4] - 56:20, 56:21, 57:4, 57:8</p> <p><b>restrictions</b> [5] - 32:21, 54:7, 54:20, 56:3, 56:4</p> | <p><b>retained</b> [1] - 25:19</p> <p><b>return</b> [1] - 38:20</p> <p><b>reviewing</b> [1] - 34:9</p> <p><b>reviews</b> [1] - 54:13</p> <p><b>RICHARD</b> [1] - 1:15</p> <p><b>Rick</b> [1] - 11:13</p> <p><b>RINZLER</b> [1] - 11:13</p> <p><b>Rinzler</b> [1] - 11:13</p> <p><b>road</b> [4] - 31:13, 35:8, 35:19, 52:12</p> <p><b>ROAD</b> [3] - 1:6, 1:7, 1:23</p> <p><b>Road</b> [27] - 3:4, 5:14, 5:15, 5:21, 7:20, 8:2, 8:6, 8:19, 8:22, 11:14, 13:3, 13:10, 16:15, 17:4, 23:20, 24:12, 28:3, 29:8, 36:2, 41:12, 41:17, 47:13, 48:23, 52:22, 54:10, 55:13</p> <p><b>roof</b> [9] - 7:7, 7:9, 7:18, 8:9, 8:15, 8:16, 9:18</p> <p><b>room</b> [7] - 16:1, 19:25, 20:12, 20:13, 20:16, 21:5</p> <p><b>round</b> [2] - 34:13, 34:14</p> <p><b>RPM</b> [4] - 25:24, 25:25, 26:1, 26:23</p> <p><b>RPR</b> [1] - 58:23</p> <p><b>S</b></p> <p><b>salon</b> [1] - 5:16</p> <p><b>Salon</b> [1] - 5:17</p> <p><b>satisfied</b> [1] - 33:8</p> <p><b>satisfy</b> [1] - 28:4</p> <p><b>saved</b> [2] - 18:11, 19:17</p> <p><b>saves</b> [1] - 28:8</p> <p><b>scenarios</b> [1] - 52:1</p> <p><b>School</b> [4] - 33:22, 40:13, 50:6, 52:3</p> <p><b>school</b> [4] - 50:2, 55:17, 55:25, 56:9</p> <p><b>school-aged</b> [3] - 55:17, 55:25, 56:9</p> <p><b>SCHWESTER</b> [41] - 36:1, 36:16, 36:22, 37:1, 37:4, 37:15, 38:5, 38:9, 38:14, 38:22, 39:4, 39:11, 39:21, 39:23, 40:11, 40:22, 40:25, 41:3, 41:5, 42:2, 42:7, 42:14, 42:19, 44:1, 44:7, 44:9, 44:16,</p> | <p>44:25, 45:7, 45:16, 46:13, 46:15, 46:18, 46:21, 46:23, 47:1, 47:8, 52:21, 53:1, 53:17, 57:3</p> <p><b>Schwester</b> [2] - 36:1, 52:22</p> <p><b>second</b> [11] - 6:6, 6:9, 7:5, 7:6, 14:19, 21:17, 21:21, 22:2, 22:6, 42:17, 55:4</p> <p><b>second-floor</b> [2] - 14:19, 21:17</p> <p><b>Section</b> [5] - 52:24, 53:2, 53:3, 53:5, 53:9</p> <p><b>see</b> [11] - 6:20, 7:19, 13:4, 13:17, 15:16, 18:13, 19:12, 25:1, 36:8, 51:4, 51:6</p> <p><b>Sell</b> [1] - 42:10</p> <p><b>selling</b> [4] - 27:16, 27:17, 38:11, 39:13</p> <p><b>sense</b> [1] - 50:22</p> <p><b>sent</b> [1] - 47:25</p> <p><b>separate</b> [4] - 30:16, 39:12, 39:24</p> <p><b>separated</b> [1] - 37:13</p> <p><b>separating</b> [1] - 41:5</p> <p><b>serious</b> [1] - 35:14</p> <p><b>service</b> [1] - 5:8</p> <p><b>set</b> [6] - 4:5, 22:2, 22:18, 34:20, 49:10, 