

BOROUGH OF SAYREVILLE PLANNING BOARD  
COUNTY OF MIDDLESEX - STATE OF NEW JERSEY

-----  
REGULAR MEETING FOR:

MASJID SADAR COMMUNITY CENTER/HOUSE OF WORSHIP  
BLOCK 444.04, LOTS 23, 24, 25 & 28  
212-216 ERNSTON ROAD, PARLIN

*PRELIMINARY & FINAL MAJOR SITE PLAN*  
-----

SAYREVILLE SENIOR CITIZEN CENTER  
MEETING ROOM  
423 MAIN STREET  
SAYREVILLE, NEW JERSEY 08872

-----  
WEDNESDAY, MAY 7, 2025

7:30 P.M.  
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TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING  
- CONTINUED -

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

BOARD MEMBERS PRESENT:

THOMAS TIGHE, CHAIRMAN  
KEITH KANDEL  
JUDY LAHRMAN  
BARRY MULLER, VICE-CHAIRMAN  
CHRISTINA SITACA  
NOREN SHAH  
DANIEL VOLOSIN  
JAMES WILLIAMS  
JOHN ZEBROWSKI, COUNCILMAN

PROFESSIONALS AND STAFF PRESENT:

ALEXANDER G. FISHER, ESQUIRE, BOARD ATTORNEY  
Savo, Schalk, Gillespie, O'Grodnick & Fisher  
BRENT R. POHLMAN, ESQUIRE, RLUIPA ATTORNEY  
Mandelbaum Barrett, P.C.  
JAY CORNELL, P.E., BOARD ENGINEER  
CME Associates  
PETER VAN DEN KOOY, P.P., AICP, Board Planner  
Acuity Consulting Services, LLC  
BETH MAGNANI, BOARD SECRETARY  
Borough of Sayreville

STENOGRAPHICALLY REPORTED BY:

ANGELA C. BUONANTUONO, CCR, RPR  
License No. 30XI00233100

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

LAW OFFICES OF LAWRENCE B. SACHS

BY: LAWRENCE B. SACHS, ESQUIRE

Williamsburg Commons

8G Auer Court

East Brunswick, New Jersey 08816

T: (732) 613-1441

Email: larry@sachslawnj.com

--Counsel for the Applicant

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

MOHAMED SHAMEER SADAR

Shameer Properties, LLC

## I N D E X

WITNESSPAGE

None.

PUBLIC QUESTIONS/COMMENT:

<u>NAME</u>	<u>ADDRESS</u>	<u>PAGE</u>
Mary Ellen McMahon	210 Ernston Road	10
James Kolmansperger	12 Center Avenue	12
Cathy Scirbona	Parlin	16,105
Elizabeth Pinella	10 Parkway Place	29
Nazimool Saheb	216 Ernston Road	32,122
Kimme Barry	Parkway Homes	34
Jim Robinson	Parlin	40
Bassa Muhammad	4207 Wells Drive	48
Joe Karmazin	322 Ernston Road	51
Drew Weingarth	East Brunswick	60
Annette Yuhasz	Parkway Homes	66
Corrie Penland	Liberty Street	71
Carol Esposito	6 Villanova Road, Parlin	73,117
Mohammad Naveed	34 Cori Street, Parlin	81
Michael Cann	12 Vincent Street, Parlin	84
Vanessa Carney	Parkway Homes	88
Tom Krasovich	Parlin	89
Syed Ali	44 Kierst Street	91
Freshta Taeb	216 Ernston Road	94
Glorinda Capone	Laurel Place	96
Samaya Sadar	Jackson Ave, Parlin	98
Debbie Lynch	145 Pulaski Avenue	101
Mike Weaver	10 Parkway Place, Parlin	104

## E X H I B I T S

No.DESCRIPTIONPAGE

None.

1 CHAIRMAN TIGHE: Please stand.

2 [Pledge of allegiance.]

3 Good evening. Welcome to the meeting  
4 of the Sayreville Planning Board of May 7th, 2025.

5 Beth, has this meeting been advertised  
6 in accordance with the Open Public Meetings Act?

7 SECRETARY MAGNANI: Yes, Chairman, it  
8 has.

9 CHAIRMAN TIGHE: Ask for a roll call.

10 SECRETARY MAGNANI: Mr. Kandel?

11 MEMBER KANDEL: Here.

12 SECRETARY MAGNANI: Ms. Lahrman?

13 MEMBER LAHRMAN: Here.

14 SECRETARY MAGNANI: Mr. Muller?

15 VICE-CHAIRMAN MULLER: Here.

16 SECRETARY MAGNANI: Mr. Shah.

17 MEMBER SHAH: Here.

18 SECRETARY MAGNANI: Ms. Sitaca?

19 MEMBER SITACA: Here.

20 SECRETARY MAGNANI: Mr. Volosin?

21 MEMBER VOLOSIN: Yeah.

22 SECRETARY MAGNANI: Mr. Williams?

23 MEMBER WILLIAMS: Here.

24 SECRETARY MAGNANI: Councilman

25 Zebrowski?

1 COUNCILMAN ZEBROWSKI: Here.

2 SECRETARY MAGNANI: Chairman Tighe?

3 CHAIRMAN TIGHE: Here.

4 SECRETARY MAGNANI: We have a quorum.

5 - - -

6 (Board continues with the agenda.)

7 - - -

8 CHAIRMAN TIGHE: Site

9 Plan/Subdivision.

10 Mr. Sachs, it's up to you.

11 ATTORNEY SACHS: Yes. Thank you,

12 Mr. Chair. Lawrence Sachs on behalf of the

13 applicant.

14 We were last here middle of April and  
15 at that time we were presenting some additional  
16 traffic testimony, some additional engineering  
17 testimony.

18 At the conclusion of that hearing,  
19 Mr. Chairman, you asked me if the applicant was  
20 resting, and I said I was going to reserve that  
21 decision until this evening. And after reviewing  
22 all of the transcripts in this matter we do not  
23 believe we have any additional testimony that we  
24 need to proceed further at this time. So the  
25 applicant does rest.



1 I know that the chairman has indicated  
2 that you are going to reserve the public for this  
3 evening, and we certainly have no objection to that.

4 CHAIRMAN TIGHE: Okay. Any  
5 communication agenda?

6 All right, I'm going to open up to the  
7 public. Today you can speak about anything that is  
8 on your mind. Go ahead.

9 ATTORNEY POHLMAN: So this evening is  
10 going to be the public hearing portion of the site  
11 plan application for 212 to 216 Ernston Road,  
12 Sayreville.

13 Now during a public comment portion of  
14 the hearing the public has the opportunity to come  
15 up and speak on matters that relate to the  
16 application, that provide testimony with respect to  
17 various aspects of the application, and objectors  
18 also have the opportunity to put their objections  
19 and any evidence or testimony into the record.

20 It's important to note that public  
21 comment on an application is limited to that  
22 application. It's limited to the facts, it's  
23 limited to the operation of the site, the traffic of  
24 the site, the design of the site, and the intensity  
25 of use of the site.

1           Individual's thoughts, both positive  
2   and negative, on a house of worship and location is  
3   not really relevant as this is an approved use  
4   within the zone. But what is important and what  
5   should be part of the record are any thoughts or  
6   comments on the objective aspects of this  
7   application.

8           Thank you.

9           CHAIRMAN TIGHE: All right, I will  
10   take a motion to open up the public.

11          MEMBER WILLIAMS: Motion.

12          CHAIRMAN TIGHE: Do I have a second?

13          VICE-CHAIRMAN MULLER: Second.

14          CHAIRMAN TIGHE: All in favor say aye?

15          MEMBERS IN UNISON: Aye.

16          CHAIRMAN TIGHE: Any opposed?

17          All right, anybody can come up. State  
18   your name. Just please be cognizant of what people  
19   are saying. We are going to try not to be  
20   redundant. Try to keep your time under five  
21   minutes.

22          And if you are called upon we're not  
23   going to call upon you again until the end.

24          Ma'am, your name.

25          MARY ELLEN McMAHON: Mary Ellen

1 McMahon. Address 210 Ernston Road.

2 I would like to know if there's going  
3 to be a fence around the property when they start  
4 building.

5 CHAIRMAN TIGHE: Is that mic working?

6 MARY ELLEN McMAHON: Mary Ellen  
7 McMahon, 210 Ernston Road. I want to know if  
8 there's going to be a fence put around the property  
9 when they start building?

10 CHAIRMAN TIGHE: Mr. Sachs, can you  
11 answer that?

12 ATTORNEY SACHS: Well, it is public  
13 comment, but I think I can answer that.

14 If there's any construction fencing, if  
15 that's what you're alluding to, I think that's  
16 required by your construction department. So  
17 whatever the construction department requires if  
18 this application is acted favorably, we'll comply  
19 with.

20 I don't believe there's a fence on the  
21 proposed site plan. I believe there is landscaping,  
22 extensive landscaping that is being provided.

23 MARY ELLEN McMAHON: Also, when they  
24 bring these big tractor and your building material  
25 and stuff, will Ernston Road have to be closed at

1 any point?

2 ATTORNEY SACHS: Again, that would be  
3 subject to whatever the construction officials  
4 require.

5 MARY ELLEN McMAHON: Okay, you were no  
6 help.

7 CHAIRMAN TIGHE: Anybody else like to  
8 speak?

9 JAMES KOLMANSPERGER: Good evening.

10 CHAIRMAN TIGHE: Good evening.

11 JAMES KOLMANSPERGER: James  
12 Kolmansperger, 12 Center Ave, Parlin.

13 I've got a couple of questions on the  
14 underground garage and how deep it will be and how  
15 far you're going to dig, because as we know in this  
16 town Dupont had a chemical spill and it goes all the  
17 way up to Ernston Road and goes all the way to 9.

18 Can you guarantee that none of this  
19 chemical spill that is in this town will be  
20 affected?

21 There is children in that whole  
22 neighboring area and that's a big concern.

23 ATTORNEY POHLMAN: The board can note  
24 that. Any issue involving contaminated soil and/or  
25 contaminated water is governed -- is, frankly,

1 outside the scope of this board, and it's governed  
2 by the state.

3 JAMES KOLMANSPERGER: I think it should  
4 be brought up. I mean you are our planning board;  
5 you are here for our safety.

6 ATTORNEY POHLMAN: This planning  
7 board, nor any planning board, does not have the  
8 authority over the regulation and the requirements  
9 for the evaluation of environmental conditions.  
10 There are very strict state regulations --

11 JAMES KOLMANSPERGER: Was soil testing  
12 done on this property?

13 ATTORNEY POHLMAN: Excuse me, sir.  
14 There are very strict regulations that govern that,  
15 and that is outside of the scope of this board's  
16 authority.

17 JAMES KOLMANSPERGER: Okay.

18 CHAIRMAN TIGHE: As far as I know when  
19 you start digging like that you have to go through  
20 the watershed and they get involved and --

21 JAMES KOLMANSPERGER: Do we have the  
22 report?

23 CHAIRMAN TIGHE: -- and they get the  
24 samples.

25 JAMES KOLMANSPERGER: Did you get the

1 report?

2 CHAIRMAN TIGHE: Did I get the report?  
3 No, because they haven't dug yet.

4 JAMES KOLMANSPERGER: So we're going  
5 to okay something without that report?

6 ATTORNEY SACHS: Actually, we have  
7 provided, I believe, soil sampling as part of our  
8 submission.

9 JAMES KOLMANSPERGER: And how far down  
10 was the soil samples done?

11 ATTORNEY SACHS: I don't know. I  
12 can't comment on that. I mean --

13 JAMES KOLMANSPERGER: Okay.

14 The next question, as we know we have  
15 found live ammunition throughout that whole area.  
16 Is the Corps of Army Engineers going to be involved  
17 in any way to secure if any ammunition is found?

18 Because they were found on the property  
19 adjacent to it, up at Samsel School. It's been  
20 found in Eisenhower School. And I have knowledge  
21 that they're around checking Eisenhower School for  
22 live ammunition from the explosion way back.

23 Are we going to be proving that we're  
24 not going to have -- that they're going to do the  
25 right thing if something is found?

1           ATTORNEY POHLMAN: And, sir, that's a  
2 development -- that's a development and construction  
3 issue, it's outside the scope of this board. This  
4 board is the planning board, its authority is  
5 limited to the review of the plans, review of the  
6 relief sought.

7           Rules governing the movement of  
8 ammunition is federal and state issue, and also gets  
9 to construction.

10           This board deals with the request to  
11 build and the relief for any variances or design  
12 waivers with respect to the town's ordinances.

13           JAMES KOLMANSPERGER: Okay. So  
14 nothing is going to be done about the soil testing  
15 or any of this?

16           ATTORNEY POHLMAN: That's not true.  
17 That's a self-serving statement, sir.

18           This board does not govern that. The  
19 authority for environmental matters in the State of  
20 New Jersey is governed by the state DEP, Department  
21 of Environmental Protection. And they've published  
22 very lengthy and thorough regulations on that issue,  
23 which developers, both commercial and residential,  
24 have to comply with. This board does not have the  
25 authority pursuant to the Municipal Land Use Law to

1 govern that issue.

2 JAMES KOLMANSPERGER: Okay. God  
3 forbid someone hits this chemical spill, what is the  
4 next spill?

5 You said I could ask any question.  
6 These are the questions I have.

7 ATTORNEY POHLMAN: Okay. Well if you  
8 have questions about the -- you can reach out to  
9 your construction code official, you can reach out  
10 to the building department or the State Department  
11 of Environmental Protection, but that's not --  
12 that's outside of the scope of this board's purview  
13 and its authority.

14 JAMES KOLMANSPERGER: Okay.

15 CHAIRMAN TIGHE: Anybody else like to  
16 speak?

17 CATHY SCIRBONA: I would. Hi, I'm  
18 Cathy Scirbona. I live in Parlin.

19 The answers that you just gave this  
20 gentleman, is there any way that you could give me  
21 the numbers for me to contact, being none of you are  
22 going to take any responsibility to anything other  
23 than -- I don't know what even you had this meeting  
24 for, if you can't answer a question.

25 So if anything when it comes to the



1 spill or ammunition, anything dangerous, you refer  
2 it back to the government, so the state. So who do  
3 we call, Murphy? He's going to approve this?

4 Who has the right to approve this  
5 before any of this gets done?

6 Who has the right to approve it before  
7 things are tested, water testing all of it?

8 Who approves it, you guys?

9 ATTORNEY FISHER: The Department of  
10 Environmental Protection.

11 CATHY SCIRBONA: Here? I mean in the  
12 town or in the state?

13 ATTORNEY FISHER: Throughout the  
14 entire state.

15 CHAIRMAN TIGHE: County and state.

16 ATTORNEY FISHER: County, state,  
17 municipality.

18 CATHY SCIRBONA: So the state will let  
19 you guys know if this is feasible to do?

20 ATTORNEY FISHER: They'll let the  
21 property owner know.

22 CATHY SCIRBONA: And will they do the  
23 testing before the approval?

24 I thought it was all approved already.

25 ATTORNEY FISHER: Depends on the state

1 regulations.

2 CATHY SCIRBONA: And do you know the  
3 state regulations?

4 ATTORNEY FISHER: I do not know them  
5 by memory.

6 CATHY SCIRBONA: You don't know them.  
7 Is there anything you guys do know?

8 CHAIRMAN TIGHE: I know for a fact  
9 that when I sat on the board over at the county  
10 college we approved every building over there with  
11 the stipulation that there might be ammunition. We  
12 did find two shells. They shut the job down. The  
13 Army Corps of Engineers came down, took the two  
14 shells down to the Fort Dix, and they were duds.

15 Did it stop the construction of the  
16 job? Yeah, for about two and a half months.

17 The same thing happens with EPA. If  
18 the EPA comes in the same thing will happen; if they  
19 find that there's anything the matter with it, the  
20 EPA will come in and come up with a guideline of  
21 what has to be done to remediate that, just like  
22 they had to remediate down where they're building  
23 Bass Pro.

24 CATHY SCIRBONA: But will they come in  
25 before it's too dangerous or after they're digging

1 and a chemical spill starts?

2 Do they come -- when do they come in;  
3 when it is already dangerous being that they know  
4 there has been a spill and there is chemicals  
5 underground?

6 You got -- how far are they going,  
7 85 feet? How deep are they going? How deep are  
8 they going? They've got to be going very deep.

9 Never mind the people's foundations  
10 that live there, how deep are they going?

11 So they hit something, the spill comes  
12 up, the poison comes up, then the Army Corps  
13 engineers come in, then the environmentalists come  
14 in, after kids are sick, after seniors are sick?

15 Are youse kidding me; how did this  
16 even get this far?

17 How did it get this far?

18 ATTORNEY POHLMAN: Well because when  
19 people own property in the State of New Jersey,  
20 ma'am, they have the absolute right to come before  
21 this board, a Land Use Board and to seek an  
22 application to do construction.

23 And many different government entities  
24 have different responsibilities throughout the land  
25 use development and application process and then

1 construction process. This board doesn't inspect  
2 property. This board doesn't determine whether or  
3 not --

4 CATHY SCIRBONA: Who approves your  
5 job?

6 ATTORNEY POHLMAN: Excuse me. Ma'am,  
7 ma'am, ma'am, excuse me.

8 This board doesn't determine whether or  
9 not the electric is being built correctly. This  
10 board doesn't determine whether or not OSHA is being  
11 complied with when they're digging trenches.

12 This board's responsibility is to  
13 receive an application to determine whether or not  
14 that application satisfies the ordinances for the  
15 borough. If there's variances that are needed, it's  
16 this board's obligation to hear the evidence and to  
17 weigh whether or not those variances are granted.

18 Now, subsequent to any land use board  
19 making a decision, sometimes parallel with it, but  
20 oftentimes subsequent, there's outside agency  
21 approvals that are needed.

22 Those outside agency approvals are the  
23 Department of Environmental Protection, very often  
24 for things such as stormwater runoff, sometimes  
25 contamination, wetlands. The county is involved.

1     There is sometimes organizations involved.  
2     Department of Transportation could be involved based  
3     on where the roads are.

4             And so every entity has its own  
5     responsibility, and an applicant has the right to  
6     come before a board in this borough and submit an  
7     application for construction.

8             Now they may also need other approvals,  
9     they may also need other permits. They also may  
10    need to satisfy other conditions. But this board  
11    can't say, well, have you done that yet? Because  
12    what the law in New Jersey tells us is applications  
13    that require a land use approval, that require DEP  
14    approval, that require county approval, that require  
15    Department of Transportation approval, some  
16    applications require turnpike authority approval,  
17    depending on how close they are to either the  
18    parkway or the turnpike --

19            CATHY SCIRBONA: How many have been  
20    approved already?

21            ATTORNEY POHLMAN: -- and, excuse me,  
22    ma'am -- and then whether or not the planning or a  
23    zoning board or a municipality approves it, if they  
24    -- if the entity doesn't obtain the outside agency  
25    approvals, then they are not able to move forward

1 with that project.

2 CATHY SCIRBONA: So, how far is it?

3 ATTORNEY POHLMAN: How far is what,  
4 ma'am?

5 CATHY SCIRBONA: How many people have  
6 approved this already? What agencies approved it?

7 ATTORNEY POHLMAN: We're not aware of  
8 it. And, frankly, this board makes its decision  
9 outside of the context of what other agencies are  
10 doing, because they focus on their job, and the DEP  
11 may have approvals, the county likely has approvals,  
12 the DOT -- there's many agencies that may have to  
13 review this.

14 CATHY SCIRBONA: And did -- so what is  
15 your job actually, then? Do you -- I mean, what is  
16 your job?

17 ATTORNEY POHLMAN: Well, as I said,  
18 ma'am, any planning board --

19 CATHY SCIRBONA: If it has to go to  
20 all these other entities --

21 ATTORNEY POHLMAN: Ma'am, any planning  
22 board in the State of New Jersey, their obligation  
23 is to receive an application.

24 CATHY SCIRBONA: Okay, so is there any  
25 approvals -- on this building?

1                   ATTORNEY POHLMAN: That have been  
2 granted by this board?

3                   CATHY SCIRBONA: Yeah.

4                   ATTORNEY POHLMAN: No.

5                   CATHY SCIRBONA: Nothing? So it's  
6 still like nothing; they still have to go through  
7 everything?

8                   Because I have heard so many different  
9 stories that it has been approved and this is just  
10 for show. Is it?