54:19</p> <p><b>set-aside</b> [1] - 34:20</p> <p><b>setting</b> [1] - 54:6</p> <p><b>settlement</b> [4] - 3:24, 24:7, 24:15, 26:17</p> <p><b>seven</b> [16] - 24:9, 24:17, 26:15, 26:16, 28:4, 28:10, 34:19, 34:24, 42:22, 44:6, 44:12, 45:13, 46:6, 46:13, 52:23, 55:1</p> <p><b>seven-unit</b> [1] - 46:6</p> <p><b>Seventy</b> [1] - 34:12</p> <p><b>Seventy-five</b> [1] - 34:12</p> <p><b>Several</b> [1] - 32:12</p> <p><b>several</b> [4] - 3:3, 16:7, 34:7, 49:22</p> <p><b>severely</b> [2] - 30:1, 31:18</p> <p><b>sewer</b> [3] - 36:20, 36:21, 37:17</p> <p><b>shallow</b> [1] - 9:19</p> <p><b>shaped</b> [4] - 29:20, 29:21, 29:24, 29:25</p> <p><b>Shapiro</b> [2] - 23:9</p> <p><b>Share</b> [6] - 3:25, 24:8,</p> |
|---|---|--|--|--|

|  |   |   |   |   |
|--|---|---|---|---|
| <p>26:18, 28:6, 28:13, 44:19</p> <p><b>share</b> [1] - 50:18</p> <p><b>shared</b> [1] - 23:8</p> <p><b>sharing</b> [2] - 50:16, 50:17</p> <p><b>SHEILA</b> [1] - 1:15</p> <p><b>shrink</b> [1] - 7:23</p> <p><b>shut</b> [1] - 22:13</p> <p><b>Shut</b> [1] - 22:15</p> <p><b>shutters</b> [3] - 8:12, 15:5, 15:9</p> <p><b>sic</b> [2] - 19:3, 36:18</p> <p><b>side</b> [2] - 34:4, 36:4</p> <p><b>sidewalk</b> [6] - 15:18, 50:4, 50:6, 50:22, 50:23, 51:5</p> <p><b>sidewalks</b> [3] - 49:24, 50:20, 52:6</p> <p><b>signs</b> [1] - 35:17</p> <p><b>sills</b> [1] - 15:5</p> <p><b>similar</b> [5] - 8:17, 14:11, 22:23, 54:4, 54:5</p> <p><b>simpler</b> [1] - 16:5</p> <p><b>single</b> [2] - 14:7, 28:16</p> <p><b>single-family</b> [1] - 14:7</p> <p><b>sister</b> [2] - 14:9, 14:10</p> <p><b>sit</b> [3] - 24:20, 24:21, 27:15</p> <p><b>site</b> [11] - 6:10, 6:15, 6:25, 14:14, 26:1, 26:3, 28:7, 30:14, 31:23, 39:17</p> <p><b>sites</b> [1] - 5:13</p> <p><b>situation</b> [1] - 19:1</p> <p><b>sixteen</b> [1] - 41:16</p> <p><b>size</b> [4] - 20:18, 20:23, 31:1, 56:5</p> <p><b>slightly</b> [1] - 20:22</p> <p><b>small</b> [3] - 14:17, 15:4, 30:22</p> <p><b>so..</b> [1] - 12:24</p> <p><b>sold</b> [1] - 27:21</p> <p><b>someplace</b> [1] - 19:5</p> <p><b>somewhat</b> [1] - 31:5</p> <p><b>somewhere</b> [1] - 25:2</p> <p><b>SORDILLO</b> [26] - 1:17, 2:2, 3:10, 13:8, 17:13, 17:20, 22:12, 22:16, 24:5, 25:11, 25:15, 25:20, 25:25, 27:19, 31:16, 41:7, 41:25, 42:18, 42:21, 44:5, 44:8, 44:13, 44:17, 53:24, 56:19, 57:5</p> <p><b>sorry</b> [3] - 10:22, 11:21, 42:7</p> | <p><b>sort</b> [1] - 21:16</p> <p><b>sorts</b> [1] - 