11                  CHAIRMAN TIGHE: No.

12                  CATHY SCIRBONA: Is it just for show?

13                  CHAIRMAN TIGHE: No.

14                  CATHY SCIRBONA: No?

15                  CHAIRMAN TIGHE: I don't know if --

16                  CATHY SCIRBONA: Anybody here buy a new  
17 house? Build a new house? Go on vacation? Get a  
18 new boat? Anybody?

19                  ATTORNEY POHLMAN: Excuse me, ma'am,  
20 that comment is not appropriate.

21                  CATHY SCIRBONA: Well, this isn't  
22 appropriate.

23                  ATTORNEY POHLMAN: What is not? This  
24 is the way of laws of the state of New Jersey say  
25 that --

1 CATHY SCIRBONA: So if you're telling  
2 me --

3 ATTORNEY POHLMAN: Ma'am, ma'am.

4 CATHY SCIRBONA: -- there's absolutely  
5 no approvals on this yet, I will be very comfortable  
6 and apologize to you.

7 Is there any approvals that this can go  
8 forward now so far?

9 ATTORNEY POHLMAN: This board hasn't --

10 CATHY SCIRBONA: Is there any way  
11 anybody is going to start digging now?

12 ATTORNEY POHLMAN: This board has not  
13 granted an approval yet. They haven't had a vote  
14 yet.

15 Now has the applicant obtained county  
16 approval? I don't know. You can ask them.

17 Have they obtained DEP approval? I  
18 don't know. Maybe they have.

19 Again, that's outside agency approval.

20 CATHY SCIRBONA: And how do we find  
21 out that then? How do we find that out?

22 ATTORNEY POHLMAN: You could ask the  
23 applicant. You could ask the DEP. The Department  
24 of Transportation. All of them.

25 CATHY SCIRBONA: And who is the



1 applicant? Who? Who do I ask?

2 ATTORNEY POHLMAN: Well, they're  
3 sitting right there, ma'am.

4 CATHY SCIRBONA: Is it, what's  
5 approved from the county? County approve it.

6 ATTORNEY SACHS: First of all, we have  
7 submitted in connection with this application  
8 extensive soil testing, soil borings, which have  
9 been reviewed by --

10 CATHY SCIRBONA: Surface soil?

11 ATTORNEY SACHS: Can I, ma'am --

12 CATHY SCIRBONA: Go ahead.

13 ATTORNEY SACHS: If you would like an  
14 answer, I would be glad to give you an answer.

15 CATHY SCIRBONA: Go ahead.

16 ATTORNEY SACHS: Thank you.

17 We have submitted soil testing. We  
18 have submitted soil borings. We have submitted an  
19 Environmental Impact Statement.

20 We have received comments from CME  
21 which are very specific and very technical as to  
22 what has to occur if, in fact, this application is  
23 approved.

24 There is no evidence of any  
25 contamination of any nature whatsoever. There is no

1 evidence of any ammunition on-site.

2 You know, and that's all contained in  
3 the reports that have been submitted.

4 CATHY SCIRBONA: How far down did you  
5 go.

6 ATTORNEY SACHS: I'm not the engineer,  
7 but that's all public record; it's all part of the  
8 plans. And, you know, it's been testified to at  
9 prior hearings.

10 CATHY SCIRBONA: Does anybody here  
11 know how far down it legally it has to go before  
12 they're approved?

13 CHAIRMAN TIGHE: No.

14 CATHY SCIRBONA: No? But, I mean,  
15 they can say 20 feet and get it approved and that's  
16 it, and if they go 40 it's no good?

17 The engineer will know how far they  
18 have to go when they dig. Will they have that  
19 information?

20 If they go 50 feet, has 50 feet been  
21 tested or is it just the soil on the grounds that we  
22 walk on?

23 ENGINEER CORNELL: Mr. Chairman,  
24 there's a comment in our report that I think maybe  
25 will address the person's concerns.

1                   One of the conditions in our report  
2   says:

3                   "A soils report which demonstrates the  
4           ability of the site soils to support the  
5           proposed structure should be provided. The  
6           manner in which potential groundwater issues  
7           will be addressed, as well as the need for  
8           special foundation support members should  
9           also be further reviewed. As was discussed  
10          with the board, this report should also  
11          address the potential impacts of vibrations  
12          during construction on the adjacent  
13          properties."

14                  So if this --

15                  CATHY SCIRBONA: That's good for  
16   foundations?

17                  ENGINEER CORNELL: If this application  
18   is approved this would be a condition of the  
19   approval.

20                  So prior to starting any construction  
21   this report would have to be prepared by a licensed  
22   professional engineer, who would examine the loads  
23   associated with the building, determine what type of  
24   soil borings are necessary, how deep they'll have to  
25   go, and he'll have to issue reports saying that the

1       soils can support the building.

2                   CATHY SCIRBONA:  I don't care about  
3       the support of the building.

4                   Does the engineer know that there was a  
5       spill there in the '80s?

6                   CHAIRMAN TIGHE:  Ma'am, where did you  
7       get the information that there was a spill there?  
8       The spills --

9                   CATHY SCIRBONA:  I have lived here for  
10      the past --

11                  CHAIRMAN TIGHE:  The spills that I see  
12      on the maps are all on the Hercules property over on  
13      the other side of Cheesequake Road.

14                  CATHY SCIRBONA:  I have been living  
15      here.  I have lived here for 40 years; it was down  
16      Ernston Road.

17                  So, I mean, I just don't understand, I  
18      could understand that and that's great for  
19      foundations because you know with them digging all  
20      that way to put in a parking garage -- which is  
21      absurd in its own liking -- those foundations are  
22      going to crack.  There's no doubt.  I mean  
23      seriously.  They have to go very, very deep to get  
24      all the parking that they want.

25                  ENGINEER CORNELL:  For your

1 information, ma'am, the bottom floor of the parking  
2 garage is approximately 5 feet below the bottom  
3 grade of Ernston Road.

4 CATHY SCIRBONA: So where is the rest  
5 of the parking, above-ground?

6 ENGINEER CORNELL: The building is  
7 being elevated. Based on the plans, the bottom  
8 floor of the parking garage is approximately  
9 elevation 86 --

10 CATHY SCIRBONA: All right, so that  
11 could have answered my first question I asked you  
12 then; how far down are they going?

13 CHAIRMAN TIGHE: Five feet.

14 CATHY SCIRBONA: The whole building,  
15 that's five feet; that's as far as they're digging?

16 CHAIRMAN TIGHE: Five feet.  
17 Everything goes up.

18 CATHY SCIRBONA: So why didn't you  
19 just answer me that from the get-go when I asked?

20 CHAIRMAN TIGHE: Ma'am.

21 Anybody else? Ma'am.

22 You're next.

23 ELIZABETH PINELLA: I might not really  
24 have questions, but I have a lot of concerns.

25 CHAIRMAN TIGHE: Ma'am, name.

1                   ELIZABETH PINELLA: My name is  
2 Elizabeth Pinella, and I live at 10 Parkway Place.

3                   My family has lived in this house for  
4 over six decades. We have always tried to be good  
5 neighbors to help our community. While I fully  
6 respect and support everyone's right to practice  
7 their faith free and fully, I am against any kind of  
8 construction of this size, which is over 20 times  
9 larger than the surrounding homes.

10                  The fact that it would be pushed back  
11 from Ernston Road puts it directly behind my house.  
12 I do not believe a few trees are going to buffer or  
13 hide this giant building.

14                  This will greatly affect my quality of  
15 life. It will change the landscape of my yard, the  
16 surrounding yards, and those surrounding the site.  
17 I will have to look at it when I wash my dishes. It  
18 will hinder my view of the morning sun. It will  
19 limit my bird watching. And it will tower over any  
20 activities in the yards around it.

21                  I also believe that such a tall  
22 structure will create shadows that might change  
23 sunny areas to shaded areas and harm plants and  
24 gardens in the neighborhood.

25                  I feel as if I am being invaded. This

1 has already caused me great anxiety and stress. I  
2 have worried about how long the construction is  
3 going to take; how this will affect me with noise  
4 and dust and rubble; what happens if my property is  
5 damaged.

6 Furthermore, I am concerned about the  
7 potential increase in traffic congestion and noise  
8 pollution that such a large facility could bring,  
9 especially with school traffic.

10 Already Ernston Road is listed as one  
11 of the most overly congested and dangerous roads in  
12 the county.

13 Also if their parking spaces fill up  
14 the thought that worshipers would cross Bordentown  
15 Avenue, park on Johnson Lane, walk across Bordentown  
16 Avenue to the mosque is not logical. The service  
17 may end before they get there. I suspect people  
18 would be parking on the side streets of my  
19 neighborhood and limiting parking in front of my  
20 neighbor's homes and my home.

21 With four 15 to 20-minute daily  
22 services that can start as early as 5:00 a.m., two  
23 large services on Friday afternoons, and basketball  
24 until 10:00 p.m., with everything else in between,  
25 even if other activities are not at the same time as

1 service I believe it will be very busy. I do not  
2 think anyone would build something this big mainly  
3 to use it one day a week.

4 Additionally, the introduction of a  
5 large-scale house of worship could potentially  
6 impact property values in the area. Prospective  
7 home buyers may be deterred by the presence of such  
8 a structure in close proximity leading to a decrease  
9 in property values for current homeowners.

10 I, respectfully, request that you  
11 reconsider the approval of construction of this  
12 building. I do not think that it's beneficial to  
13 the neighborhood to have such an unsuitable  
14 structure placed on this property.

15 CHAIRMAN TIGHE: Thank you.

16 ELIZABETH PINELLA: Thank you.

17 CHAIRMAN TIGHE: Name and address.

18 NAZIMOOL SAHEB: Nazimool Saheb,  
19 director and imam of Masjid Sadar and Community  
20 Center, 216 Ernston Road.

21 In the name of God, most gracious, most  
22 merciful, God of Abraham, Ishmael, Isaac, Moses,  
23 Mary, Jesus and Muhammad, may the peace and  
24 blessings of God be on all of them.

25 On behalf of Masjid Sadar and Community



1 Center we would like to assure the public that we  
2 are committed to being respectful and considerate  
3 neighbors. We will work to ensure that our center  
4 is a positive addition to the community, promoting  
5 harmony and understanding.

6 Our center will serve as a hub for  
7 community activities, education, and spiritual  
8 growth of our community.

9 We do believe and are convinced it will  
10 enrich the community and provide opportunities for  
11 people of all backgrounds to come together.

12 To our dear neighbors, we want to  
13 assure you that we value your partnership and look  
14 forward to working closely with you. As we move  
15 forward we will strive to be mindful of your  
16 concerns and work collaboratively to ensure that our  
17 presence is a blessing to our neighborhood.

18 We envision a future where our center  
19 and your community can thrive together. And we are  
20 excited to build a positive relationship with you.

21 A special thank you to the members of  
22 your community, old and young who persevered through  
23 this process, trusting us representing them.

24 Again, I would like to say thanks to  
25 all our neighbors. May God bless our neighbors and

1 may God bless our city.

2 Thank you very much.

3 CHAIRMAN TIGHE: Thank you.

4 You're the one.

5 KIMME BARRY: I appreciate what the  
6 imam --

7 CHAIRMAN TIGHE: Name and number.

8 KIMME BARRY: Oh, I'm sorry. My name  
9 is Kimme Barry. I live in Parkway Homes.

10 SECRETARY MAGNANI: Your name.

11 KIMME BARRY: My name is Kimme Barry.  
12 I live in Parkway Homes. Okay?

13 CHAIRMAN TIGHE: That's perfect.

14 KIMME BARRY: Okay.

15 I appreciate what the imam said, but I  
16 have a problem with him saying that they want to be  
17 so neighborly. If that was the case all of us that  
18 live there -- well, around the surrounding property,  
19 still have wood from the trees that are knocked down  
20 up against all our properties, that we get wood  
21 roaches every summer for years now, since they did  
22 this.

23 They haven't addressed it. They  
24 haven't cleaned it. And if they were so neighborly  
25 why is it still like that after all this time? We

1 have complained about it. No one has done anything.  
2 It sounds great what he says if that was, you know,  
3 the case, but I don't think it is.

4 But I would like to read my statement  
5 anyway, okay?

6 CHAIRMAN TIGHE: Be my guest.

7 KIMME BARRY: So I am a resident of  
8 Parkway Homes. As you may be aware our streets are  
9 very narrow with no sidewalks, and it's very tight  
10 to navigate through the area.

11 We have only two ways out which is  
12 Parkway Place and Center Avenue onto an already  
13 congested Ernston Road, which I'm sure you all know  
14 is just identified as one of Middlesex County's top  
15 five most dangerous roads.

16 I'm concerned about flooding due to all  
17 the waivers for setback, and some of the proposed  
18 parking spots are in that setback area. So if a  
19 waiver is not granted they will lose even more  
20 parking spots. If this 43,000-square-foot building  
21 does not have enough parking for the droves of  
22 people that will attend the many daily services and  
23 all the other events in between, then you can bet  
24 that we will get overflow in the Parkway Homes.

25 I am also worried about emergency

1 vehicles being restricted. I live with my senior  
2 father who has cardiac issues.

3 I'm concerned about the hours of  
4 operation, the noise and the lighting that this  
5 magnitude of a project will certainly create because  
6 many of us residents' properties are literally  
7 backed up to this site.

8 I am, as many of us here, extremely  
9 concerned about our homes' foundations, which I  
10 believe Lawrence Sachs stated will not be  
11 responsible -- no one will be responsible for any  
12 damages.

13 Didn't he state that at one point that  
14 he couldn't be liable is what he said.

15 ATTORNEY POHLMAN: No, ma'am, in fact --

16 KIMME BARRY: Not him personally, but  
17 who he's representing.

18 ATTORNEY POHLMAN: The applicant has  
19 stated that one of the conditions that they're  
20 willing to agree to should this be -- and again,  
21 nothing has been approved, should there be an  
22 approval one of the conditions they agreed to is  
23 that there would be monitoring and testing during  
24 the entire construction process to ensure that that  
25 construction is being done in a manner that does not

1 result in off-site damage.

2 KIMME BARRY: Okay. So the properties  
3 that are connected literally to the property, you  
4 know, our homes, I think should be tested before the  
5 project starts to see if we have damage already,  
6 before they start, to our foundation or -- you know,  
7 if we do or if we don't. So at the end of the day  
8 if we wind up with damage then we know where it came  
9 from.

10 So what is our recourse in a situation  
11 like that?

12 CHAIRMAN TIGHE: Situations that have  
13 arisen in town with compact of the soil and  
14 everything, over on Towne Lake they had that  
15 problem, as soon as they found out they fixed  
16 everybody's cracks.

17 KIMME BARRY: So before any kind of  
18 work would possibly happen --

19 CHAIRMAN TIGHE: They didn't do any  
20 testing before that. They did the impactions and  
21 then they found out they had a problem. They  
22 stopped it. Again, the building --

23 KIMME BARRY: So we have to have  
24 damage in order for it to be rectified?

25 ENGINEER CORNELL: Mr. Chairman, if I

1 might.

2 At the April 3rd, 2024, meeting this  
3 issue was raised. The applicant agreed to a  
4 condition, indicated predevelopment inspections of  
5 the foundations of the existing houses surrounding  
6 the property will be performed. So prior to them  
7 starting work.

8 He's going to have an independent  
9 engineer inspect the foundations of the properties  
10 to determine conditions prior to him starting, to  
11 determine if something happens during construction  
12 there would be a record to show that it was caused  
13 by the construction.

14 KIMME BARRY: Right. I remember  
15 Lawrence Sachs saying -- I should have been prepared  
16 with that -- that we really -- he can't be liable.  
17 Yes, he did say something like that.

18 Does anybody...

19 ATTORNEY POHLMAN: Ma'am, and I don't  
20 mean this with any disrespect to Mr. Sachs --

21 KIMME BARRY: He said it.

22 ATTORNEY POHLMAN: -- what Mr. Sachs  
23 said isn't binding because should there be an  
24 approval the conditions that are put on the record  
25 as part of the approval in the memorializing

1 resolution are what bind the applicant and the  
2 property owner.

3 So if a year ago, actually 13 months  
4 ago, the applicant indicated that as a condition of  
5 approval they would agree that there would be  
6 pre-construction/pre-inspecting --

7 KIMME BARRY: I do recall.

8 ATTORNEY POHLMAN: -- and also agreed  
9 that there would be monitoring during it, so that is  
10 what controls.

11 Now I'm not going to dispute you may  
12 have misheard Mr. Sachs or maybe Mr. Sachs did say  
13 that, but regardless --

14 CHAIRMAN TIGHE: A condition.

15 ATTORNEY POHLMAN: -- that's what  
16 controls. And that's legally binding.

17 KIMME BARRY: But I just think you  
18 people are lucky that you don't have to face the  
19 stuff that is going on with us, because it's  
20 horrible. People work their whole lives to just buy  
21 a little something and to have it threatened like  
22 this.

23 And it has nothing to do with religion.  
24 It's just the quality of life; we deserve to have a  
25 quality of life. We pay taxes. We work hard. We

1 just want to come home and relax and it's chaotic.  
2 It's chaotic.

3 But I'm not done. Where was I?

4 Yeah, it's horrifying the thought of  
5 worrying about our foundations. It's very unfair.

6 So what else do I have, yeah, that's  
7 pretty much it.

8 So this would just greatly affect our  
9 quality of life. We live in a quiet neighborhood  
10 and we have a right to privacy and, you know, I hope  
11 we get it.

12 So, thank you.

13 CHAIRMAN TIGHE: Thank you very much.

14 Mr. Robinson.

15 JIM ROBINSON: Thank you, Mr. Chairman.

16 Jim Robinson, Parlin.

17 At one of the first I think it was the  
18 first meeting in the Borough Hall last year I had  
19 mentioned that the borough's original schoolhouse,  
20 Schoolhouse Number 1, I think it is, is at 214  
21 Ernston Road, and I asked the applicant if they  
22 would reach out to the Historical Society to inquire  
23 as to whether or not the Historical Society had any  
24 interest in that building, either preserving it or  
25 moving it or doing something.



1                   But I ask that there be some kind of  
2                   communication. We have a very active Historical  
3                   Society in this town, they do wonderful things.

4                   And I'm wondering what the result of  
5                   that request was?

6                   ATTORNEY SACHS: I did send a letter  
7                   to the Historical Society, I did not receive a  
8                   response. Certainly we're willing to follow up with  
9                   them. And certainly if the board does act favorably  
10                  as a condition of approval if the Historical Society  
11                  has any interest in any of the material, anything in  
12                  that structure, we'll certainly cooperate with them.

13                  JIM ROBINSON: Thank you. I  
14                  appreciate that. And I would, respectfully, suggest  
15                  that if this is approved that the board ask them to  
16                  reach out to the Historical Society --

17                  CHAIRMAN TIGHE: We'll make that a  
18                  condition.

19                  JIM ROBINSON: -- with respect to that  
20                  school.

21                  How many members of the board are  
22                  currently eligible to vote on this application?

23                  SECRETARY MAGNANI: Everybody.

24                  CHAIRMAN TIGHE: Everybody.

25                  JIM ROBINSON: Does that mean nine?

1 CHAIRMAN TIGHE: Yes.

2 JIM ROBINSON: How many are here  
3 tonight?

4 SECRETARY MAGNANI: All nine.

5 CHAIRMAN TIGHE: All nine.

6 JIM ROBINSON: All right, thank you.

7 This -- I understand the concerns that  
8 neighbors have and anybody has about traffic and  
9 things like that, but from a legal perspective I  
10 think this application rises or falls on the issue  
11 of parking. I think that's the only variance.

12 So I think it's incumbent upon the  
13 applicant to do one of at least two things, one is  
14 either satisfy the ordinance and demonstrate to you  
15 that they have the required number of parking, or  
16 convince the board that they have an alternate  
17 scenario for parking.

18 And I know there were a few things that  
19 were discussed and this application dates back a  
20 while ago, one was the underground parking and I  
21 think that might have changed. I had suggested that  
22 they look at van pooling, which was what was  
23 recommended when the Dwarkadhis temple was  
24 approved, and that was something that they had  
25 agreed to, that was later thrown out when the

1 application was denied in a four-four vote and Judge  
2 Ackerman said that condition -- you know, when an  
3 application is denied it goes to court, the  
4 conditions are thrown out. We know -- well, you  
5 know that and I know that.

6 And then there was a scenario about, I  
7 don't know how many, 22 or 24 or 26 spots on Johnson  
8 Lane, I don't know you know I saw there was a letter  
9 indicating a lease. I don't know that the board or  
10 the traffic safety bureau or anybody else has really  
11 looked into that and opined on whether or not that's  
12 a safe -- safe way of accomplishing parking off-site  
13 by having folks cross Bordentown Avenue.