15:11</p> <p><b>space</b> [3] - 4:22, 10:1, 32:6</p> <p><b>spaces</b> [6] - 6:14, 6:15, 6:17, 16:6, 16:8</p> <p><b>speaking</b> [3] - 13:23, 25:21, 26:1</p> <p><b>special</b> [7] - 16:11, 31:18, 47:15, 47:19, 48:5, 48:12, 49:10</p> <p><b>specific</b> [1] - 27:6</p> <p><b>speed</b> [3] - 35:4, 35:7, 35:19</p> <p><b>sponsored</b> [1] - 28:1</p> <p><b>spot</b> [1] - 16:23</p> <p><b>square</b> [2] - 30:7, 31:2</p> <p><b>staff</b> [1] - 33:19</p> <p><b>stair</b> [2] - 21:24</p> <p><b>staircase</b> [3] - 21:18, 21:19, 21:20</p> <p><b>stairs</b> [2] - 15:25, 21:23</p> <p><b>stands</b> [1] - 40:1</p> <p><b>start</b> [3] - 3:8, 24:7, 24:16</p> <p><b>started</b> [1] - 24:20</p> <p><b>state</b> [5] - 14:16, 34:10, 53:10, 53:16, 58:9</p> <p><b>State</b> [1] - 58:7</p> <p><b>station</b> [1] - 50:2</p> <p><b>stay</b> [8] - 7:1, 7:11, 7:15, 7:23, 9:17, 9:20, 10:21, 14:12</p> <p><b>stenographer</b> [1] - 41:11</p> <p><b>stenographic</b> [1] - 58:10</p> <p><b>steps</b> [4] - 22:2, 54:1, 54:3, 54:23</p> <p><b>STILES</b> [6] - 10:5, 10:12, 10:16, 10:22, 11:4, 11:10</p> <p><b>Stiles</b> [1] - 10:5</p> <p><b>still</b> [8] - 6:1, 10:14, 13:24, 24:23, 26:7, 27:20, 42:25, 44:8</p> <p><b>sting</b> [1] - 35:23</p> <p><b>stops</b> [2] - 49:20, 51:1</p> <p><b>story</b> [4] - 8:7, 8:9, 14:7, 42:17</p> <p><b>straight</b> [2] - 22:11, 52:15</p> <p><b>street</b> [13] - 6:21, 6:22, 16:13, 16:16, 16:23, 27:5, 37:2, 39:21, 50:23, 51:10, 51:12, 51:13</p> | <p><b>structure</b> [2] - 8:8, 8:15</p> <p><b>structures</b> [1] - 8:9</p> <p><b>stuff</b> [2] - 4:5, 50:13</p> <p><b>style</b> [3] - 7:12, 7:23, 8:10</p> <p><b>subdivided</b> [1] - 13:14</p> <p><b>subject</b> [1] - 13:12</p> <p><b>submitted</b> [1] - 3:5</p> <p><b>subsidies</b> [2] - 43:7, 43:8</p> <p><b>subsidized</b> [1] - 53:4</p> <p><b>subsidy</b> [5] - 28:7, 28:8, 35:1, 53:10, 53:12</p> <p><b>substantial</b> [2] - 43:7, 43:8</p> <p><b>substantially</b> [1] - 35:2</p> <p><b>successor</b> [1] - 33:8</p> <p><b>sudden</b> [1] - 36:18</p> <p><b>suggests</b> [1] - 48:4</p> <p><b>summarized</b> [1] - 12:8</p> <p><b>summer</b> [1] - 25:7</p> <p><b>supervisory</b> [1] - 33:19</p> <p><b>supply</b> [1] - 37:16</p> <p><b>supportive</b> [2] - 47:14, 48:4</p> <p><b>supposed</b> [2] - 17:6, 17:8</p> <p><b>supposedly</b> [1] - 36:17</p> <p><b>surprised</b> [1] - 37:18</p> <p><b>swearing</b> [1] - 