14 So what I'm wondering is, since there  
15 have been various scenarios, would it be possible  
16 for the applicant or the applicant's professionals  
17 to reiterate what is the last version?

18 What are they proposing at this point  
19 to meet their obligation under the ordinance for  
20 either have the appropriate amount of parking  
21 on-site or to convince the board that they have some  
22 other safe alternative for accomplishing the parking  
23 requirement?

24 Would that be okay to do that?

25 ATTORNEY POHLMAN: Well, Mr. Chairman...

1                   CHAIRMAN TIGHE:   Go ahead.

2                   ATTORNEY POHLMAN:   Mr. Robinson,  
3   you're correct that the only variance being sought  
4   is for parking.   And that was actually put on the  
5   record and clarified at our last meeting.

6                   And one of the other points I just want  
7   to clarify for yourself and for the members of the  
8   public is that that additional off-site parking at  
9   the former, no-longer-being-used establishment is  
10   not being --and we clarified at the last meeting --  
11   is not being presented as to meet or reduce their  
12   parking obligation.

13                  JIM ROBINSON:   Okay.

14                  ATTORNEY POHLMAN:   The applicant --  
15   this application is being presented based on the  
16   amount of on-site parking only.   And at the last  
17   meeting the applicant clarified that and also  
18   clarified that -- I'll also say clarified,  
19   Mr. Sachs, can correct me if I'm wrong -- that  
20   they're seeking a variance with respect to parking.

21                  JIM ROBINSON:   So parking on Johnson  
22   Lane that is no longer on the table, is that...

23                  ATTORNEY POHLMAN:   They may use it,  
24   but that is not being considered -- that is not  
25   being considered to satisfy the parking requirement.

1 JIM ROBINSON: I understand, okay.

2 ATTORNEY POHLMAN: The parking  
3 requirement must be satisfied by the on-site parking  
4 only.

5 JIM ROBINSON: Okay, thank you. I  
6 appreciate that.

7 Okay, well, does the applicant have any  
8 response to that?

9 ATTORNEY SACHS: Well, I think counsel  
10 has indicated what our position is, and I agree the  
11 -- I think it's 22 spaces on Johnson -- are really  
12 just for overflow parking.

13 There was a comment made at the last  
14 meeting about making a condition that police monitor  
15 that intersection of Bordentown Avenue and Ernston  
16 Road. We are willing -- I think we stated at that  
17 time that we are willing to do that. We make that  
18 commitment.

19 There was also a comment about putting  
20 a crosswalk across Ernston Road subject to the  
21 county. We will agree to do that.

22 In terms of -- I'm not going to repeat  
23 the parking, I don't really know if I need to  
24 respond to Mr. Robinson's comments, but there was  
25 extensive testimony presented at the last hearing as

1 to the maximum occupancy that will occur at various  
2 periods of time. And we did concede that if all of  
3 the uses are operating at one time it would require  
4 250 parking spaces.

5 However, we know that that is not going  
6 to occur at this site because we will not have all  
7 the uses operating at the same time.

8 The highest use would be the Friday  
9 afternoon services which generated -- which based on  
10 the occupancy limitation on that building only  
11 requires 107 parking spaces, which we satisfy.

12 So although a parking variance is being  
13 requested, we believe we have satisfied that. We  
14 provided testimony from our traffic engineer and  
15 from our planner. And I don't believe there's any  
16 further response I need to give on that point.

17 JIM ROBINSON: Okay, thank you.

18 And for the board's edification,  
19 Mr. Chairman, I just want to repeat something that I  
20 may have said at an earlier meeting.

21 This is a conditionally permitted use  
22 because the ordinance says that a house of worship  
23 needs to be on one acre. The ordinance used to say  
24 three acres were required. This parcel is somewhere  
25 around two-and-a-half acres, okay.

1           So a few years ago the planning board,  
2     the mayor and council changed it to one acre. I  
3     think there was solid reasoning for there to be a  
4     three-acre minimum. There might even be upon  
5     examination solid reasoning for there to be a  
6     five-acre minimum.

7           I would suggest that, and it's not  
8     related to this application because the mayor and  
9     council and the planning board changed the ordinance  
10    so that they meet the current ordinance of one acre  
11    because they are 2.5 acres, but I think after this  
12    application is concluded it would be wise for the  
13    planning board and the mayor and council to revisit  
14    that and perhaps raise the minimum for any house of  
15    worship back to the three acres that it had been  
16    before Mayor O'Brien and the council changed it, or  
17    perhaps even more than three acres.

18          I just think that that is something in  
19    the best interest -- would be in the best interest  
20    of future applicants and certainly in the best  
21    interest of the community.

22          So I would, respectfully, request that  
23    you take a look at that and see whether or not  
24    there's merit in this situation.

25                 CHAIRMAN TIGHE: Thank you.

1 JIM ROBINSON: Thank you.

2 CHAIRMAN TIGHE: Sir. You in the blue  
3 are next.

4 BASEM MOHAMED: Basen Mohamed. I live  
5 at 4207 Wells Drive, Parlin, New Jersey, London  
6 Terrace.

7 I just want to say a little -- like a  
8 very short story, and then I will say in my final  
9 word. I have no question for anyone, just a  
10 statement regarding to all what's going on.

11 When I moved to America 20 years ago as  
12 a young man, immigrant, to seek a better life  
13 comparing to my home country, we always watched  
14 America in the movies and how great the country is  
15 and how organized and clean. And the government has  
16 the freedom of speech and all that good, positive  
17 culture that you wish to live in and immigrate to  
18 live in the great America, and that's a dream for  
19 many people all over the world.

20 So I started from scratch, from  
21 dishwashing, groceries, pizza man, cleaning, wash  
22 cars, limo driver, taxi driver in New York, and then  
23 finished my education and I am a veterinarian right  
24 now, and people respect me as a doctor for their  
25 animals and if you can Google me, my name, and thank



1 God I have a good reputation in my field.

2 At one point when I was a limo driver I  
3 think that the worse scenario for any taxi or limo  
4 driver to get a police ticket for speeding or for  
5 bad driving mistakes for any of you, if you got  
6 stopped by a police or a trooper on the highway and  
7 get tickets --

8 UNIDENTIFIED SPEAKER: Excuse me,  
9 weren't we supposed to stick to the subject?

10 BASEM MOHAMED: Give me a one second.  
11 It's a statement, so if I'm saying something wrong  
12 you can stop me.

13 ATTORNEY POHLMAN: You can continue,  
14 sir.

15 BASEM MOHAMED: So most of us as a  
16 regular human being would get very upset if you get  
17 a ticket, especially if you pay a lot of money or  
18 you're going to get points on your license, and that  
19 going to affect your insurance and all that. And you  
20 be upset, and some people cannot control their upset  
21 and maybe curse at the cop or misbehave. But when I  
22 got tickets when I was a limo driver, I usually was  
23 happy.

24 And in one case, even after the cop  
25 gave me the ticket and moved -- walked back to his

1 car, I said "thank you" from the window, and I think  
2 he misheard my thank you, he maybe heard it as  
3 "something you" with a bad way, the "F" word or  
4 something so he came back to me very angry and said  
5 to me "What you said," "what you said," because he  
6 had thought I cursed him; "I said thank you."

7                   And he was confused: "But I just give  
8 you a ticket that you may get six points and pay  
9 \$600 in the court, how you say thank you? Why." I  
10 said, "Because the way that you giving people  
11 ticket, you push the law and everyone will behave  
12 and the roads will be safer for everyone including  
13 me and my family. So you're doing your job to keep  
14 this country better."

15                   So my point here is to thank you as a  
16 board member, and thank you all of you, all of every  
17 one here and the people that came in and attended  
18 all the previous meetings and finger-point some  
19 mistakes in our planning and criticize anything that  
20 we may going to do to harm the community.

21                   I really appreciate this country. I  
22 appreciate the rules. I appreciate the laws. I  
23 appreciate the freedom of speech even for that  
24 negative way sometimes would support you to be  
25 better and improve.

1                   So everything you criticized, guys, to  
2     this planning is actually going to make this plan  
3     end in the best way possible if it gets approved.  
4     And if it was -- if it got declined at the end,  
5     that's okay, it will be the best for the community  
6     anyway because that's the end of the story.

7                   But if it got approved and in the best  
8     possible way and shape and under the government  
9     requirements, I wish that we try to accept that from  
10    both sides and shake hands, and wish the best for  
11    the next step.

12                  Thank you.

13                  CHAIRMAN TIGHE: Thank you.

14                  JOE KARMAZIN: Good evening. I'm Joe  
15    Karmazin, 322 Ernston Road. I live right across the  
16    street directly.

17                  CHAIRMAN TIGHE: Good evening.

18                  JOE KARMAZIN: So I have more of a  
19    statement, not too many questions or anything like  
20    that.

21                  I went over the Master Plan --

22                  ATTORNEY POHLMAN: Just so we're clear  
23    for everybody, you do not have to ask questions. It  
24    is a public comment and public question time. I  
25    just wanted to make sure because people seem to be

1 raising that.

2 JOSEPH KARMAZIN: Is the planner  
3 present; I thought the planner was supposed to be  
4 present tonight?

5 ATTORNEY SACHS: No, the planner is  
6 not present. We decided that we reviewed the  
7 testimony of the planner from several meetings ago  
8 and there was no need to have him further testify.  
9 We were satisfied with the proofs that we submitted.

10 JOSEPH KARMAZIN: Okay. Well I had  
11 reviewed the Master Plan and the Sayreville  
12 municipal land use laws. I just want to go over a  
13 few key points that I think really pertain to the  
14 structure.

15 So in the Master Plan it says Goal 1,  
16 preserve existing residential neighborhoods;

17 1B, discourage the removal of existing  
18 viable residential uses in favor of non-residential  
19 uses;

20 1C, encourage owner occupancy of  
21 residential dwellings;

22 1E, emphasize the importance of  
23 vigorous code enforcement programs in maintenance of  
24 viable residential neighborhoods;

25 Goal 2, continue to encourage aesthetic

1 and site improvements in the Borough's major  
2 commercial industrial areas to maintain strict  
3 limits on location of non-residential development,  
4 particularly high intensity uses to discourage urban  
5 commercial intrusion in residential areas;

6 Goal 3, encourage and promote  
7 improvised visual environment and the preservation  
8 of natural systems in environmentally sensitive  
9 areas;

10 3A, review development regulations to  
11 height, coverage, setback, landscaping, achieve  
12 desirable development without artificial or  
13 arbitrary restrictions;

14 Goal 4, encourage the maintenance of  
15 the existing business community and provide for a  
16 desirable new development;

17 4D, encourage new development which  
18 will not place unmanageable demands on the borough  
19 infrastructure and/or will assume responsibility in  
20 an equitable manner;

21 Economic objectives balance land uses  
22 with capacity of the circulation system to ensure  
23 that proposed land uses will not overload the  
24 circulation system;

25 Protect the visual and aesthetic value

1 of both new and older residential developments by  
2 promoting preservation of the existing trees and  
3 planting new trees;

4 Protect character of existing  
5 neighborhoods, encouraging designs which are  
6 harmonious with those that exist in the immediate  
7 vicinity.

8 Now, those are all from the Master  
9 Plan. I cited them. You guys can look them up if  
10 you want.

11 I also have a couple from the  
12 Sayreville Municipal Land Use Law, 2610.4 referral  
13 powers of the planning board. You know what, I'm  
14 going to skip that.

15 The applicant seeking variance waivers,  
16 front yard setback for signage; that is a variance.

17 Off-street loading space, another  
18 variance;

19 200-foot deceleration lane, another  
20 variance;

21 Minimum 2 percent slope on all lawn and  
22 landscaped areas, a variance;

23 On-site parking in front area sidewalks  
24 between parking areas and buildings another  
25 variance. And head-to-head parking with planted

1 islands, not to mention insufficient spots which is  
2 a huge concern.

3 The visual impact of the project would  
4 be significant. Should be consistent with  
5 Sayreville Master Plan and Master Plan  
6 re-examination.

7 When warranted an analysis of existing  
8 air quality and noise levels and lighting levels. I  
9 know we didn't do those tests, but there's going to  
10 be a lot of people here.

11 The resident population, working  
12 population and visitor population shall be  
13 estimated.

14 Alternatives, discussion of site design  
15 project location alternatives where considered shall  
16 be provided. Indicate why alternative was rejected.

17 The parking requirements for  
18 non-residential users. This is 26-88.1. And I'm  
19 going to skip to Number 3 where it goes to places of  
20 worship: One parking space for each 250 square feet  
21 of assemblage area. So that's, like, in the 200s,  
22 if you do the math.

23 I also wanted to read 26-88.2, the  
24 required off-street loading spaces. They are  
25 requesting a waiver for this. Off-street loading

1 for any use shall be one for the first 25,000 square  
2 feet, plus one additional space for each additional  
3 15,000 square feet.

4 The signage regulation, no sign shall  
5 be located less than 10 feet from a residential zone  
6 boundary.

7 Illuminated sign shall not extend above  
8 the highest elevation of the front wall of the  
9 building or no more above 18 feet above street  
10 level, also another variance.

11 Zoning Schedule 3, bulk regulation  
12 houses of worship, minimum area required, 1 acre  
13 100 feet lot width, 100 feet lot depth. Minimum  
14 setback requirements, 50 in the front yard; 50 feet  
15 in the rear yard. These are all variances.

16 Minimum bulk requirement height,  
17 40 feet, three stories. I think we're well above  
18 that.

19 Minimum lot coverage; 25 percent of the  
20 building, building and pavement, 45 percent total  
21 should be the lot coverage.

22 26-96.8 is the lighting design. The  
23 style of light and light standard shall be  
24 consistent with the architectural type of the  
25 principal building, which does not fit the Master



1 Plan.

2 The maximum height of freestanding  
3 height light shall not exceed 25 feet. Light shall  
4 be appropriately shielded and directed so lighting  
5 shall not spill over into adjacent properties.

6 I'm almost there.

7 26.98.3, driveways. All entrances and  
8 exit driveways shall be located to afford maximum  
9 safety to traffic, provide safe and convenient  
10 egress and ingress to and from the site to minimize  
11 conflict with the flow of traffic.

12 26-100 regulation of nuisance elements,  
13 it just goes over the air pollution, the noise, the  
14 vibration, kitchen odors and glare. So that was  
15 from -- just some things I found in the municipal  
16 Land Use Law here for Sayreville that I think all  
17 pertain to this.

18 These are a lot of things we're  
19 changing to make this building happen if it gets  
20 approved, and I think it's a bit much, honestly.

21 The parking is a big concern. Like a  
22 huge concern. That building is giant, and we're  
23 naive to think they're not going to fill that  
24 building. And if you think 100 spots or 120 spots  
25 are going to cut it, it's going to be a big mistake.

1                   Emergency vehicles, emergency vehicles  
2 going down Ernston Road, people go to -- the fire  
3 trucks are constantly rushing to Route 9. I live on  
4 Ernston Road; it sounds like New York City out  
5 there. You guys know, Route 9's got accidents. We  
6 had an accident on Ernston Road last Thursday, right  
7 at the merge where two lanes go to one, right there.  
8 You saw it, there was three cars involved.

9                   It's constant. It's constant. This is  
10 a huge concern. I know traffic is not a big talking  
11 point, but the parking is really, really going to  
12 add to the traffic. These things are connected.

13                   I've lived with this. You know, they  
14 operated for a year. I have photos where there's  
15 well over 200 cars there at a time, playing  
16 basketball 11 o'clock at night. They did not bring  
17 good faith.

18                   We gave them a cease and desist letter  
19 and they operated for a year after they got it. We  
20 fined them. And then we dropped the court case. I  
21 don't know what's going on with all that, I know we  
22 couldn't talk about it because it was in litigation,  
23 but that's over now and we dropped it.

24                   So that's also very concerning that  
25 they did whatever they wanted for a year with no

1     recourse, no repercussions. And now we're  
2     considering giving them a giant building in our  
3     town, and we would be naive to think they're going  
4     to act in good faith after not acting in good faith.

5                 There's a lot of variances.

6                 Police have been called there before.

7     I have seen them there.

8                 The garbage, I feel they're going to be  
9     doing weddings and funerals and there's going to be  
10    food in those garbages. They could say no, but  
11    they're building commercial kitchens, and  
12    classrooms. You know, this is something that we  
13    have to seriously think about.

14                Basketball, he said basketball every  
15    night to 11:00 p.m. That's crazy. People are going  
16    to be talking in the parking lot till midnight. You  
17    know, sound carries when there's nothing going on  
18    outside. I can hear your conversation across the  
19    street at Ernston Road at midnight when there's  
20    nobody driving down the road.

21                You know, the headlights late at night,  
22    they light up my house. The entrance and exit is  
23    facing my house. Every car pulling out of that  
24    place is going to light up my house.

25                This is seriously a quality of life

1 issue. That's all this really has to do with is  
2 honestly it's the location of it. It just couldn't  
3 be worse.

4 I think that if the building gets built  
5 everyone is going to take every work around Ernston  
6 Road that they possibly can. No one's going to want  
7 to take that road.

8 So Madison Park, all the back road, I  
9 mean, it's just people are going to be trying to go  
10 everywhere. Johnson's Lane, do you know how many  
11 cars are going to be going down Johnson Lane?

12 It's just not a great spot. And I  
13 really, guys, want you to put a lot of thought into  
14 this and really think about us and the town, please.

15 Thank you.

16 CHAIRMAN TIGHE: Thank you.

17 DREW WEINGARTH: Drew Weingarth,  
18 W-E-I-N-G-A-R-T-H. Even though I live in  
19 East Brunswick, New Jersey, I grew up in the Madison  
20 Park section. And my parents still live in the same  
21 house.

22 Thank you, everyone, for your time,  
23 service, listening and considerations. I do not  
24 envy this board since this is not an easy  
25 application. I have previously tried to ask

1 questions in an unbiased manner and considered them  
2 if I were sitting on your side of the dais. In  
3 fact, I believe this is the -- within a year this is  
4 the seventh meeting that we have all -- that we have  
5 attended here.

6 I thank everyone from the public who  
7 talked whether for or against the mosque. It is not  
8 an easy thing to do and, as a result, please do not  
9 mistake absenteeism for apathy.

10 One of the most beautiful things about  
11 Middlesex County and this area, whether Sayreville,  
12 Old Bridge or East Brunswick, is how diverse it is.

13 It does not matter the religious  
14 denomination. Should matter -- it should not matter  
15 if it's a mosque, a temple, a synagogue, a church,  
16 et cetera. Since the same challenges would still  
17 exist for each.

18 Many people feel that -- to summarize  
19 it in a nutshell, many people feel that a square peg  
20 is trying to be placed in a round hole.

21 Key word with all of this is impact and  
22 how does this affect everything basically. Yes,  
23 property owners do have rights, but that is why the  
24 New Jersey Municipal Land Use Law exists, which  
25 protects others as well.

1                   I have previously come up here and  
2                   compared the mosques in East Brunswick which are  
3                   both two beautiful structures. There is the one at  
4                   341 Dunhams Corner Road and 402 New Brunswick  
5                   Avenue. But in comparing it with this site I  
6                   strongly feel we're comparing apples and oranges.

7                   With the one at 341 Dunhams Corner Road  
8                   the average person, as big as it is, which is pretty  
9                   comparable to this facility, the average person  
10                  wouldn't even know it's there as they're driving by.

11                  Compared to the one at 402 New  
12                  Brunswick Avenue, it's very similar to this  
13                  situation in how congested it is, but they did not  
14                  build a three-story structure at the 402 New  
15                  Brunswick Avenue site.

16                  At 341 Dunhams Corner Road it is on  
17                  nine acres, not 2.5. And ironically at the mosque  
18                  at 341 Dunhams Corner Road in East Brunswick just  
19                  came before the East Brunswick zoning board to ask  
20                  for an application and permission to build a  
21                  cemetery. Makes total sense because they have nine  
22                  acres of property.

23                  Other major topic is traffic.  
24                  Unfortunately we learned at the last meeting which,  
25                  of course, is the main concern, and it is beyond

1     unfortunate that we cannot -- that the planning  
2     board cannot deny the application based on adding  
3     more vehicles.   Sorry.

4                     Per the traffic, I am not sure if the  
5     planning board knows this, but many of us attended  
6     on April 26th Middlesex County had a safety traffic  
7     audit presentation at the Sayreville library. We  
8     have noted that Ernston Road has been tagged as one  
9     of the most -- five dangerous roads in Middlesex  
10    County and they are doing a safety audit for five of  
11    those roads, and Ernston Road being one of them.

12                    So they had I'll call it a presentation  
13    at the Sayreville library on Saturday April 26th,  
14    which was between the last application and this one.  
15    Many of us were there and we were asked or pointed  
16    out our concerns. It might have been that just  
17    timing is a coincidence, not sure if this would have  
18    happened regardless of this application, but I'm  
19    glad it happened and many of us pointed out our  
20    concerns for this.

21                    I'm glad it was noted that per the  
22    Middlesex County Planning Board that you guys, per  
23    their conditions, that a crosswalk in front of -- in  
24    front of the mosque was part of the condition, if I  
25    understand it correctly. However, I'm hoping that

1 other crosswalks along that are also not ignored.  
2 There is the Villanova area, and the one at Rutgers,  
3 never mind the two streets that are off of the  
4 Parkway development on the Sayreville side.

5 Per the concerns I realized that a year  
6 was a long time ago and actually the engineer did do  
7 a great presentation on April 3rd at the very first  
8 presentation, and I actually asked many people's  
9 concerns per the soil boring.

10 I believe I asked what was being done  
11 and it was stated that there would be permeability  
12 testing. Mr. Khan explained that there was K3 and  
13 K4, and I if remember correctly, the K4 means it's  
14 the permeability factor and the K4 means that the  
15 water runs at a slower rate, while for the K3 it's a  
16 moderate permeability.

17 But also the concern was the soil  
18 bearing and what is going to be found in the soil.  
19 The proper engineer for that is actually a  
20 geotechnical engineer.

21 We all know, for those of us who live  
22 in this area, that Sayreville is noted for its clay.  
23 I would hope that proper mitigation would be -- and  
24 support of this building, would be done in the event  
25 if there's a high clay content within the soil



1 bearing results.

2                   Pertaining to parking which, again, has  
3 been a concern, I'm not sure with parking, was  
4 electrical charging stations ever considered for  
5 this application?

6                   ATTORNEY SACHS: If it's required by  
7 state law we're going to provide it.

8                   DREW WEINGARTH: And I do believe it  
9 is. Thank you very much.

10                  CHAIRMAN TIGHE: Thank you.

11                  DREW WEINGARTH: No, I meant the  
12 second part. Sorry, I was thanking Lawrence.  
13 Sorry.

14                  CHAIRMAN TIGHE: Not rushing you.

15                  DREW WEINGARTH: I'm sorry.

16                  CHAIRMAN TIGHE: Didn't see you  
17 fumbling with papers.

18                  DREW WEINGARTH: Pertaining to the  
19 overflow parking on Johnson Lane the other concern  
20 would be the crosswalk going over Bordentown Avenue.

21                         And just to make the note that anyone  
22 who uses that area for overflow parking, when they  
23 are going to leave their cars and leave that area,  
24 there is a no left-hand turn onto Ernston Road at  
25 that point, so I hope that is honored.

1                   So I know this board -- I know that  
2                   this board would please consider all testimony  
3                   carefully. And if the board is to look favorably on  
4                   this application please re-emphasize all conditions  
5                   being established.

6                   And, on a positive note, I know of --  
7                   not enough people deserve credit, but I would like  
8                   to give a positive shout out to the board secretary  
9                   and the stenographer.

10                  Thank you all very much.

11                  CHAIRMAN TIGHE: Ma'am, name and  
12                  address, please.

13                  ANNETTE YUHASZ: Annette Yuhasz,  
14                  Parkway Homes. I have two issues.

15                  CHAIRMAN TIGHE: Would you pull the mic  
16                  down just a little.

17                  ANNETTE YUHASZ: I have two issues.  
18                  The first one is the fumes from the underground  
19                  garage; what will happen?

20                  Will it be above the houses? Will we  
21                  be smelling it? How will that be taken care of?

22                  ATTORNEY SACHS: Well, I'm not sure  
23                  that you are going to see the underground garages;  
24                  it's going to be underground.

25                  I know that there was testimony I

1 believe at one of the prior hearings from the  
2 architect that obviously any -- any vapors will  
3 obviously dissipate up into the atmosphere. I don't  
4 think there's any pollution that is generated at  
5 ground-level as a result of this underground garage.

6 ANNETTE YUHASZ: Well, won't they have  
7 fans in there?

8 ATTORNEY SACHS: I'm sorry?

9 ANNETTE YUHASZ: Will they have fans in  
10 there? You don't want to have automobile fumes.

11 ATTORNEY SACHS: Yeah, there has to be  
12 some kind of --

13 CHAIRMAN TIGHE: Ventilation.

14 ATTORNEY SACHS: Well, there's a  
15 ventilation system.

16 CHAIRMAN TIGHE: Ventilation is going  
17 to be in basement.

18 ANNETTE YUHASZ: Okay.

19 The next thing is the sewer septic. I  
20 live in that area. I have a problem. Every month  
21 Sayreville comes out, does the clean out.

22 Any more sewage, it's going to be more  
23 of a problem. What is going to happen?

24 I tried to get a list together from the  
25 sewer department but there was not enough time, but

1 I do know they come on a monthly basis, otherwise it  
2 goes in my basement and my neighbors. And I don't  
3 know if anyone else has that problem.

4 CHAIRMAN TIGHE: She's behind you,  
5 right?

6 ANNETTE YUHASZ: And this was brought  
7 up a year ago when it first happened.

8 CHAIRMAN TIGHE: Your house is behind  
9 the mosque?

10 ANNETTE YUHASZ: I'm on 2 Parkway  
11 Place. I'm on the corner.

12 CHAIRMAN TIGHE: Okay.

13 ANNETTE YUHASZ: It's my house and then  
14 I guess Number 3 across the street, they also have  
15 the problem. They re-did the sewer years ago when  
16 they re-did the road; it didn't help.

17 So to me that's a big concern because  
18 now you're going to have a lot more sewage coming  
19 down, are they going to clean it out every week?

20 If I have sewer problems in my house  
21 are they -- because what happens is it pushes the  
22 crap into my sewer pipe, and then I have to pay to  
23 have somebody clean it out when it gets that bad.

24 MEMBER OF THE AUDIENCE: Happens on  
25 Center Avenue, too.

1                   ANNETTE YUHASZ:   You have it too,  
2   okay.

3                   MEMBER OF THE AUDIENCE:   House on the  
4   end.

5                   ANNETTE YUHASZ:   Okay.

6                   So has anything been taken into  
7   consideration for this or have they studied  
8   anything?

9                   Because this was brought up a year ago  
10   when it first started.   This was one of the issues I  
11   had.

12                  CHAIRMAN TIGHE:   Do you have an answer  
13   for that?

14                  ENGINEER CORNELL:   Mr. Chairman, I can  
15   read you one of the conditions set forth in our  
16   report.   It indicates a sanitary sewer analysis  
17   report should be revised to include calculations  
18   that demonstrate the adequacy of the existing  
19   sanitary sewer downstream of the site improvements  
20   to accept the increased sewage flows.

21                  In addition, approximately a year ago  
22   after the questions were raised I did speak with  
23   Mr. Leitner, who is the director of the water and  
24   sewer department.   He indicated that from his  
25   standpoint he did not see a problem with capacity in

1 the sewer lines. The problems -- the problems in  
2 the area are not caused by excessive flow, there are  
3 other problems that he felt that were the cause of  
4 the problem.

5 ANNETTE YUHASZ: Have they been  
6 corrected? Will they be corrected?

7 Because, see, I don't understand why  
8 once a month they have to come and do that? And if  
9 they don't then, of course, it ends up in our  
10 basements.

11 ENGINEER CORNELL: This applicant will  
12 be required to demonstrate that the system can  
13 handle the increased flows from his development.  
14 He's not going to be responsible for correcting  
15 existing problems that may exist in front of your  
16 property.

17 ANNETTE YUHASZ: I understand that.  
18 But something has to be done or they -- why would  
19 they consider adding more sewage to a sewer system  
20 that is not working right?

21 ENGINEER CORNELL: Again, Mr. Leitner  
22 did not feel that the problem was a capacity  
23 problem. That's up to them to demonstrate. They'll  
24 have to submit a report and demonstrate that the  
25 system can handle it, but he did not feel that the

1 problem would be associated -- the problem would be  
2 compounded by this new development.

3 ANNETTE YUHASZ: Okay, thank you.

4 MEMBER OF THE AUDIENCE: He doesn't  
5 live there.

6 CHAIRMAN TIGHE: Ma'am.

7 CORRIE PENLAND: Hi. My name is Corrie  
8 Penland. I live at Liberty Street.

9 My concern is not the mosque, it's the  
10 traffic. My only concern is I just got my driveway  
11 done and I live -- I have three neighbors. The  
12 cement truck coming in, the dump trucks coming in,  
13 cause a problem on my street with three neighbors.  
14 So is that going to be a problem with the  
15 construction on the traffic of Ernston Road?  
16 Meaning cement trucks coming in, you know, dump  
17 trucks coming in, dump trucks going out?

18 I mean it took three dump trucks for my  
19 driveway. You're building a whole entire building,  
20 so now you're going to have one -- it's only two  
21 lanes. You're going to have one lane. So if they  
22 only have right now one driveway, how are all these  
23 trucks going to go out?

24 ATTORNEY SACHS: The only thing I can  
25 indicate to the member of the public is that

1 certainly, I just know this is protocol, we're going  
2 to have to provide a construction schedule to the  
3 construction department. They don't generally want,  
4 you know, X number of dump trucks arriving at the  
5 same time. Also there are weight limits, there are  
6 weight limitations that have to be complied with as  
7 well.

8 So, again, whatever the construction  
9 department requires we'll comply with.

10 CORRIE PENLAND: Okay, but you also --  
11 it's not one dump truck at a time. So, for example,  
12 my cement was going out, the cement is coming in,  
13 another truck is coming in. You're building a whole  
14 building. So you're going to have electrical coming  
15 in, you're going have every -- you're going to have  
16 your contractors coming in, you are going to have  
17 everyone coming in.

18 CHAIRMAN TIGHE: They have a right to  
19 do that.

20 CORRIE PENLAND: So that is -- you're  
21 talking about a two-lane road and you're talking  
22 about a little area. So you're going to have to  
23 figure that out. You're not going to work from  
24 2:00 a.m. to 6:00 a.m.

25 ATTORNEY SACHS: I agree, there are



1 certain hours of operation that construction can  
2 only occur, but again the construction officials in  
3 every municipality in New Jersey, not just  
4 Sayreville impose strict -- strict conditions on how  
5 construction will occur, so we'll certainly comply  
6 with that.

7 CORRIE PENLAND: I was trying to get  
8 to dinner two Mondays ago down Ernston Road at  
9 6:00 p.m. on a Monday, and the traffic was stopped  
10 from Ernston Road around the gas station. That was  
11 on a Monday, not even on a Friday.

12 So you guys just have to think about  
13 the traffic that way.

14 Thank you.

15 CHAIRMAN TIGHE: Ma'am.

16 CAROL ESPOSITO: Carol Esposito, 6  
17 Villanova Road.

18 This question over the course of this  
19 whole process has actually never been answered.  
20 According to Sayreville Municipal Land Use Law  
21 26.652F, a discussion of site design project  
22 location alternatives should be had about what was  
23 -- I'm sorry -- were considered shall be provided  
24 and shall indicate why alternatives were rejected  
25 and if it would have resulted in less of a negative

1     impact than the proposed development.

2                     We have never had an answer as to what  
3     other sites were possibly considered and why they  
4     were rejected.   No answer?

5                     Okay, that's part of the Sayreville  
6     Municipal Land Use Law.   That should be part of the  
7     discussion.

8                     Another question I have is has the fire  
9     marshal for Sayreville approved the site plan yet?

10                    CHAIRMAN TIGHE:   Jay?

11                    ENGINEER CORNELL:   Mr. Chairman, I  
12     believe the applicant provided a copy of plans to  
13     the fire official for review, but if there's  
14     favorable action taken by this board, it's a  
15     condition in our report that we would need to  
16     receive a sign-off.

17                    CAROL ESPOSITO:   Okay.   So if the fire  
18     marshal makes any adjustments, such as access to the  
19     rear of the building or increasing the width of the  
20     turn radius or something, the site plan would then  
21     exceed the 45 percent of pavement allowed because  
22     right now the proposal is 44.83 percent of the land.

23                    My next question is -- actually, it's a  
24     comment.   I know the site for Mr. Dee's is not part  
25     of the parking.   However, it keeps being stated that

1     there's 22 spots; there are not 22 spots. There are  
2     19 parking spaces at Mr. Dee's. I have been to the  
3     property, it's 19 spaces plus one handicap spot. So  
4     I just wanted that for the record.

5                     My next question is did the applicant  
6     submit written approvals from Middlesex County?  
7     Because it keeps being talked about that Middlesex  
8     County wants this or Middlesex County doesn't care  
9     about the deceleration lane, but I have yet to see  
10    any written statements from Middlesex County in  
11    regards to this project at all.

12                    ATTORNEY SACHS: Middlesex County, I  
13    believe, has conditionally approved the application.  
14    I believe that letter has been provided to the staff  
15    so.

16                    CAROL ESPOSITO: Okay, so then what are  
17    the conditions that -- if it's, like, conditionally  
18    approved, like what are the conditions they're  
19    approving it on?

20                    ATTORNEY SACHS: I don't have that off  
21    the top of my head, ma'am.

22                    CAROL ESPOSITO: Okay. So if Middlesex  
23    County is approving this project based on your  
24    approval as the Sayreville Planning Board, I hope  
25    you're looking at that closely to see what all these

1     variances and things are.

2                   ATTORNEY SACHS:   Middlesex County  
3     approves it independently of this board.

4                   CAROL ESPOSITO:   Okay.   So then I'm  
5     curious from the board what those conditions are if  
6     that's has been provided to you.

7                   My next question is, what happens if  
8     the stipulations that the board puts into place are  
9     not followed, such as, you know, how -- what usage  
10    of rooms and how many people that brings in and/or  
11    hours of operation.

12                   So what happens if those conditions are  
13    not being followed?

14                   ATTORNEY POHLMAN:   So, ma'am, there's  
15    two types of conditions that will be placed on an  
16    application like this.   The first are design and  
17    construction conditions, right.   We talked about  
18    pre-site work evaluations of neighboring and  
19    adjacent properties, construction controls, then  
20    conditions about the actual how construction will  
21    take place and the building will be built.   And that  
22    is done through the building department, right,  
23    construction code official.

24                   Once the building is operated and the  
25    conditions that are placed on part of the

1 memorializing resolution regarding the operation of  
2 the building, that becomes then a code enforcement  
3 issue.

4 And so if the applicant and subsequent  
5 occupant is failing to comply with those conditions  
6 which are legally binding and are part of the  
7 record, then it would be handled by the code  
8 enforcement officer and they would be subject to  
9 code enforcement violations.

10 CAROL ESPOSITO: So similar to what was  
11 happening, though, approximately a year ago, so that  
12 fines would be assessed and it would be up to the  
13 applicant to pay or not pay those fines, correct?

14 ATTORNEY POHLMAN: Well, depending on  
15 the severity of the violation it could wind up in  
16 court. It's a very wide range but, yes.

17 CAROL ESPOSITO: Okay, been there, done  
18 that with court, I think.

19 Right now the amount of parking is  
20 severely insufficient I think, as we all have been  
21 talking about. And there's really not room for  
22 growth -- so the congregation or that might be the  
23 wrong word, I'm sorry for that -- you would expect  
24 there could be increased growth.

25 So right now if we're looking at

1 parking and we're busting at the seams and we are  
2 143 parking spaces short, that is not really giving  
3 room for growth over the years.

4           The traffic studies had to have room  
5 for growth. I don't remember what the percent was  
6 but it had to -- or, you know, had to have a  
7 certain percent over the next couple of years you  
8 are expecting there to be growth. You would expect  
9 that your membership would also grow as population  
10 and traffic would be increasing as well.

11           What else do I have here?

12           And in the CME report from April 16th,  
13 Items D5 and D6 they're discussing a detention  
14 basin, and I didn't see any of that on any of the  
15 plans. So my question is where are these detention  
16 basins, and how would a detention basin affect the  
17 quality of life for neighbors? Mosquitos, gross  
18 things that live in that kind of water, et cetera.

19           And if the land in Sayreville is  
20 clay-like, like what is the, I don't know,  
21 permeability or whatever; how long is that water  
22 going to be sitting there for giant mosquitos and  
23 like I said gross things to be living in that?

24           Does anyone know where these detention  
25 basins are?

1 ENGINEER CORNELL: It's located  
2 underneath the parking lot.

3 CAROL ESPOSITO: All of them?

4 ENGINEER CORNELL: Underground basin,  
5 yes.

6 CAROL ESPOSITO: Okay. So I believe D6  
7 talks about above-ground?

8 ENGINEER CORNELL: There are some  
9 water quality elements to the design, and I think  
10 that's what D6 is referring to.

11 CAROL ESPOSITO: Like a fountain? What  
12 is a water quality element?

13 ENGINEER CORNELL: There are certain  
14 type of BMPs, which are Best Management Practice  
15 devices that are referenced on their plan, and then  
16 we had some questions about that design.

17 CAROL ESPOSITO: Okay.

18 ENGINEER CORNELL: So all the items in  
19 Section D relate to the stormwater system. They  
20 still need to provide additional information to  
21 verify complies with the borough ordinance  
22 requirements.

23 CAROL ESPOSITO: Okay. So they haven't  
24 provided that information yet?

25 ENGINEER CORNELL: That's correct.

1 They've indicated they will in the future, but it  
2 hasn't been submitted yet.

3 CAROL ESPOSITO: Right, but they  
4 rested, so that's where like I don't understand how  
5 you can rest if they haven't provided all the  
6 information for you guys to make these decisions.

7 ENGINEER CORNELL: What was indicated  
8 previously was that the applicant would comply with  
9 all of the conditions in the report you're  
10 referencing. So anything that is outstanding they  
11 would provide if the application is approved by the  
12 board.

13 CAROL ESPOSITO: Okay. The next thing  
14 is I live on Villanova. So on Sunday when  
15 St. Bernadette's lets out, Villanova backs up, at  
16 least 200 yards on Villanova for about 15 minutes.  
17 And there's multiple pathways out of St.  
18 Bernadette's; you can go left on Princeton, right on  
19 Princeton, you can go across, come down Villanova.  
20 There's multiple ways out.

21 So I'm trying to envision, if this is  
22 approved, what would that look like when there's one  
23 road out after services are over, after prayers are  
24 over, after Ramadan is over, whatever it might be.

25 I can't envision what that would look



1     like for this location to have one exit onto Ernston  
2     Road when St. Bernadette's right there is backed up  
3     for a good 15 minutes at least 200 yards with  
4     multiple pathways out.

5                     And again about the variances, there's  
6     a variance for 16 spots that would be part of the  
7     setback. So if you took that out of the equation,  
8     if you did not approve that, now we're even grossly  
9     more insufficient in parking.

10                    There's a variance for the deceleration  
11    lane. There was a variance for the sidewalks,  
12    curbing and loading area. Without that variance  
13    approval again the amount of paved land would go  
14    over the 45 percent allowed by the Sayreville  
15    municipal land use laws.

16                    That's all I've got, other than I'm  
17    really concerned about this size of this project in  
18    the location of the project, and the ramifications  
19    that inadequate parking will do to the entire area  
20    of Sayreville and Old Bridge. You're dealing with  
21    two towns here. And it's just really not a good  
22    situation.

23                    CHAIRMAN TIGHE: Thank you very much.

24                    CAROL ESPOSITO: Thank you.

25                    MOHAMMAD NAVEED: Mohammad Naveed,

1 N-A-V-E-E-D. 34 Cori Street, Parlin, New Jersey.

2 CHAIRMAN TIGHE: Stand closer to the  
3 mic, please. Thank you.

4 MOHAMMAD NAVEED: All right. Is it  
5 any better?

6 CHAIRMAN TIGHE: Yeah, much better.

7 MOHAMMAD NAVEED: I'm not sure if there  
8 was so much back and forth when there were new  
9 warehouses that were coming up in Sayreville and new  
10 apartments that were coming up, but besides the  
11 point, I want to raise a couple of points here.

12 And I have been a Sayreville resident  
13 for more than 15 years now. And I see that there is  
14 a -- there's a temple in the area, and I think it's  
15 a very integral part of Sayreville, right, and I am  
16 sure there was pushback when that was getting  
17 approved, whenever that was. And we, the proposal  
18 for Masjid Sadar, is to become an integral part of  
19 Sayreville also.