3:17</p> <p><b>sympathetic</b> [1] - 52:2</p> <p><b>system</b> [1] - 15:3</p> | <p><b>THE</b> [3] - 1:3, 11:19, 12:5</p> <p><b>there'll</b> [1] - 54:8</p> <p><b>therein</b> [1] - 54:21</p> <p><b>third</b> [4] - 3:4, 9:22, 23:15, 34:13</p> <p><b>thirds</b> [1] - 23:14</p> <p><b>Thirty</b> [1] - 57:6</p> <p><b>thirty</b> [1] - 57:8</p> <p><b>thirty-year</b> [1] - 57:8</p> <p><b>three</b> [21] - 6:14, 6:17, 7:10, 7:25, 9:23, 10:13, 13:14, 13:15, 15:24, 19:7, 19:13, 20:5, 20:12, 22:25, 27:10, 30:16, 30:24, 48:3, 48:5, 55:16, 56:7</p> <p><b>three-bedroom</b> [1] - 56:7</p> <p><b>threes</b> [1] - 45:22</p> <p><b>threw</b> [1] - 40:14</p> <p><b>throughout</b> [2] - 24:16, 25:9</p> <p><b>throughput</b> [1] - 26:22</p> <p><b>throw</b> [1] - 40:8</p> <p><b>tie</b> [1] - 8:17</p> <p><b>tiered</b> [1] - 45:5</p> <p><b>tight</b> [1] - 30:14</p> <p><b>tiny</b> [1] - 32:6</p> <p><b>title</b> [1] - 33:9</p> <p><b>today</b> [3] - 6:18, 7:2, 19:20</p> <p><b>together</b> [2] - 3:7, 52:19</p> <p><b>tomorrow</b> [1] - 29:6</p> <p><b>tonight</b> [3] - 5:12, 41:19, 48:13</p> <p><b>top</b> [2] - 40:9, 40:14</p> <p><b>topic</b> [1] - 55:19</p> <p><b>total</b> [7] - 8:5, 9:11, 11:6, 34:14, 40:19, 41:13, 41:19</p> <p><b>totally</b> [3] - 39:12, 42:14, 49:3</p> <p><b>touched</b> [1] - 18:15</p> <p><b>towards</b> [2] - 39:2, 41:21</p> <p><b>town</b> [9] - 4:23, 5:23, 25:19, 27:17, 35:4, 36:11, 42:8, 47:5, 51:7</p> <p><b>tract</b> [1] - 34:23</p> <p><b>traditional</b> [1] - 53:9</p> <p><b>traditionally</b> [1] - 53:3</p> <p><b>traffic</b> [3] - 6:13, 16:22, 51:16</p> <p><b>train</b> [1] - 50:1</p> <p><b>transcribing</b> [1] - 41:8</p> <p><b>TRANSCRIPT</b> [1] - 1:4</p> | <p><b>transcript</b> [1] - 58:10</p> <p><b>transferred</b> [1] - 27:22</p> <p><b>tree</b> [2] - 14:15, 14:16</p> <p><b>trees</b> [1] - 14:24</p> <p><b>tremendous</b> [1] - 53:7</p> <p><b>triangularly</b> [1] - 29:20</p> <p><b>tried</b> [1] - 55:24</p> <p><b>true</b> [2] - 32:3, 58:9</p> <p><b>trust</b> [2] - 35:2, 44:24</p> <p><b>try</b> [3] - 8:17, 9:20, 56:11</p> <p><b>turn</b> [4] - 4:1, 41:10, 47:4</p> <p><b>turns</b> [1] - 41:9</p> <p><b>tweaked</b> [1] - 54:17</p> <p><b>TWEEDIE</b> [1] - 1:15</p> <p><b>two</b> [62] - 5:13, 6:6, 6:9, 6:10, 6:14, 7:2, 8:7, 8:9, 8:16, 9:24, 9:25, 10:8, 10:15, 10:17, 12:25, 13:16, 13:18, 14:7, 15:22, 16:1, 16:2, 18:10, 18:12, 19:7, 19:11, 20:3, 20:4, 20:7, 20:9, 20:15, 21:3, 22:24, 23:2, 23:14, 27:10, 29:18, 30:19, 34:1, 36:25, 37:21, 39:7, 39:18, 40:16, 41:13, 41:18, 43:1, 43:18, 44:11, 45:14, 45:16, 45:17, 45:21, 46:14, 46:15, 46:16, 46:19, 48:9, 48:20, 48:22, 49:7, 56:7</p> <p><b>Two</b> [5] - 9:4, 9:6, 10:14, 20:14, 40:20</p> <p><b>two-bedroom</b> [2] - 45:21, 56:7</p> <p><b>two-family</b> [1] - 20:9</p> <p><b>two-story</b> [3] - 8:7, 8:9, 14:7</p> <p><b>two-thirds</b> [1] - 23:14</p> <p><b>twos</b> [1] - 45:22</p> <p><b>type</b> [5] - 17:8, 17:11, 17:25, 27:25, 55:2</p> <p><b>typical</b> [1] - 34:19</p> |
| <b>T</b>   |   |   |   |   |
| <p><b>table</b> [2] - 28:2, 38:1</p> <p><b>tank</b> [5] - 37:5, 37:6, 37:8, 37:10, 37:11</p> <p><b>taxes</b> [2] - 56:13, 57:1</p> <p><b>taxpayers</b> [2] - 28:9, 28:11</p> <p><b>technically</b> [2] - 30:15, 51:21</p> <p><b>Technically</b> [1] - 31:4</p> <p><b>ten</b> [2] - 6:15, 38:16</p> <p><b>tenant</b> [5] - 5:17, 10:24, 33:3, 53:17, 53:19</p> <p><b>tenants</b> [4] - 33:2, 37:13, 37:15, 53:8</p> <p><b>term</b> [1] - 55:14</p> <p><b>terms</b> [3] - 34:22, 54:6, 54:19</p> <p><b>testimony</b> [1] - 3:18</p>  |   |   |   |   |
| <b>U</b>   |   |   |   |   |
| <p><b>ultimately</b> [1] - 56:24</p> <p><b>unchanged</b> [1] - 7:1</p> <p><b>under</b> [8] - 12:20, 17:8, 18:8, 26:6, 28:23, 32:13, 34:12, 34:13</p> <p><b>Under</b> [1] - 34:19</p> <p><b>underground</b> [2] -</p>   |   |   |   |   |

|  |   |   |
|--|---|---|
| <p>37:5, 37:6<br/> <b>Understood</b> [1] - 49:14<br/> <b>unfortunately</b> [1] - 31:21<br/> <b>unilaterally</b> [1] - 35:19<br/> <b>unit</b> [12] - 8:5, 14:7, 21:15, 22:25, 30:19, 33:16, 33:24, 34:13, 39:10, 41:14, 46:6, 53:9<br/> <b>units</b> [60] - 5:4, 8:6, 9:3, 9:4, 9:6, 9:8, 12:13, 18:14, 20:2, 24:3, 24:6, 24:9, 24:17, 25:10, 26:15, 26:16, 28:4, 28:10, 30:16, 30:25, 31:19, 32:12, 33:1, 33:3, 33:11, 33:23, 33:25, 34:10, 34:14, 34:19, 34:24, 36:25, 39:2, 39:18, 39:20, 40:3, 40:17, 40:18, 40:20, 41:15, 41:16, 41:18, 41:20, 42:13, 42:22, 42:23, 42:25, 43:1, 43:10, 44:2, 44:6, 45:13, 45:14, 45:16, 45:17, 48:9, 52:23, 55:1, 56:2<br/> <b>unless</b> [3] - 44:4, 50:21, 55:6<br/> <b>up</b> [19] - 3:15, 4:6, 5:15, 14:18, 15:18, 15:25, 17:10, 22:4, 22:18, 23:2, 24:2, 35:7, 42:23, 44:17, 46:3, 52:12, 52:15, 52:21<br/> <b>upstairs</b> [11] - 7:24, 14:22, 15:5, 15:24, 16:1, 