20 And why is that so? Because we have so  
21 many apartments. We have made Sayreville our home.  
22 We have made -- we have so many apartments that are  
23 being built in Sayreville. We have gymnasiums being  
24 built over here. We have restaurants being built  
25 over here. That's part of us, right.

1                   But what about our souls? Our souls  
2 need a place and that place is the mosque. Just  
3 like there's church, just like there's a temple, we  
4 need a mosque in the area. And that is what we are  
5 proposing over here.

6                   We have been obliging to whatever is  
7 needed. There were certain things that were missed  
8 and we are trying to oblige to that. We have been  
9 coming to the board meetings, all the kids, all the  
10 ladies, all the elders. We have been here trying to  
11 follow up as to whatever is needed.

12                  Our only ask is that a mosque is a  
13 place for us to have a peaceful dialogue. It's a  
14 community center. It's not only for -- for one  
15 community, for one religion, but it's for everybody.  
16 We ask that the board please approve this.

17                  And, of course, like the imam said  
18 earlier, we want to have a collaboration and we want  
19 to make this something that is not painful for  
20 anybody, even the neighbors, we want it to be  
21 something that is an integral part of Sayreville  
22 going forward.

23                  Thank you.

24                  CHAIRMAN TIGHE: Before you speak --

25                  ELIZABETH PINELLA: I can't speak

1 again?

2 CHAIRMAN TIGHE: No, not until  
3 everybody else is done.

4 ELIZABETH PINELLA: Okay.

5 CHAIRMAN TIGHE: You didn't listen.  
6 Sir...

7 MICHAEL CANN: Good evening. Michael  
8 Cann, 12 Vincent Street, Parlin.

9 MICHAEL CANN: Thank you all for your  
10 time, attention, expert's opinions. I have been  
11 coming for 15 months. I know how challenging it is  
12 for me to come here. For you to be intimately  
13 involved with it is something extra.

14 I don't believe this site is worthy of  
15 the magnificent structure. I don't think they'll be  
16 happy there. A short-term win is going to create  
17 hardship for decades.

18 I believe the site is too small for the  
19 structure, parking, safe access for attendees and  
20 the public driving past. The variances required to  
21 prove the application should not be granted.

22 Insufficient parking against borough  
23 requirements. The number is contested, I still  
24 don't know what they're providing versus what is  
25 suggested and demanded by the borough. I trust it

1 will come out in the wash.

2                   However, indisputable is that they're  
3 requesting parking in the setback. That is a  
4 variance. I got 15 spots, might be 16 spots. By  
5 their drawing, CO3, there are 11 directly in the  
6 driveway within -- the first one is within 25 feet  
7 of an active roadway where people go 35 miles an  
8 hour-plus.

9                   I'll talk about traffic. We all talk  
10 about traffic we all deal with the traffic on  
11 Ernston Road. For safety, I'll tell you that there  
12 are people far exceeding 35 miles per hour when  
13 there is not bumper-to-bumper traffic because it's  
14 an opportunity to drive unimpeded between Route 9  
15 and the traffic light at Bordentown Avenue.

16                   The traffic engineer, I'm not going to  
17 ask the question, it's comment period. I'm going to  
18 tell you people anecdotally they far exceed 35 miles  
19 per hour.

20                   Parking in the setback is it.

21                   No deceleration lane, people are  
22 exceeding the speed limit of 35 miles an hour and  
23 they're going to get to zero miles per hour with  
24 cars in a driveway because they'll be bidirectional  
25 traffic. I still haven't seen a drawing that shows

1 a dedicated exit; they both still show in and out.

2 I don't think it's safe to decelerate,  
3 to pull into a driveway of that type within out  
4 coming traffic. I have anecdotal 40 years of  
5 experience driving into Center Street and Parkway  
6 Place, and if there's a car in the opposite  
7 direction I have to come to nearly a complete stop  
8 because of the radius of my turn into the street.

9 So the people are not happy when  
10 they're doing 35-plus miles per hour on my tail  
11 because I have to come to a near complete stop to  
12 pull into Parkway Place.

13 So I don't know if that's a variance or  
14 because the county is not mandating it, it's not a  
15 variance, but I will tell you that it's a safety  
16 issue that is far more important because of the  
17 nature of the parking lot, the already limited  
18 parking available, the cars that will be parked very  
19 close to that active driveway where that  
20 deceleration will take place, like it or not, it  
21 will be right there on the property.

22 I count 11 spots directly in that  
23 driveway that there is no other way out of those  
24 spots besides into the oncoming or exiting traffic  
25 from the site.

1                   So in terms of a quick turnover of a  
2 parking lot, I'm not a parking engineer. I cannot  
3 testify, however, I can anecdotally tell you that if  
4 there are multiple cars in front of me I cannot  
5 drive through the car. If there are multiple cars  
6 accessing the parking spots, I cannot access the  
7 exits, nor can I get onto the site, which has more  
8 negative impact on Ernston Road because they will  
9 not even make the site because the driveway is full  
10 regardless of a patrolman dictating/directing  
11 traffic in and out. Once it already happens it will  
12 impact further upstream and downstream, and it will  
13 not make for a quick ingress or egress onto the  
14 site.

15                   I've got notes and pictures. A lot of  
16 people have gone into many of the items already, I  
17 don't want to waste anyone's time going over it.  
18 But, you have got parking concerns by the numbers.  
19 We've got electric mandates for vehicles that they  
20 claim they're not going to park under the building,  
21 it's going to reduce the amount of parking available  
22 for EVs to the surface lot which already is small  
23 which will be reduced 15 or 16 spots without the  
24 variance being granted.

25                   I believe that the lack of separated

1 islands in the parking lot proposed creates  
2 pedestrian hazards into a very active parking lot  
3 with the majority of the parking spaces mandating  
4 people. Pedestrians walk through the driveway and  
5 the entrance and the exit of the lot to get to the  
6 building.

7           There is a single walkway through the  
8 middle of the parking lot with an island to separate  
9 it decoratively, but not from the traffic coming in  
10 and out of the parking lot, coming in and out of the  
11 under building parking lot.

12           In my opinion because the building is  
13 at the maximum impervious surface, there's not  
14 enough room left over to provide safe access for  
15 sidewalks. Not enough impervious surface metrics  
16 available to provide rear building access to fire  
17 officials, emergency cleanup, maintenance because  
18 it's all in the building.

19           I haven't seen drawings that show an  
20 updated exit plan, still have double.

21           I don't want to take any more of your  
22 time. Thank you very much. Appreciate your time.

23           CHAIRMAN TIGHE: Anybody else like to  
24 speak on this matter? Sir.

25           VANESSA CARNEY: Hi. Vanessa Carney.



1 First, I'll go with the gentleman that lived across  
2 the street. I grew up in Parkway Homes.

3 The comment that on all of the  
4 variances, if I wanted to do a variance on my house  
5 I would have to get all the neighbors to approve.  
6 Apparently that's not the case in this situation,  
7 they just get washed away. I have to get everybody  
8 else to sign-off, if they don't sign-off, I don't  
9 get a change on my house. That's okay, not a big  
10 deal.

11 The gentleman that said he deserved a  
12 mosque, you definitely do. It's just the wrong  
13 location. There's so many other locations that you  
14 could build a mosque and have your parking in  
15 Sayreville that doesn't affect a small tight-fit  
16 community. There's no reason when there's so many  
17 other spaces.

18 We're building everywhere apparently,  
19 so why not build a mosque where there's space, not  
20 where it's closed up.

21 CHAIRMAN TIGHE: Thank you.

22 VANESSA CARNEY: Thank you.

23 CHAIRMAN TIGHE: Sir, you're next.

24 TOM KRASOVICH: Tom Krasovich, Parlin.

25 From what I hear from everybody the

1 common thread is the quality of life. And what we  
2 see here is the deterioration of which.

3 The people that have lived here for  
4 years don't want to see their communities further  
5 degraded.

6 There was a time, and I'm old enough to  
7 remember, when you couldn't dig a hole in the urban  
8 -- the suburban areas due to green spaces, global  
9 change, and the such. Now, you have to dig a hole.

10 What changed? How come -- how come  
11 we're building over and over and without regard to  
12 the quality of life? I don't understand, first you  
13 can't build and now you can build.

14 They're building on the wetlands.  
15 They're building in our communities, in our homes.  
16 They're tearing down the homes to build a building.  
17 I don't get it. Maybe you can explain it?

18 From what I hear, I hear people with  
19 their genuine concerns and they are genuine, but as  
20 a response I hear promises. We have legitimate  
21 concerns. And they are real, they're not imagined.  
22 But then we hear promises that don't worry about  
23 anything, everything will be okay, until it's too  
24 late.

25 We have to live with the -- with the

1 fallout, the noise, the congestion. Property values  
2 decline. And likely on some unforeseen issues, like  
3 one gentleman or lady, I don't recall who, said that  
4 there might be hard feelings for decades. Well  
5 that's a real concern, too. A lot of people are not  
6 going to be happy and those things don't go away;  
7 look at the news.

8 That's pretty much all I have to say.  
9 Thank you.

10 CHAIRMAN TIGHE: Thank you, very much.  
11 Sir.

12 SYED ALI: Good evening, everyone.  
13 Syed Ali, S-Y-E-D, A-L-I, 44 Kierst Street, Parlin,  
14 New Jersey.

15 I have been following this hearing  
16 from the time the application was filed. I have  
17 attended most of the hearings either in person or  
18 virtually.

19 A few things that I wanted to just  
20 learn or perhaps bring up the question to just  
21 answer some of the questions that were raised by our  
22 neighbors and other speakers before me. This is the  
23 application for the planning board to consider and  
24 approve or deny, but the construction will not begin  
25 when the applicant has to file an application or get

1 a permit for anything; is that correct or not?

2 CHAIRMAN TIGHE: That's correct.

3 SYED ALI: Right, there will be  
4 application at every stage of the process, for  
5 demolition and digging, and those permits have to be  
6 approved by the construction official before  
7 anything begins.

8 CHAIRMAN TIGHE: That's correct.

9 SYED ALI: All those concerns raised  
10 here about the environment about the ammunition or  
11 anything found in the ground will be addressed at  
12 every step of the process. So it's not as if the  
13 application is approved today, which I hope we do,  
14 it will start the construction tomorrow.

15 There are stages that the applicant has  
16 to follow for each step of the process, including  
17 demolition, construction, foundation, framing,  
18 roofing, and so on. And for that purpose the town  
19 has its own officials, building department,  
20 construction department, who will come and inspect  
21 and look at the permit application, approve it, and  
22 then come back and inspect and approve the building.

23 So it's a process that we all have to  
24 go through, just like when we build our house, just  
25 like we had a big, giant, you know, warehouse or the

1     arsenal facility that was built on Cheesequake, I  
2     believe.

3                     So that is a huge structure. I don't  
4     know how many objections and concerns were raised  
5     when that entire, you know, wooded area of many  
6     acres were actually taken away and those arsenal  
7     project was built. I have seen a lot of those here  
8     for such a small project.

9                     And all I could say and perhaps as part  
10    of the community that is -- that belongs to the  
11    community center, that this center is only going to  
12    add more beauty to the town and bring more -- you  
13    know, more, not just in terms of look, when we  
14    operated here for almost a year, year and a half we  
15    had tried to do as best as possible with our  
16    neighbors. We were visiting them throughout all  
17    holiday seasons. We were, you know, trying our  
18    best. We will continue to do that.

19                    Now it's up to our neighbors also to do  
20    reciprocal, you know, effort and build a  
21    relationship and that's what we're going to look  
22    forward to when we're there, God willing.

23                    Thank you so much.

24                    CHAIRMAN TIGHE: Thank you.

25                    Sir, ma'am.

1 FRESHTA TAEB: Good evening to  
2 everybody here tonight, respected planning board,  
3 and congregants, neighbors, friends. I've known the  
4 applicants -- Freshta Taeb, 216 Ernston Road.

5 CHAIRMAN TIGHE: Your name?

6 FRESHTA TAEB: Freshta Taeb, thank you.

7 I have known the applicants for many  
8 years and even taught the children of some of the  
9 applicants. I would request to take a moment for  
10 everybody in this room to reflect, reflect for a  
11 moment and try to take a human-first approach.  
12 Respect is the foundation of our faith and all of  
13 your views are respected and taken into  
14 consideration.

15 Please remember this is a community-run  
16 project. The religious activities of this entity  
17 encourage morals, ethics, and how to be better  
18 humans in society.

19 This community has hired attorneys,  
20 engineers, consultants, and professionals who also  
21 follow and go by code. For years this community has  
22 been following and cooperating and have been  
23 law-abiding citizens who undoubtedly will satisfy  
24 ordinances issued and construction codes required.  
25 The law of the state requires checks and balances,

1 and the applicant will work hard to ensure that  
2 those requirements are fulfilled.

3 Our faith encourages us to be kind to  
4 your neighbor, make sure your neighbor is fed,  
5 sheltered and clothed. We are one community. And I  
6 ask that we come together and support each other.

7 The applicants will fulfill their end  
8 of the deal. And like our cleric said earlier, this  
9 center will enrich the neighborhood with service,  
10 with mercy, and with harmony.

11 To the neighbors and community members  
12 that are here with us today, I understand your  
13 concerns and I understand the fear, it is normal  
14 when there is an unknown factor presented. But I  
15 encourage you to get to know the applicants and  
16 witness the love and mercy that these folks have to  
17 give to you and your communities.

18 And I thank you also for the efforts of  
19 attending and asking your questions, but I also ask  
20 you to have open minds and open hearts and allow  
21 this beautiful community to further enrich what you  
22 have already built.

23 Thank you to the planning board for  
24 taking the time to listen and carefully consider  
25 this decision. We appreciate your support and we

1     humbly request that you allow our congregants to  
2     peacefully worship and co-exist.

3                     Thank you.

4                     CHAIRMAN TIGHE:   Thank you.

5                     GLORINDA CAPONE:   My name is Glorinda  
6     Capone.   I live in Laurel Park section of  
7     Sayreville.

8                     First and foremost, this has nothing  
9     to do with the people in this room not wanting a  
10    mosque being built in Sayreville.

11                    MEMBER OF THE AUDIENCE:   Exactly.

12                    GLORINDA CAPONE:   You don't get that.  
13    As a resident of Sayreville it is about where this  
14    mosque is being built.

15                    MEMBER OF THE AUDIENCE:   Yes.

16                    GLORINDA CAPONE:   I have been a  
17    resident of Sayreville for 36 years.   My husband and  
18    I have lived in Laurel Park for 30 of those years.  
19    My backyard faces Ernston Road.

20                    As it was stated earlier, Middlesex  
21    County designated Ernston Road as one of the most  
22    dangerous county roads in the county, one of the  
23    five most dangerous.   They had a public meeting.

24                    I'm not going to go over that part of  
25    it, okay, but the bottom line is that you're being



1 asked to approve a 40,000-square-foot-plus --  
2 40,000-plus-square-foot building in the middle of  
3 Ernston Road, in the middle of residential homes.

4 If approved this is going to create  
5 additional safety issues not just for the members of  
6 the local residents, but for members of the mosque.

7 Ernston Road is a death trap. It is  
8 hard to get around Ernston Road morning, noon,  
9 night, weekends, and let's not even talk about when  
10 school is letting out.

11 Additional traffic, cars, pedestrians  
12 crossing roads will be impacting the quality of life  
13 of local residents. I know it has been mentioned by  
14 this board numerous times that traffic isn't a  
15 reason for an approval to be denied. But is quality  
16 of life of the Sayreville residents, is the impact  
17 it will have on the value of our homes, the extra  
18 time it will take to get children to school, to  
19 sports, to work, to medical appointments, not to  
20 mention God forbid there's a medical emergency in my  
21 development, you can't get into my development.

22 An accident, a fire, and of lately as  
23 the gentleman mentioned earlier, Ernston Road has  
24 been the hub of emergency vehicles going up and down  
25 the road morning, noon and night.

1                   At the last meeting it was stated that  
2                   activities won't be going on during prayer times.  
3                   We all know there will be an overlap, it's a given  
4                   at any house of worship, which will impact traffic  
5                   in and out of the mosque.

6                   I ask the planning board to please  
7                   consider how this is going to impact the quality of  
8                   life, that is it. The quality of life of the local  
9                   residents.

10                  There are apartment buildings,  
11                  everything being built all over this town. There is  
12                  a better location for this mosque.

13                  And we welcome you to Sayreville, not  
14                  on Ernston Road in the middle of our homes.

15                  CHAIRMAN TIGHE: Next? Next? Thank  
16                  you.

17                  SAMAYA SADAR: Good evening, Samaya  
18                  Sadar, Jackson Ave, Parlin.

19                  Can you hear me well?

20                  I just have two comments on number  
21                  one, location, and number two, quality of life,  
22                  since it's a major concern.

23                  Location-wise, personally I have been  
24                  living in this town for 20-plus years, so I am a  
25                  resident of Sayreville. We are all neighbors.

1                   And I would say that Ernston Road, the  
2 mosque being on Ernston Road is imperative. Last  
3 Ramadan, unfortunately, we couldn't practice at this  
4 location but we were at Samsel, and I will tell you  
5 that it was a huge blessing to be able to finish  
6 teaching, go back home, break your fast, eat dinner,  
7 and make it to prayers on time because of the  
8 location. Now think about that, Masjid Sadar two  
9 minutes from Samsel, it's the same thing.

10                   A mosque is meant to be in your daily  
11 life, not something far away. It's supposed to be  
12 at the center of your life, the center of your  
13 community.

14                   The neighbors of Sayreville are of all  
15 denominations. So when we say the neighbors need a  
16 mosque, the neighbors do need a mosque; we need a  
17 center to put our hearts to, our spirituality.

18                   It's the same thing as school, as  
19 medical emergencies, as anything else critical in  
20 life. Our souls matter. Without it we are nothing.  
21 Our communities matter.

22                   And the next thing is the quality of  
23 life. The quality of life since the mosque has been  
24 in Sayreville for me has personally improved greatly  
25 to be given a purpose, to be given the opportunity

1 to teach, to volunteer, to give back to the  
2 community, has not only helped my life but helped me  
3 realize that we are not meant to live alone in this  
4 world.

5 I have met people that have lived in  
6 Sayreville alongside me that I didn't know for  
7 years, and it's just through the mosque that that  
8 was possible.

9 I also want to make note about other  
10 locations. If anybody is giving free land, please  
11 give it to the masjid. That would be nice but,  
12 unfortunately, that is not the case. So if we can  
13 make do with our location and we could follow all  
14 the rules and everything, we can improve this  
15 community.

16 We need a mosque in Sayreville. We  
17 need it on Ernston Road. We need it at 212 to 216  
18 Ernston Road.

19 Thank you.

20 MEMBER OF THE AUDIENCE: Why do you  
21 need 42,000 --

22 CHAIRMAN TIGHE: Yo, yo. You're out  
23 of order. You speak through the Chair and it's not  
24 your turn.

25 MEMBER OF THE AUDIENCE: I know that.

1                   DEBBIE LYNCH: Good evening. My name  
2 is Debbie Lynch. I live on Pulaski Avenue here in  
3 Sayreville.

4                   And once again I would like to  
5 reiterate what other people have already mentioned,  
6 we are not opposed of the mosque here in Sayreville,  
7 we're opposed of the location.

8                   At all these meetings we have all  
9 talked about the traffic. And I know traffic is not  
10 the determining factor, but we talk about the  
11 traffic and the congestion in front of where the  
12 mosque is planned to be built. Nobody has  
13 considered what happens on the other side of  
14 Bordentown Avenue.

15                   And I don't live directly in that  
16 area, but for any people who were at the meetings  
17 for the bus depot here in Sayreville, the people  
18 from Laurel Park all came out and protested because  
19 they can't make a left-hand turn on Ernston Road.  
20 The people, including our mayor, commented that he  
21 can't make a right-hand turn on Ernston Road.

22                   Now all that traffic is going to  
23 bottleneck in front of the proposed building. Where  
24 is that going? Further down Ernston Road.

25                   We only have, what, three major roads

1 in Sayreville: Main Street, Washington and Ernston  
2 Road. Washington Road is going to be a deadlock.

3 I live on the other end of town. We're  
4 not going to be able to move. 3:30 last week, I  
5 think it was last Monday or Tuesday, the Main Street  
6 extension was backed up all the way to the fire  
7 building.

8 MEMBER OF THE AUDIENCE: Every day.

9 DEBBIE LYNCH: Sayreville has not  
10 stopped building in the last two years.

11 We have more apartments going up.  
12 Riverton is going up, which is proposed how many  
13 thousands of apartments? How are people getting to  
14 Riverton that live south of Route 9, in Marlboro, in  
15 Freehold? To get there they have to come down  
16 Ernston Road.

17 We're doing nothing in Sayreville but  
18 bottlenecking our roads. We have a Wawa now going  
19 up. We have more apartments going up on Main  
20 Street. We have condos going up behind Costa Verde,  
21 and thousands of apartments and condos going up in  
22 Riverton.

23 We are not going to be able to move in  
24 this town. And that is what we are asking, a  
25 different location would be great, and we welcome

1     you.

2                     And there's nothing wrong with  
3     traveling two minutes to get to where your soul is  
4     going to rest. I have been a resident in this town,  
5     between my husband and I and my parents before me,  
6     for over 100 years. And I travel now 15 minutes to  
7     South Amboy to go to my church, and there's nothing  
8     wrong with that.

9                     And we are a good community here in  
10    Sayreville, but we need to respect one another and  
11    our quality of life. My quality of life has changed  
12    drastically in the last two years because of all the  
13    building that they're doing in this town. They're  
14    turning our town into a little Manhattan. This  
15    isn't the town I grew up in 70-some years ago.

16                    And the thing that really scares me  
17    even more is the gentleman that spoke about the  
18    East Brunswick mosque and now they're building more  
19    and they're building a cemetery. How many more  
20    houses, how many more plots of land are they going  
21    to acquire on Ernston Road? And are we going to be  
22    here next year and the following year?

23                    Because we have been here for two years  
24    already trying to approve more buildings going up or  
25    for more parishioners to come, or are we going to be

1 here for a burial ground the next time?

2 Our roads can't take this. We need to  
3 find a different location, and you would have the  
4 support of everyone here in Sayreville.

5 That's it. Thank you.

6 CHAIRMAN TIGHE: Anybody else?

7 Sir, in the back in the brown hat.

8 MIKE WEAVER: Mike Weaver, 10 Parkway  
9 Place, Parlin.

10 CHAIRMAN TIGHE: Good evening.

11 MIKE WEAVER: Most of the stuff has  
12 been brought up already that I was going to go over,  
13 but there is one request, is that before they start  
14 building I know they have to do a rodent -- a  
15 rebatement[sic], I believe it's called, where they  
16 have to set out traps when they're going to knock  
17 down the buildings and stuff like that.

18 But because this all started in 2019  
19 when they started cutting down the trees, a lot of  
20 the trees are still sitting there. Some building  
21 debris has been dumped on the property since then  
22 from a landscaper or something like that. Plus  
23 firewood, three trailer loads of firewood have been  
24 dumped on the property since then. It's a breeding  
25 ground for rodents, breeding ground for bugs.



1                   What I'd like is, if this does get  
2                   approved, is that you guys do. Instead of just  
3                   setting the traps a week before the building gets  
4                   knocked down, do a six-month or 1-year rebatement  
5                   before that. This way they can take care of all the  
6                   rodents that are living there now inside of these  
7                   trees, the dead trees laying on the ground.

8                   Because I get them all the time in my  
9                   backyard; I have mice living in my shed, in my  
10                  lawnmower and stuff like that, because they're all  
11                  breeding over there.

12                  So I would just request that the board  
13                  do something about that, make it so they have to do  
14                  a six month or something like that.

15                  And that's it.

16                  CHAIRMAN TIGHE: Thank you.

17                  Anybody else that hasn't spoke like to  
18                  speak? Anybody else that hasn't spoke like to  
19                  speak?

20                  Hang on.

21                  CATHY SCIRBONA: I have a question.  
22                  If everything gets approved by EPA, you know  
23                  everything gets approved, who has the final word; is  
24                  it you guys, you nine that vote on it if everything  
25                  else is approved from the county?

1           ATTORNEY POHLMAN: There is no final  
2 approval. An application such as this requires  
3 approval from various entities and they have to get  
4 it -- applicant must get it from everyone, the  
5 county, the state, the municipality --

6           CATHY SCIRBONA: Right.

7           ATTORNEY POHLMAN: And so it's --  
8 generally, and the applicant has the right -- any  
9 applicant has the right to seek these approvals in  
10 the order that they choose, right.

11           I deal with a lot of clients who, maybe  
12 down in Southern Jersey, in the Pinelands, you have  
13 to get Pinelands approval to build there and that  
14 could be quite an ordeal. So oftentimes an  
15 applicant will say, listen, I want to know if I'm  
16 going to get Pinelands approval before I come before  
17 a board. But they're not required to.

18           Any application such as this which has  
19 other approvals, what we call outside agency  
20 approvals, if it's approved it says subject to  
21 receipt of all outside agency approvals.

22           And when outside agencies give those  
23 approvals, like if they give it ahead of a municipal  
24 land use board doing it, they also say this is  
25 conditional on you actually getting approval from

1 everybody else who has to do it.

2 So that the State of New Jersey doesn't  
3 prescribe these specific order of operation as to  
4 how you have to go about it, as an applicant.

5 CATHY SCIRBONA: Okay, but if all of  
6 those entities do approve, do you guys have any say  
7 after that?

8 ATTORNEY POHLMAN: Well this board has  
9 its say when it's supposed to. It doesn't matter  
10 when the approvals come in.

11 This board's review of this application  
12 is limited to the scope of this board's authority,  
13 right. And so whether or not -- if an applicant  
14 doesn't get outside agency approval and, let's say,  
15 they get board approval, well, then they're stuck  
16 because they can't build; if they don't get board  
17 approval, they have outside agency approval, they're  
18 stuck, they can't build it.

19 CATHY SCIRBONA: So who approves first?

20 ATTORNEY POHLMAN: There is no --

21 CATHY SCIRBONA: Outside or you guys?

22 ATTORNEY POHLMAN: There's no  
23 prescribed rule for that. The applicant has the  
24 right to obtain those approvals in any order they  
25 want to.

1                   And every applicant does it  
2                   differently based on the project. Sometimes you  
3                   wait and if there's significant county issues, an  
4                   applicant will go to the county first, because they  
5                   want to know that they're going to get that.

6                   Other times they just go to the  
7                   municipality first, and then after getting municipal  
8                   approval they'll seek to get outside agency  
9                   approval.

10                  CATHY SCIRBONA: And have they gotten  
11                  approvals yet?

12                  ATTORNEY POHLMAN: The applicant  
13                  testified earlier -- I should say the applicant's  
14                  attorney made a representation on the record as to  
15                  the county approval -- now there's a number of  
16                  approvals they need, and they were all set forth in  
17                  the application -- that they received county  
18                  approval.

19                  CATHY SCIRBONA: I know the county,  
20                  but what else did they get approved for?

21                  Who else approved you guys? Do you  
22                  have a list of that?

23                  ATTORNEY SACHS: Well I can tell you  
24                  that there are certain outside agencies in Middlesex  
25                  County that will require approval. We will not seek

1 those approvals until we know what is happening with  
2 the local Land Use Board.

3 For instance, there's something called  
4 a Freehold Soil Conservation District. I'm not  
5 going to apply for that if I don't get an approval  
6 here.

7 If we get an approval from this board,  
8 then we'll apply for Freehold Soil --

9 CATHY SCIRBONA: So you guys do the  
10 approval first?

11 That's my question. Who starts the  
12 ball rolling?

13 ATTORNEY SACHS: Well, but let me give  
14 a generality on it. Yes, most applicants will go in  
15 front of the municipality to seek either a zoning  
16 board or a planning board approval before they spend  
17 money on other outside agency approvals.

18 CATHY SCIRBONA: Right.

19 ATTORNEY SACHS: That's the norm.

20 CATHY SCIRBONA: That's what I  
21 thought.

22 So my question is, you guys have to  
23 approve it first before they go on?

24 ATTORNEY POHLMAN: No, this board does  
25 not. The applicant can choose.

1                   The applicant could go seek all the  
2                   approvals at the same time.

3                   CATHY SCIRBONA: But he don't want to,  
4                   he wants to get approval from you guys first.

5                   ATTORNEY POHLMAN: That's his choice.

6                   CATHY SCIRBONA: Okay. So is that it,  
7                   that's what youse are going to do; before he gets  
8                   approvals from anybody else, you guys are the ones  
9                   that are going to vote first, right?

10                  CHAIRMAN TIGHE: One way or the other.

11                  CATHY SCIRBONA: One way or the other.

12                  Now, does it have to be all nine of  
13                  youse agree, or could it be five-four.

14                  CHAIRMAN TIGHE: Five-four is a winner  
15                  either way, right.

16                  CATHY SCIRBONA: Five-four is  
17                  either -- - so that's it, five-four.

18                  So if five of you say yes, then that's  
19                  it, that's the approval?

20                  CHAIRMAN TIGHE: Either way.

21                  CATHY SCIRBONA: Either way, or say  
22                  no, that's the approval?

23                  CHAIRMAN TIGHE: Right.

24                  CATHY SCIRBONA: Five-four, okay. All  
25                  right.

1 All right, so you guys asked my  
2 address; what is your addresses? Do you all live  
3 here?

4 ATTORNEY POHLMAN: Well, to serve on a  
5 municipal land use board --

6 CATHY SCIRBONA: You have to live in  
7 the -- you have to live in this town.

8 ATTORNEY POHLMAN: -- you have to  
9 reside within the municipality.

10 CATHY SCIRBONA: You have to live in  
11 the town, right?

12 CHAIRMAN TIGHE: Yes.

13 CATHY SCIRBONA: Youse all live in the  
14 town?

15 Do youse all live near Ernston Road by  
16 chance, any of youse live by Ernston Road? Anybody?

17 CHAIRMAN TIGHE: I live right off of  
18 Washington Road. Sometimes it takes me three lights  
19 to get out to the street.

20 CATHY SCIRBONA: Oh, I know. I know.  
21 I know. So me too. Well now it's going to take you  
22 12 lights if you say yes.

23 CHAIRMAN TIGHE: Unfortunately, we  
24 can't deny it on traffic.

25 CATHY SCIRBONA: Well, there's so many

1 other things you guys can deny it for. There's so  
2 many other things.

3 Like I don't understand 42,000 square  
4 feet. They can't make it smaller? A small mosque?

5 How many people? How many towns are  
6 going to come here for this mosque?

7 We know when the Indians have their  
8 holidays they come from Edison, they come from all  
9 over, and we have to have, you know, the cops, the  
10 traffic.

11 You know, what are they -- what is  
12 going to happen with them? You know they're going  
13 to come from other towns on Ramadan. They're going  
14 to come from all over.

15 I mean it's not just going to be -- how  
16 many -- what is the capacity of the building? How  
17 many people does it hold?

18 ATTORNEY POHLMAN: The applicant has  
19 provided thorough testimony as to this. There was  
20 an opportunity to question the applicant's  
21 representative, the engineer, their architect and  
22 their planner on these items, and it has been done  
23 numerous times over the past 16 months.

24 CATHY SCIRBONA: Yeah, well I wasn't  
25 here. So could you tell me how many people the



1 building holds?

2 ATTORNEY SACHS: Well, I think -- if  
3 you had been at the last meeting, ma'am --

4 CATHY SCIRBONA: I wasn't.

5 ATTORNEY SACHS: All right, well, at  
6 the last meeting there was a representation made and  
7 a condition made that there are strict occupancy  
8 limitations.

9 CATHY SCIRBONA: And what's the  
10 occupancy?

11 ATTORNEY SACHS: Ma'am, you know, we  
12 rehashed this at the last meeting. I believe the  
13 house of worship ritual rooms have an occupancy of  
14 321. It was reduced from 454.

15 CATHY SCIRBONA: So at any given time  
16 there could only be 300 people in that building?

17 ATTORNEY SACHS: That's correct.

18 CATHY SCIRBONA: That's what I'm  
19 asking.

20 ATTORNEY SACHS: And, again, if you  
21 had been at some of the prior hearings you also --

22 CATHY SCIRBONA: Well, anytime I  
23 wanted to come they were called off so.

24 ATTORNEY SACHS: I won't answer. If  
25 you want to interrupt me, that's fine.

1 CATHY SCIRBONA: That's what I want to  
2 know, how many people in a 42,000 -- that's it,  
3 300 people could only worship at one time?

4 ATTORNEY SACHS: Mr. Chairman, am I  
5 compelled to answer these questions?

6 CHAIRMAN TIGHE: No, no.

7 ATTORNEY SACHS: Okay. I mean the  
8 testimony was --

9 CHAIRMAN TIGHE: This testimony has  
10 all been rehashed. Just because you weren't here  
11 we're not going to --

12 CATHY SCIRBONA: That's where? Can I  
13 read it somewhere, is it somewhere where I can read  
14 up? Yeah?

15 CHAIRMAN TIGHE: You can go to the  
16 borough hall and read all the transcripts.

17 CATHY SCIRBONA: Then that's what I'll  
18 do.

19 But everybody here lives by Ernston  
20 Road, anybody?

21 You do. You're the only one?

22 Then I'm hoping I could count on your  
23 vote.

24 ATTORNEY POHLMAN: Well, and I will  
25 just counsel members of the board that it's

1 inappropriate to ever base your vote on a personal  
2 interest or on how an application would affect your  
3 own personal property or your life.

4 CATHY SCIRBONA: Listen, everybody  
5 needs to be realistic too. You know, everybody has  
6 to be realistic. You know that there's plenty --  
7 and don't get insulted because I'm not picking  
8 anybody out, but there's plenty of corruption when  
9 it comes to things like this.

10 ATTORNEY POHLMAN: Ma'am, ma'am, your  
11 comments --

12 CHAIRMAN TIGHE: Now that's the second  
13 time. I think you should sit down.

14 CATHY SCIRBONA: Well, because it's  
15 true.

16 CHAIRMAN TIGHE: No, because that's  
17 unfair.

18 I'm not going to sit up here as the  
19 chairman of a board and have you --

20 ATTORNEY POLMAN: Ma'am --

21 CATHY SCIRBONA: Did I call you out?

22 CHAIRMAN TIGHE: -- have you degrade my  
23 board.

24 CATHY SCIRBONA: Did I point you out?

25 CHAIRMAN TIGHE: That's not fair to

1 anybody.

2 CATHY SCIRBONA: Well --

3 CHAIRMAN TIGHE: I wouldn't let them  
4 do it, and I'm not going to let you do it.

5 CATHY SCIRBONA: Well because if it  
6 wasn't you guys would know --

7 CHAIRMAN TIGHE: That is not true.

8 CATHY SCIRBONA: -- right away that this  
9 should not happen.

10 CHAIRMAN TIGHE: You should apologize  
11 to this board.

12 CATHY SCIRBONA: I'm not going to  
13 apologize.

14 CHAIRMAN TIGHE: Then sit down.

15 CATHY SCIRBONA: I'm not apologizing.

16 CHAIRMAN TIGHE: Sit down.  
17 Thank you.

18 CATHY SCIRBONA: And I wasn't picking  
19 out you.

20 CHAIRMAN TIGHE: I don't care who  
21 you're picking out.

22 CATHY SCIRBONA: I wasn't picking out  
23 anybody.

24 CHAIRMAN TIGHE: Just saying it is  
25 wrong.

1 CATHY SCIRBONA: No, it's not.

2 CHAIRMAN TIGHE: Yes, it is.

3 CATHY SCIRBONA: It's true.

4 CHAIRMAN TIGHE: This is an unbiased  
5 board.

6 CATHY SCIRBONA: The truth hurts.

7 CHAIRMAN TIGHE: Yeah, the truth  
8 hurts...

9 CAROL ESPOSITO: Carol Esposito, 6  
10 Villanova Road.

11 One thing I just thought of while I was  
12 sitting there is originally the applicant stated  
13 that Ramadan facility -- or services were not going  
14 to be happening on-site. Recently that has changed,  
15 and that they will be hosting the month-long of  
16 Ramadan on-site. So again, with a celebration of  
17 that extent and for that long period of time yet  
18 again the parking situation will be extremely  
19 insufficient, especially for some large celebration  
20 that lasts an entire month long.

21 I know Eid was considered, was still  
22 going to be held off-site at a park, Kennedy Park  
23 however, Ramadan is now going to be celebrated at  
24 Ernston Road. And again parking, huge issue for  
25 that celebration.

1           The other thing I just wanted to ask  
2   the board, can you just explain the process; after  
3   we finish tonight what happens, and timelines?

4           ATTORNEY POHLMAN:   So, ma'am, what is  
5   going to happen -- and, chairman, you're okay if I  
6   disclose it?

7           CHAIRMAN TIGHE:   Go ahead.

8           We've discussed this and I'm going to  
9   have the attorney explain what we're going to do.

10          CAROL ESPOSITO:   Okay, thank you.

11          ATTORNEY POHLMAN:   So the last portion  
12   of a land use application is the opportunity for  
13   public comment questions and put evidence in the  
14   record, and that's what we're doing right now.

15          Generally then the application is  
16   closed.   The applicant is given an opportunity to do  
17   a closing statement or summation, and then the  
18   application is closed and it goes to the board.

19          Generally then the board would hear a  
20   motion.   However, in this particular case upon the  
21   advice of counsel as well as the other  
22   professionals, we're recommending that the board not  
23   take action tonight for the reason that I have spent  
24   time over the last -- since the last meeting, I know  
25   the other professionals have, going through the

1 record, identifying various conditions that have  
2 been agreed to. Some of those conditions are then  
3 subsequently modified because there have been  
4 subsequent changes to the plan. As you know there  
5 have been changes to both the parking structure,  
6 there have been changes to both occupancy, there's  
7 been changes to use. A lot of changes, as this is  
8 -- as this is developed.

9 And in doing that, you know, we sort of  
10 determined that in order to ensure that all the  
11 conditions are crystal clear, set forth in writing,  
12 and that all of the members of the board are fully  
13 aware of all of the conditions that have been agreed  
14 to, and maybe some that have not been agreed to,  
15 that it would not be prudent to rush to a vote  
16 tonight until we had an opportunity to go through  
17 the complete record and identify each and every  
18 condition and be able to articulate to the members  
19 of the board and the public how those conditions  
20 would affect the development, as well as the  
21 operation of this site.

22 So what is going to happen when public  
23 comment closes tonight is Mr. Sachs will be given  
24 the opportunity to provide a summation. The  
25 application will then close. The meeting, since

1     there's nothing else, unless there's old business or  
2     any other matters on the agenda, the meeting will  
3     close.

4                     And at a subsequent meeting the board,  
5     without hearing any additional testimony, comment or  
6     evidence, will have a vote that will be on the full  
7     application as to the most current version of the  
8     application that is been introduced by the applicant  
9     and with all of the conditions --

10                    CHAIRMAN TIGHE:   And variances.

11                    ATTORNEY POLMAN:  -- and variances, as  
12     well as all of the conditions that have been  
13     requested, variances as well as all of the  
14     conditions that have been requested by the public,  
15     by the board, have been agreed to by the applicant,  
16     and there may be conditions that the board members  
17     want to put on that the applicant may not have  
18     agreed to.  So that's the process that is going to  
19     occur.

20                    CAROL ESPOSITO:  Is there a timeline  
21     that you have to do this within, like is there a set  
22     number of days that you have to come back?

23                    CHAIRMAN TIGHE:  Our next meeting is  
24     already published.  Our first meeting open is  
25     June 4th, so that's when we intend to have that.



1                   Not only when we gather all this  
2                   information that we have so that we can make a  
3                   correct vote, we are going to have it delivered to  
4                   Mr. Sachs, so if he has any questions on what we're  
5                   looking at to make our decision, he can have some  
6                   input. But that's it.

7                   CAROL ESPOSITO: Okay. So I encourage  
8                   the board because this has changed significantly, I  
9                   am not really sure on any given meeting when I come  
10                  here what I'm looking at for the building structure,  
11                  so I really encourage you all to really take that  
12                  time and go through everything because it seems like  
13                  every time we have been here there was always a  
14                  change.

15                 CHAIRMAN TIGHE: And that's why we  
16                  want to do this.

17                 CAROL ESPOSITO: Absolutely.

18                 CHAIRMAN TIGHE: I just asked the  
19                  attorney if we could, when we have the agenda put  
20                  up, that we can put up everything that is being  
21                  asked and agreed upon, okay, to everybody.

22                 CAROL ESPOSITO: Okay.

23                 CHAIRMAN TIGHE: We're not trying to  
24                  do this in the dark. We're trying to keep it as  
25                  transparent as possible. We want to make the best

1 choice we can for the town, and people in town, who  
2 worship in town, so...