20:9, 20:16, 21:3, 21:15, 21:25, 22:16<br/> <b>useful</b> [1] - 14:25<br/> <b>utilities</b> [2] - 37:12, 49:17<br/> <b>utilize</b> [2] - 19:8, 26:3<br/> <b>utilized</b> [1] - 10:3</p> | <p>19:22, 20:3, 35:10, 35:15, 38:3, 38:6, 38:12, 38:15, 39:1, 39:9, 39:15, 40:5, 40:8, 42:5, 53:21, 55:10, 55:21, 57:10, 57:13<br/> <b>value</b> [3] - 56:22, 56:23, 56:25<br/> <b>various</b> [2] - 5:6, 8:9<br/> <b>vast</b> [1] - 5:7<br/> <b>venture</b> [1] - 42:20<br/> <b>verbatim</b> [1] - 58:10<br/> <b>vets</b> [1] - 53:6<br/> <b>view</b> [2] - 7:19, 7:20<br/> <b>Village</b> [7] - 6:22, 8:8, 16:21, 16:24, 28:10, 31:2, 31:6<br/> <b>virtually</b> [1] - 7:1</p>  | <p><b>word</b> [1] - 27:2<br/> <b>words</b> [1] - 55:22<br/> <b>worlds</b> [1] - 16:20<br/> <b>worthwhile</b> [1] - 42:20</p>   |
|  |   | <b>Y</b>  |
|  |   | <p><b>yard</b> [1] - 34:4<br/> <b>year</b> [3] - 5:18, 24:8, 57:8<br/> <b>years</b> [14] - 4:24, 5:5, 5:22, 5:25, 12:23, 16:7, 18:20, 24:14, 32:15, 32:22, 32:23, 35:16, 38:16, 57:6<br/> <b>young</b> [1] - 50:1</p> |
|  |   | <b>Z</b>  |
|  | <b>W</b>  | <p><b>zone</b> [1] - 54:9<br/> <b>zoning</b> [9] - 29:1, 34:16, 34:17, 34:23, 54:13, 54:16, 54:17, 54:18</p>  |
|  | <p><b>Wait</b> [1] - 42:15<br/> <b>walk</b> [1] - 50:24<br/> <b>Walk</b> [2] - 22:1, 22:5<br/> <b>walking</b> [1] - 16:22<br/> <b>walks</b> [1] - 50:2<br/> <b>Washington</b> [1] - 12:21<br/> <b>water</b> [2] - 37:16, 50:13<br/> <b>WATSON</b> [22] - 17:1, 17:3, 17:18, 18:4, 23:1, 25:17, 28:23, 29:2, 35:3, 35:12, 47:10, 47:18, 47:22, 47:25, 48:6, 48:10, 48:16, 48:24, 49:3, 49:8, 49:13, 52:8<br/> <b>Watson</b> [1] - 17:3<br/> <b>welcome</b> [1] - 11:12<br/> <b>Welcome</b> [2] - 4:4, 46:25<br/> <b>WEST</b> [1] - 1:24<br/> <b>whistles</b> [1] - 8:11<br/> <b>white</b> [5] - 7:11, 7:17, 15:7, 15:8<br/> <b>Whoa</b> [1] - 37:12<br/> <b>whole</b> [2] - 15:3, 28:4<br/> <b>wife</b> [1] - 51:22<br/> <b>William</b> [1] - 4:18<br/> <b>willing</b> [1] - 37:24<br/> <b>window</b> [3] - 7:12, 7:14, 15:5<br/> <b>windows</b> [1] - 7:13<br/> <b>wing</b> [1] - 21:8<br/> <b>wish</b> [1] - 55:7<br/> <b>witnesses</b> [1] - 3:17<br/> <b>wondering</b> [1] - 55:15</p> |   |
| <b>V</b>   |   |   |
| <p><b>VA</b> [3] - 53:6, 53:8, 53:11<br/> <b>vacant</b> [1] - 40:25<br/> <b>VALLONE</b> [30] - 1:13, 3:1, 4:2, 4:4, 4:7, 4:10, 4:16, 18:17, 19:14, 19:16, 19:19,</p>   |   |   |