3 CAROL ESPOSITO: Thank you.

4 CHAIRMAN TIGHE: Thank you.

5 Sir, go ahead.

6 NAZIMOOL SAHEB: Nazimool Saheb,  
7 director and imam of Masjid Sadar & Community  
8 Center.

9 First of all, I would like to say that  
10 before now I have never appreciated the type of job  
11 members of the council normally do. I mean sitting  
12 here and coming here for the past months I have a  
13 deeper appreciation for the job that you guys do.

14 Your commitment and your perseverance  
15 and patience to listen to us, it's not easy. And  
16 volunteering, I mean it's -- I am not sure if I can  
17 able to fit into that situation to do what you are  
18 doing. So I would like to take this opportunity to  
19 commend you guys for doing an amazing job sitting  
20 there listening to what we have to say.

21 Secondly, as the imam, someone who  
22 leads the community, I think we need to learn to  
23 appreciate each other's religion and try to learn a  
24 little more about them.

25 It's very difficult for me to look at

1 the person who is a Jewish person or a Christian  
2 brethren or from the Hindu faith or the Sikh faith  
3 and judge that practices based on personal  
4 practices. I cannot do that.

5 So it's very important for us to be  
6 more open, to learn about the different culture, to  
7 appreciate what and how people worship. This was  
8 the teachings of all the prophets, including Abraham  
9 and Moses and Jesus, including Muhammad and peace be  
10 upon all of them. They were brothers and they  
11 taught us how we should be able to appreciate each  
12 other's culture, each other's religion. That we can  
13 co-exist within the community.

14 So what I have been hearing is like we  
15 want this mosque, but we don't want it here. That  
16 somehow is based on how I perceive my worship to be.  
17 You see, in Islam we worship five times a day, and  
18 you need accessibility to a house of worship.  
19 That's how we worship.

20 And so it is very important for others,  
21 my Christian brothers, my Hindu brothers and Jewish  
22 brothers and friends to understand and appreciate my  
23 modus operandi of how I worship my creator, each one  
24 of us.

25 And so I cannot judge you based on how

1 I worship. You have to be able to look into deeper  
2 understanding of my worship and even to appreciate,  
3 and then we can understand why we need a house of  
4 worship that is access -- I mean very accessible for  
5 the community, that they could go to worship.

6 And you could imagine, we were sitting  
7 here, we finish in one prayer within five minutes.  
8 Most of you probably did not know, you see a few  
9 people went out and they pray and come back within  
10 five minutes. That's how it is.

11 And so when we appreciate how we  
12 worship and the culture of each other I think we  
13 will be able to co-exist and appreciate the  
14 understanding and try to live together in a very  
15 peaceful way.

16 Thank you.

17 CHAIRMAN TIGHE: Anybody else like to  
18 speak on this matter?

19 Anybody else like to speak on this  
20 matter?

21 Seeing none, seeing none I will take a  
22 roll-call vote to close and then have you.

23 ATTORNEY SACHS: You know,  
24 Mr. Chairman, in terms of -- I would rather, I think  
25 I would rather sum up at the next meeting because I

1 would like to review all of the conditions and  
2 perhaps reference them in my summation. And I  
3 promise you I will be brief in my summation so.

4 ATTORNEY POHLMAN: So we can't put a  
5 timeline on it but, you know, we're fitting it in  
6 that day so...

7 ATTORNEY SACHS: Okay.

8 ATTORNEY POHLMAN: It is going to need  
9 to be brief.

10 ATTORNEY SACHS: I will be brief.

11 SECRETARY MAGNANI: Can we get a  
12 motion to close?

13 CHAIRMAN TIGHE: Need a motion to  
14 close.

15 VICE-CHAIRMAN MULLER: Motion to close.

16 SECRETARY MAGNANI: Second?

17 COUNCILMAN ZEBROWSKI: Second.

18 SECRETARY MAGNANI: All in favor?

19 BOARD MEMBERS IN UNISON: Aye.

20 SECRETARY MAGNANI: Opposed?

21 CHAIRMAN TIGHE: Old business, new  
22 business, administrative matters?

23 SECRETARY MAGNANI: Our next meeting  
24 is May 21st, and we will be located back at Borough  
25 Hall.

1                   ATTORNEY SACHS:   Yeah, Mr. Chairman,  
2   I'm assuming there will be...

3                   CHAIRMAN TIGHE:   You're going to need  
4   to carry?

5                   ATTORNEY SACHS:   Well, I think you're  
6   going to carry it to June 4th.   But that would be  
7   without further notice.

8                   CHAIRMAN TIGHE:   That is correct.

9                   ATTORNEY SACHS:   Okay.

10                  CHAIRMAN TIGHE:   Does everybody  
11   understand that?

12                  SECRETARY MAGNANI:   We need a motion  
13   for that.

14                  CHAIRMAN TIGHE:   Everybody understand  
15   that we're going to carry this to June 4th, and it's  
16   not going to be here, it's going to be at Borough  
17   Hall.

18                  SECRETARY MAGNANI:   Borough Hall.

19                  CHAIRMAN TIGHE:   It's going to be  
20   June 4th at Borough Hall, 7:30.   And you will carry  
21   over?

22                  ATTORNEY SACHS:   Right.

23                  CHAIRMAN TIGHE:   Close to the public.  
24   All in favor?

25                  BOARD MEMBERS IN UNISON:   Aye.

1                   ATTORNEY SACHS: Yeah, Mr. Chairman,  
2     for your request, yes, I will consent to this being  
3     carried at June 4th at Borough Hall, 7:30 p.m.  
4     without any further notice, at which time the only  
5     matters that will occur will be my brief summation  
6     and, obviously, a request for a vote.

7                   CHAIRMAN TIGHE: Okay, thank you very  
8     much.

9                   Before you leave I would like to thank  
10    the public for everything they did. I would like to  
11    thank the court stenographer and the board  
12    secretary, all the professionals on both sides,  
13    especially on my board. Thank you very much.

14                  SECRETARY MAGNANI: Can I get a motion  
15    to adjourn?

16                  BOARD MEMBER: Motion.

17                  SECRETARY MAGNANI: Second?

18                  BOARD MEMBER: Second.

19                  SECRETARY MAGNANI: All in favor?

20                  BOARD MEMBERS IN UNISON: Aye.

21                  SECRETARY MAGNANI: Opposed?

22                  Thank you.

23                                 -   -   -

24                   (Whereupon, the application was  
25     adjourned at 9:56 p.m.)

## C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

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

I DO FURTHER CERTIFY that I am neither a relative, nor employee, nor attorney, nor counsel of any of the parties to this action, and that I am neither a relative, nor employee of such attorney or counsel, and that I am not financially interested in the action.



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Angela C. Buonantuono, CCR, RPR, CLR  
NJ License No. 30XI00233100  
Notary Public Commission No. 50014616

Dated: June 4, 2025



<b>\$</b>	<b>210</b> [3] - 5:3, 11:1, 11:7	112:3, 114:2	<b>A</b>	<b>addition</b> [2] - 33:4, 69:21
<b>\$600</b> [1] - 50:9	<b>212</b> [2] - 9:11, 100:17	<b>4207</b> [2] - 5:10, 48:5	<b>a.m</b> [3] - 31:22, 72:24	<b>additional</b> [10] - 8:15, 8:16, 8:23, 44:8, 56:2, 79:20, 97:5, 97:11, 120:5
<b>,</b>	<b>212-216</b> [1] - 1:7	<b>423</b> [1] - 1:11	<b>AB</b> [1] - 1:22	<b>additionally</b> [1] - 32:4
<b>'80s</b> [1] - 28:5	<b>214</b> [1] - 40:20	<b>43,000-square-foot</b> [1] - 35:20	<b>abiding</b> [1] - 94:23	<b>address</b> [6] - 11:1, 26:25, 27:11, 32:17, 66:12, 111:2
<b>0</b>	<b>216</b> [6] - 5:7, 5:21, 9:11, 32:20, 94:4, 100:17	<b>44</b> [2] - 5:20, 91:13	<b>ability</b> [1] - 27:4	<b>ADDRESS</b> [1] - 5:2
<b>08535</b> [1] - 1:24	<b>21st</b> [1] - 125:24	<b>44.83</b> [1] - 74:22	<b>able</b> [9] - 21:25, 99:5, 102:4, 102:23, 119:18, 122:17, 123:11, 124:1, 124:13	<b>addressed</b> [3] - 27:7, 34:23, 92:11
<b>08816</b> [1] - 3:4	<b>22</b> [4] - 43:7, 45:11, 75:1	<b>444.04</b> [1] - 1:6	<b>above-ground</b> [2] - 29:5, 79:7	<b>addresses</b> [1] - 111:2
<b>08872</b> [1] - 1:11	<b>23</b> [1] - 1:6	<b>45</b> [3] - 56:20, 74:21, 81:14	<b>Abraham</b> [2] - 32:22, 123:8	<b>adequacy</b> [1] - 69:18
<b>1</b>	<b>24</b> [2] - 1:6, 43:7	<b>454</b> [1] - 113:14	<b>absenteeism</b> [1] - 61:9	<b>adjacent</b> [4] - 14:19, 27:12, 57:5, 76:19
<b>1</b> [3] - 40:20, 52:15, 56:12	<b>25</b> [4] - 1:6, 56:19, 57:3, 85:6	<b>48</b> [1] - 5:10	<b>absolute</b> [1] - 19:20	<b>adjourn</b> [1] - 127:15
<b>1-year</b> [1] - 105:4	<b>25,000</b> [1] - 56:1	<b>4D</b> [1] - 53:17	<b>absolutely</b> [2] - 24:4, 121:17	<b>adjourned</b> [1] - 127:25
<b>10</b> [6] - 5:3, 5:6, 5:25, 30:2, 56:5, 104:8	<b>250</b> [2] - 46:4, 55:20	<b>4th</b> [5] - 120:25, 126:6, 126:15, 126:20, 127:3	<b>absurd</b> [1] - 28:21	<b>adjustments</b> [1] - 74:18
<b>100</b> [4] - 56:13, 57:24, 103:6	<b>26</b> [2] - 1:23, 43:7	<b>5</b>	<b>accept</b> [2] - 51:9, 69:20	<b>administrative</b> [1] - 125:22
<b>101</b> [1] - 5:24	<b>26-100</b> [1] - 57:12	<b>5</b> [1] - 29:2	<b>access</b> [6] - 74:18, 84:19, 87:6, 88:14, 88:16, 124:4	<b>advertised</b> [1] - 7:5
<b>104</b> [1] - 5:25	<b>26-88.1</b> [1] - 55:18	<b>50</b> [4] - 26:20, 56:14	<b>accessibility</b> [1] - 123:18	<b>advice</b> [1] - 118:21
<b>107</b> [1] - 46:11	<b>26-88.2</b> [1] - 55:23	<b>50014616</b> [1] - 128:24	<b>accessible</b> [1] - 124:4	<b>aesthetic</b> [2] - 52:25, 53:25
<b>10:00</b> [1] - 31:24	<b>26-96.8</b> [1] - 56:22	<b>51</b> [1] - 5:11	<b>accessing</b> [1] - 87:6	<b>affect</b> [9] - 30:14, 31:3, 40:8, 49:19, 61:22, 78:16, 89:15, 115:2, 119:20
<b>11</b> [3] - 58:16, 85:5, 86:22	<b>26.652F</b> [1] - 73:21	<b>5:00</b> [1] - 31:22	<b>accident</b> [2] - 58:6, 97:22	<b>affected</b> [1] - 12:20
<b>11:00</b> [1] - 59:15	<b>26.98.3</b> [1] - 57:7	<b>6</b>	<b>accidents</b> [1] - 58:5	<b>afford</b> [1] - 57:8
<b>12</b> [6] - 5:4, 5:17, 12:12, 84:8, 111:22	<b>2610.4</b> [1] - 54:12	<b>6</b> [3] - 5:15, 73:16, 117:9	<b>accomplishing</b> [2] - 43:12, 43:22	<b>afternoon</b> [1] - 46:9
<b>120</b> [1] - 57:24	<b>26th</b> [2] - 63:6, 63:13	<b>60</b> [1] - 5:12	<b>accordance</b> [1] - 7:6	<b>afternoons</b> [1] - 31:23
<b>13</b> [1] - 39:3	<b>28</b> [1] - 1:6	<b>613-1441</b> [1] - 3:5	<b>according</b> [1] - 73:20	<b>agencies</b> [5] - 22:6, 22:9, 22:12, 106:22, 108:24
<b>143</b> [1] - 78:2	<b>29</b> [1] - 5:6	<b>66</b> [1] - 5:13	<b>accurate</b> [1] - 128:10	<b>agency</b> [10] - 20:20, 20:22, 21:24, 24:19, 106:19, 106:21, 107:14, 107:17, 108:8, 109:17
<b>145</b> [1] - 5:24	<b>2:00</b> [1] - 72:24	<b>6:00</b> [2] - 72:24, 73:9	<b>achieve</b> [1] - 53:11	<b>agenda</b> [4] - 8:6, 9:5, 120:2, 121:19
<b>15</b> [8] - 31:21, 80:16, 81:3, 82:13, 84:11, 85:4, 87:23, 103:6	<b>3</b>	<b>7</b>	<b>Ackerman</b> [1] - 43:2	<b>ago</b> [14] - 39:3, 39:4, 42:20, 47:1, 48:11, 52:7, 64:6, 68:7, 68:15, 69:9, 69:21, 73:8, 77:11, 103:15
<b>15,000</b> [1] - 56:3	<b>3</b> [4] - 53:6, 55:19, 56:11, 68:14	<b>7</b> [1] - 1:13	<b>acquire</b> [1] - 103:21	<b>agree</b> [6] - 36:20, 39:5, 45:10, 45:21, 72:25, 110:13
<b>16</b> [4] - 81:6, 85:4, 87:23, 112:23	<b>30</b> [1] - 96:18	<b>70-some</b> [1] - 103:15	<b>acre</b> [6] - 46:23, 47:2, 47:4, 47:6, 47:10, 56:12	<b>agreed</b> [10] - 36:22, 38:3, 39:8, 42:25, 119:2, 119:13, 119:14, 120:15, 120:18, 121:21
<b>16,105</b> [1] - 5:5	<b>300</b> [2] - 113:16, 114:3	<b>71</b> [1] - 5:14	<b>acres</b> [8] - 46:24, 46:25, 47:11, 47:15, 47:17, 62:17, 62:22, 93:6	<b>ahead</b> [7] - 9:8, 25:12, 25:15, 44:1, 106:23, 118:7,
<b>16th</b> [1] - 78:12	<b>30XI00233100</b> [2] - 2:25, 128:23	<b>73,117</b> [1] - 5:15	<b>act</b> [2] - 41:9, 59:4	
<b>18</b> [1] - 56:9	<b>32,122</b> [1] - 5:7	<b>732</b> [1] - 3:5	<b>Act</b> [1] - 7:6	
<b>19</b> [2] - 75:2, 75:3	<b>321</b> [1] - 113:14	<b>732)882-3590</b> [1] - 1:24	<b>acted</b> [1] - 11:18	
<b>1B</b> [1] - 52:17	<b>322</b> [2] - 5:11, 51:15	<b>7:30</b> [3] - 1:14, 126:20, 127:3	<b>acting</b> [1] - 59:4	
<b>1C</b> [1] - 52:20	<b>34</b> [3] - 5:8, 5:16, 82:1	<b>7th</b> [1] - 7:4	<b>action</b> [4] - 74:14, 118:23, 128:15, 128:18	
<b>1E</b> [1] - 52:22	<b>341</b> [4] - 62:4, 62:7, 62:16, 62:18	<b>8</b>	<b>active</b> [4] - 41:2, 85:7, 86:19, 88:2	
<b>2</b>	<b>35</b> [4] - 85:7, 85:12, 85:18, 85:22	<b>81</b> [1] - 5:16	<b>activities</b> [5] - 30:20, 31:25, 33:7, 94:16, 98:2	
<b>2</b> [3] - 52:25, 54:21, 68:10	<b>35-plus</b> [1] - 86:10	<b>84</b> [1] - 5:17	<b>actual</b> [1] - 76:20	
<b>2.5</b> [2] - 47:11, 62:17	<b>36</b> [1] - 96:17	<b>85</b> [1] - 19:7	<b>Acuity</b> [1] - 2:20	
<b>20</b> [3] - 26:15, 30:8, 48:11	<b>3:30</b> [1] - 102:4	<b>86</b> [1] - 29:9	<b>add</b> [2] - 58:12, 93:12	
<b>20-minute</b> [1] - 31:21	<b>3A</b> [1] - 53:10	<b>88</b> [1] - 5:18	<b>adding</b> [2] - 63:2, 70:19	
<b>20-plus</b> [1] - 98:24	<b>3rd</b> [2] - 38:2, 64:7	<b>89</b> [1] - 5:19		
<b>200</b> [3] - 58:15, 80:16, 81:3	<b>4</b>	<b>8G</b> [1] - 3:4		
<b>200-foot</b> [1] - 54:19	<b>4</b> [2] - 53:14, 128:25	<b>9</b>		
<b>200s</b> [1] - 55:21	<b>40</b> [5] - 5:9, 26:16, 28:15, 56:17, 86:4	<b>9</b> [4] - 12:17, 58:3, 85:14, 102:14		
<b>2019</b> [1] - 104:18	<b>40,000-plus-square-foot</b> [1] - 97:2	<b>9's</b> [1] - 58:5		
<b>2024</b> [1] - 38:2	<b>40,000-square-foot-plus</b> [1] - 97:1	<b>91</b> [1] - 5:20		
<b>2025</b> [3] - 1:13, 7:4, 128:25	<b>402</b> [3] - 62:4, 62:11, 62:14	<b>94</b> [1] - 5:21		
	<b>42,000</b> [3] - 100:21,	<b>96</b> [1] - 5:22		
		<b>98</b> [1] - 5:23		
		<b>9:56</b> [1] - 127:25		

<p>122:5  <b>AICP</b> [1] - 2:20  <b>air</b> [2] - 55:8, 57:13  <b>ALEXANDER</b> [1] - 2:15  <b>Algonquin</b> [1] - 1:23  <b>ALI</b> [4] - 91:12, 91:13, 92:3, 92:9  <b>Ali</b> [2] - 5:20, 91:13  <b>allegiance</b> [1] - 7:2  <b>allow</b> [2] - 95:20, 96:1  <b>allowed</b> [2] - 74:21, 81:14  <b>alluding</b> [1] - 11:15  <b>almost</b> [2] - 57:6, 93:14  <b>alone</b> [1] - 100:3  <b>alongside</b> [1] - 100:6  <b>alternate</b> [1] - 42:16  <b>alternative</b> [2] - 43:22, 55:16  <b>alternatives</b> [4] - 55:14, 55:15, 73:22, 73:24  <b>amazing</b> [1] - 122:19  <b>Amboy</b> [1] - 103:7  <b>America</b> [3] - 48:11, 48:14, 48:18  <b>ammunition</b> [8] - 14:15, 14:17, 14:22, 15:8, 17:1, 18:11, 26:1, 92:10  <b>amount</b> [5] - 43:20, 44:16, 77:19, 81:13, 87:21  <b>analysis</b> [2] - 55:7, 69:16  <b>AND</b> [1] - 2:14  <b>anecdotal</b> [1] - 86:4  <b>anecdotaly</b> [2] - 85:18, 87:3  <b>angela</b> [1] - 128:23  <b>ANGELA</b> [2] - 2:25, 128:3  <b>angelabuonocsr@gmail.com</b> [1] - 1:25  <b>angry</b> [1] - 50:4  <b>animals</b> [1] - 48:25  <b>ANNETTE</b> [13] - 66:13, 66:17, 67:6, 67:9, 67:18, 68:6, 68:10, 68:13, 69:1, 69:5, 70:5, 70:17, 71:3  <b>Annette</b> [2] - 5:13, 66:13  <b>answer</b> [12] - 11:11, 11:13, 16:24, 25:14, 29:19, 69:12, 74:2, 74:4, 91:21, 113:24, 114:5  <b>answered</b> [2] - 29:11, 73:19</p>	<p><b>answers</b> [1] - 16:19  <b>anxiety</b> [1] - 31:1  <b>anybody..</b> [1] - 38:18  <b>anytime</b> [1] - 113:22  <b>anyway</b> [2] - 35:5, 51:6  <b>apartment</b> [1] - 98:10  <b>apartments</b> [7] - 82:10, 82:21, 82:22, 102:11, 102:13, 102:19, 102:21  <b>apathy</b> [1] - 61:9  <b>apologize</b> [3] - 24:6, 116:10, 116:13  <b>apologizing</b> [1] - 116:15  <b>apples</b> [1] - 62:6  <b>applicant</b> [45] - 8:13, 8:19, 8:25, 21:5, 24:15, 24:23, 25:1, 36:18, 38:3, 39:1, 39:4, 40:21, 42:13, 43:16, 44:14, 44:17, 45:7, 54:15, 70:11, 74:12, 75:5, 77:4, 77:13, 80:8, 91:25, 92:15, 95:1, 106:4, 106:8, 106:9, 106:15, 107:4, 107:13, 107:23, 108:1, 108:4, 108:12, 109:25, 110:1, 112:18, 117:12, 118:16, 120:8, 120:15, 120:17  <b>Applicant</b> [1] - 3:6  <b>applicant's</b> [3] - 43:16, 108:13, 112:20  <b>applicants</b> [7] - 47:20, 94:4, 94:7, 94:9, 95:7, 95:15, 109:14  <b>application</b> [53] - 9:11, 9:16, 9:17, 9:21, 9:22, 10:7, 11:18, 19:22, 19:25, 20:13, 20:14, 21:7, 22:23, 25:7, 25:22, 27:17, 41:22, 42:10, 42:19, 43:1, 43:3, 44:15, 47:8, 47:12, 60:25, 62:20, 63:2, 63:14, 63:18, 65:5, 66:4, 75:13, 76:16, 80:11, 84:21, 91:16, 91:23, 91:25, 92:4, 92:13, 92:21, 106:2, 106:18, 107:11, 108:17, 115:2, 118:12, 118:15,</p>	<p>118:18, 119:25, 120:7, 120:8, 127:24  <b>applications</b> [2] - 21:12, 21:16  <b>apply</b> [2] - 109:5, 109:8  <b>appointments</b> [1] - 97:19  <b>appreciate</b> [17] - 34:5, 34:15, 41:14, 45:6, 50:21, 50:22, 50:23, 88:22, 95:25, 122:23, 123:7, 123:11, 123:22, 124:2, 124:11, 124:13  <b>appreciated</b> [1] - 122:10  <b>appreciation</b> [1] - 122:13  <b>approach</b> [1] - 94:11  <b>appropriate</b> [3] - 23:20, 23:22, 43:20  <b>appropriately</b> [1] - 57:4  <b>approval</b> [41] - 17:23, 21:13, 21:14, 21:15, 21:16, 24:13, 24:16, 24:17, 24:19, 27:19, 32:11, 36:22, 38:24, 38:25, 39:5, 41:10, 75:24, 81:13, 97:15, 106:2, 106:3, 106:13, 106:16, 106:25, 107:14, 107:15, 107:17, 108:8, 108:9, 108:15, 108:18, 108:25, 109:5, 109:7, 109:10, 109:16, 110:4, 110:19, 110:22  <b>approvals</b> [23] - 20:21, 20:22, 21:8, 21:25, 22:11, 22:25, 24:5, 24:7, 75:6, 106:9, 106:19, 106:20, 106:21, 106:23, 107:10, 107:24, 108:11, 108:16, 109:1, 109:17, 110:2, 110:8  <b>approve</b> [14] - 17:3, 17:4, 17:6, 25:5, 81:8, 83:16, 89:5, 91:24, 92:21, 92:22, 97:1, 103:24, 107:6, 109:23  <b>approved</b> [34] - 10:3,</p>	<p>17:24, 18:10, 21:20, 22:6, 23:9, 25:5, 25:23, 26:12, 26:15, 27:18, 36:21, 41:15, 42:24, 51:3, 51:7, 57:20, 74:9, 75:13, 75:18, 80:11, 80:22, 82:17, 92:6, 92:13, 97:4, 105:2, 105:22, 105:23, 105:25, 106:20, 108:20, 108:21  <b>approves</b> [5] - 17:8, 20:4, 21:23, 76:3, 107:19  <b>approving</b> [2] - 75:19, 75:23  <b>April</b> [6] - 8:14, 38:2, 63:6, 63:13, 64:7, 78:12  <b>arbitrary</b> [1] - 53:13  <b>architect</b> [2] - 67:2, 112:21  <b>architectural</b> [1] - 56:24  <b>area</b> [22] - 12:22, 14:15, 32:6, 35:10, 35:18, 54:23, 55:21, 56:12, 61:11, 64:2, 64:22, 65:22, 65:23, 67:20, 70:2, 72:22, 81:12, 81:19, 82:14, 83:4, 93:5, 101:16  <b>areas</b> [8] - 30:23, 53:2, 53:5, 53:9, 54:22, 54:24, 90:8  <b>arisen</b> [1] - 37:13  <b>Army</b> [3] - 14:16, 18:13, 19:12  <b>arriving</b> [1] - 72:4  <b>arsenal</b> [2] - 93:1, 93:6  <b>articulate</b> [1] - 119:18  <b>artificial</b> [1] - 53:12  <b>aspects</b> [2] - 9:17, 10:6  <b>assemblage</b> [1] - 55:21  <b>assessed</b> [1] - 77:12  <b>associated</b> [2] - 27:23, 71:1  <b>Associates</b> [1] - 2:19  <b>assume</b> [1] - 53:19  <b>assuming</b> [1] - 126:2  <b>assure</b> [2] - 33:1, 33:13  <b>atmosphere</b> [1] - 67:3  <b>attend</b> [1] - 35:22  <b>attended</b> [4] - 50:17, 61:5, 63:5, 91:17  <b>attendees</b> [1] - 84:19</p>	<p><b>attending</b> [1] - 95:19  <b>attention</b> [1] - 84:10  <b>attorney</b> [5] - 108:14, 118:9, 121:19, 128:14, 128:16  <b>ATTORNEY</b> [107] - 2:15, 2:17, 8:11, 9:9, 11:12, 12:2, 12:23, 13:6, 13:13, 14:6, 14:11, 15:1, 15:16, 16:7, 17:9, 17:13, 17:16, 17:20, 17:25, 18:4, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 25:6, 25:11, 25:13, 25:16, 26:6, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 41:6, 43:25, 44:2, 44:14, 44:23, 45:2, 45:9, 49:13, 51:22, 52:5, 65:6, 66:22, 67:8, 67:11, 67:14, 71:24, 72:25, 75:12, 75:20, 76:2, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 108:23, 109:13, 109:19, 109:24, 110:5, 111:4, 111:8, 112:18, 113:2, 113:5, 113:11, 113:17, 113:20, 113:24, 114:4, 114:7, 114:24, 115:10, 115:20, 118:4, 118:11, 120:11, 124:23, 125:4, 125:7, 125:8, 125:10, 126:1, 126:5, 126:9, 126:22, 127:1  <b>attorneys</b> [1] - 94:19  <b>AUDIENCE</b> [8] - 68:24, 69:3, 71:4, 96:11, 96:15, 100:20, 100:25, 102:8  <b>audit</b> [2] - 63:7, 63:10  <b>Auer</b> [1] - 3:4  <b>authority</b> [8] - 13:8, 13:16, 15:4, 15:19, 15:25, 16:13, 21:16, 107:12  <b>automobile</b> [1] - 67:10  <b>available</b> [3] - 86:18,</p>
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87:21, 88:16 <b>Ave</b> [3] - 5:23, 12:12, 98:18 <b>Avenue</b> [15] - 5:4, 5:24, 31:15, 31:16, 35:12, 43:13, 45:15, 62:5, 62:12, 62:15, 65:20, 68:25, 85:15, 101:2, 101:14 <b>average</b> [2] - 62:8, 62:9 <b>aware</b> [3] - 22:7, 35:8, 119:13 <b>aye</b> [1] - 10:14 <b>Aye</b> [4] - 10:15, 125:19, 126:25, 127:20	<b>bearing</b> [2] - 64:18, 65:1 <b>beautiful</b> [3] - 61:10, 62:3, 95:21 <b>beauty</b> [1] - 93:12 <b>become</b> [1] - 82:18 <b>becomes</b> [1] - 77:2 <b>begin</b> [1] - 91:24 <b>begins</b> [1] - 92:7 <b>behalf</b> [2] - 8:12, 32:25 <b>behave</b> [1] - 50:11 <b>behind</b> [4] - 30:11, 68:4, 68:8, 102:20 <b>belongs</b> [1] - 93:10 <b>below</b> [1] - 29:2 <b>beneficial</b> [1] - 32:12 <b>Bernadette's</b> [3] - 80:15, 80:18, 81:2 <b>best</b> [10] - 47:19, 47:20, 51:3, 51:5, 51:7, 51:10, 93:15, 93:18, 121:25 <b>Best</b> [1] - 79:14 <b>bet</b> [1] - 35:23 <b>BETH</b> [1] - 2:21 <b>Beth</b> [1] - 7:5 <b>better</b> [7] - 48:12, 50:14, 50:25, 82:5, 82:6, 94:17, 98:12 <b>between</b> [6] - 31:24, 35:23, 54:24, 63:14, 85:14, 103:5 <b>beyond</b> [1] - 62:25 <b>bidirectional</b> [1] - 85:24 <b>big</b> [10] - 11:24, 12:22, 32:2, 57:21, 57:25, 58:10, 62:8, 68:17, 89:9, 92:25 <b>bind</b> [1] - 39:1 <b>binding</b> [3] - 38:23, 39:16, 77:6 <b>bird</b> [1] - 30:19 <b>bit</b> [1] - 57:20 <b>bless</b> [2] - 33:25, 34:1 <b>blessing</b> [2] - 33:17, 99:5 <b>blessings</b> [1] - 32:24 <b>BLOCK</b> [1] - 1:6 <b>blue</b> [1] - 48:2 <b>BMPs</b> [1] - 79:14 <b>Board</b> [7] - 2:20, 7:4, 8:6, 19:21, 63:22, 75:24, 109:2 <b>BOARD</b> [10] - 1:1, 2:1, 2:15, 2:18, 2:21, 125:19, 126:25, 127:16, 127:18, 127:20 <b>board</b> [87] - 12:23, 13:1, 13:4, 13:7, 15:3, 15:4, 15:10, 15:18, 15:24, 18:9,	19:21, 20:1, 20:2, 20:8, 20:10, 20:18, 21:6, 21:10, 21:23, 22:8, 22:18, 22:22, 23:2, 24:9, 24:12, 27:10, 41:9, 41:15, 41:21, 42:16, 43:9, 43:21, 47:1, 47:9, 47:13, 50:16, 54:13, 60:24, 62:19, 63:2, 63:5, 66:1, 66:2, 66:3, 66:8, 74:14, 76:3, 76:5, 76:8, 80:12, 83:9, 83:16, 91:23, 94:2, 95:23, 97:14, 98:6, 105:12, 106:17, 106:24, 107:8, 107:15, 107:16, 109:7, 109:16, 109:24, 111:5, 114:25, 115:19, 115:23, 116:11, 117:5, 118:2, 118:18, 118:19, 118:22, 119:12, 119:19, 120:4, 120:15, 120:16, 121:8, 127:11, 127:13 <b>board's</b> [7] - 13:15, 16:12, 20:12, 20:16, 46:18, 107:11, 107:12 <b>boat</b> [1] - 23:18 <b>Bordentown</b> [7] - 31:14, 31:15, 43:13, 45:15, 65:20, 85:15, 101:14 <b>boring</b> [1] - 64:9 <b>borings</b> [3] - 25:8, 25:18, 27:24 <b>BOROUGH</b> [1] - 1:1 <b>borough</b> [7] - 20:15, 21:6, 53:18, 79:21, 84:22, 84:25, 114:16 <b>Borough</b> [7] - 2:22, 40:18, 125:24, 126:16, 126:18, 126:20, 127:3 <b>borough's</b> [1] - 40:19 <b>Borough's</b> [1] - 53:1 <b>bottleneck</b> [1] - 101:23 <b>bottlenecking</b> [1] - 102:18 <b>bottom</b> [4] - 29:1, 29:2, 29:7, 96:25 <b>boundary</b> [1] - 56:6 <b>break</b> [1] - 99:6 <b>breeding</b> [3] - 104:24, 104:25, 105:11 <b>BRENT</b> [1] - 2:17	<b>brethren</b> [1] - 123:2 <b>Bridge</b> [2] - 61:12, 81:20 <b>brief</b> [4] - 125:3, 125:9, 125:10, 127:5 <b>bring</b> [5] - 11:24, 31:8, 58:16, 91:20, 93:12 <b>brings</b> [1] - 76:10 <b>brothers</b> [4] - 123:10, 123:21, 123:22 <b>brought</b> [4] - 13:4, 68:6, 69:9, 104:12 <b>brown</b> [1] - 104:7 <b>Brunswick</b> [11] - 3:4, 5:12, 60:19, 61:12, 62:2, 62:4, 62:12, 62:15, 62:18, 62:19, 103:18 <b>buffer</b> [1] - 30:12 <b>bugs</b> [1] - 104:25 <b>build</b> [16] - 15:11, 23:17, 32:2, 33:20, 62:14, 62:20, 89:14, 89:19, 90:13, 90:16, 92:24, 93:20, 106:13, 107:16, 107:18 <b>building</b> [65] - 11:4, 11:9, 11:24, 16:10, 18:10, 18:22, 22:25, 27:23, 28:1, 28:3, 29:6, 29:14, 30:13, 32:12, 35:20, 37:22, 40:24, 46:10, 56:9, 56:20, 56:25, 57:19, 57:22, 57:24, 59:2, 59:11, 60:4, 64:24, 71:19, 72:13, 72:14, 74:19, 76:21, 76:22, 76:24, 77:2, 87:20, 88:6, 88:11, 88:12, 88:16, 88:18, 89:18, 90:11, 90:14, 90:15, 90:16, 92:19, 92:22, 97:2, 101:23, 102:7, 102:10, 103:13, 103:18, 103:19, 104:14, 104:20, 105:3, 112:16, 113:1, 113:16, 121:10 <b>buildings</b> [4] - 54:24, 98:10, 103:24, 104:17 <b>built</b> [13] - 20:9, 60:4, 76:21, 82:23, 82:24, 93:1, 93:7, 95:22, 96:10,	96:14, 98:11, 101:12 <b>bulk</b> [2] - 56:11, 56:16 <b>bumper</b> [2] - 85:13 <b>bumper-to-bumper</b> [1] - 85:13 <b>Buonantuono</b> [1] - 128:23 <b>BUONANTUONO</b> [2] - 2:25, 128:3 <b>bureau</b> [1] - 43:10 <b>burial</b> [1] - 104:1 <b>bus</b> [1] - 101:17 <b>business</b> [4] - 53:15, 120:1, 125:21, 125:22 <b>busting</b> [1] - 78:1 <b>busy</b> [1] - 32:1 <b>buy</b> [2] - 23:16, 39:20 <b>buyers</b> [1] - 32:7 <b>BY</b> [2] - 2:24, 3:3
<b>B</b>				
<b>backed</b> [3] - 36:7, 81:2, 102:6 <b>backgrounds</b> [1] - 33:11 <b>backs</b> [1] - 80:15 <b>backyard</b> [2] - 96:19, 105:9 <b>bad</b> [3] - 49:5, 50:3, 68:23 <b>balance</b> [1] - 53:21 <b>balances</b> [1] - 94:25 <b>ball</b> [1] - 109:12 <b>Barrett</b> [1] - 2:17 <b>Barry</b> [3] - 5:8, 34:9, 34:11 <b>BARRY</b> [14] - 2:5, 34:5, 34:8, 34:11, 34:14, 35:7, 36:16, 37:2, 37:17, 37:23, 38:14, 38:21, 39:7, 39:17 <b>base</b> [1] - 115:1 <b>based</b> [10] - 21:2, 29:7, 44:15, 46:9, 63:2, 75:23, 108:2, 123:3, 123:16, 123:25 <b>BASEM</b> [3] - 48:4, 49:10, 49:15 <b>basement</b> [2] - 67:17, 68:2 <b>basements</b> [1] - 70:10 <b>Basen</b> [1] - 48:4 <b>basin</b> [3] - 78:14, 78:16, 79:4 <b>basins</b> [2] - 78:16, 78:25 <b>basis</b> [1] - 68:1 <b>basketball</b> [4] - 31:23, 58:16, 59:14 <b>Bass</b> [1] - 18:23 <b>Bassa</b> [1] - 5:10 <b>be..</b> [1] - 126:2				
<b>C</b>				
<b>calculations</b> [1] - 69:17 <b>Cann</b> [2] - 5:17, 84:8 <b>CANN</b> [2] - 84:7, 84:9 <b>cannot</b> [8] - 49:20, 63:1, 63:2, 87:2, 87:4, 87:6, 123:4, 123:25 <b>capacity</b> [4] - 53:22, 69:25, 70:22, 112:16 <b>CAPONE</b> [3] - 96:5, 96:12, 96:16 <b>Capone</b> [2] - 5:22, 96:6 <b>car</b> [4] - 50:1, 59:23, 86:6, 87:5 <b>cardiac</b> [1] - 36:2 <b>care</b> [5] - 28:2, 66:21, 75:8, 105:5, 116:20 <b>carefully</b> [2] - 66:3, 95:24 <b>Carney</b> [2] - 5:18, 88:25 <b>CARNEY</b> [2] - 88:25, 89:22 <b>CAROL</b> [22] - 73:16, 74:17, 75:16, 75:22, 76:4, 77:10, 77:17, 79:3, 79:6, 79:11, 79:17, 79:23, 80:3, 80:13, 81:24, 117:9, 118:10, 120:20, 121:7, 121:17, 121:22, 122:3 <b>Carol</b> [3] - 5:15, 73:16, 117:9 <b>carried</b> [1] - 127:3 <b>carries</b> [1] - 59:17				

<p><b>carry</b> [4] - 126:4, 126:6, 126:15, 126:20</p> <p><b>cars</b> [10] - 48:22, 58:8, 58:15, 60:11, 65:23, 85:24, 86:18, 87:4, 87:5, 97:11</p> <p><b>case</b> [7] - 34:17, 35:3, 49:24, 58:20, 89:6, 100:12, 118:20</p> <p><b>CATHY</b> [84] - 16:17, 17:11, 17:18, 17:22, 18:2, 18:6, 18:24, 20:4, 21:19, 22:2, 22:5, 22:14, 22:19, 22:24, 23:3, 23:5, 23:12, 23:14, 23:16, 23:21, 24:1, 24:4, 24:10, 24:20, 24:25, 25:4, 25:10, 25:12, 25:15, 26:4, 26:10, 26:14, 27:15, 28:2, 28:9, 28:14, 29:4, 29:10, 29:14, 29:18, 105:21, 106:6, 107:5, 107:19, 107:21, 108:10, 108:19, 109:9, 109:18, 109:20, 110:3, 110:6, 110:11, 110:16, 110:21, 110:24, 111:6, 111:10, 111:13, 111:20, 111:25, 112:24, 113:4, 113:9, 113:15, 113:18, 113:22, 114:1, 114:12, 114:17, 115:4, 115:14, 115:21, 115:24, 116:2, 116:5, 116:8, 116:12, 116:15, 116:18, 116:22, 117:1, 117:3, 117:6</p> <p><b>Cathy</b> [2] - 5:5, 16:18</p> <p><b>caused</b> [3] - 31:1, 38:12, 70:2</p> <p><b>CCR</b> [2] - 2:25, 128:23</p> <p><b>cease</b> [1] - 58:18</p> <p><b>celebrated</b> [1] - 117:23</p> <p><b>celebration</b> [3] - 117:16, 117:19, 117:25</p> <p><b>cement</b> [4] - 71:12, 71:16, 72:12</p> <p><b>cemetery</b> [2] - 62:21, 103:19</p> <p><b>center</b> [10] - 33:3, 33:6, 33:18, 83:14,</p>	<p>93:11, 95:9, 99:12, 99:17</p> <p><b>Center</b> [8] - 5:4, 12:12, 32:20, 33:1, 35:12, 68:25, 86:5, 122:8</p> <p><b>CENTER</b> [1] - 1:10</p> <p><b>CENTER/HOUSE</b> [1] - 1:6</p> <p><b>certain</b> [5] - 73:1, 78:7, 79:13, 83:7, 108:24</p> <p><b>certainly</b> [8] - 9:3, 36:5, 41:8, 41:9, 41:12, 47:20, 72:1, 73:5</p> <p><b>Certified</b> [1] - 128:4</p> <p><b>certified</b> [1] - 1:23</p> <p><b>certify</b> [1] - 128:6</p> <p><b>CERTIFY</b> [2] - 128:9, 128:13</p> <p><b>cetera</b> [2] - 61:16, 78:18</p> <p><b>Chair</b> [2] - 8:12, 100:23</p> <p><b>CHAIRMAN</b> [130] - 2:2, 2:5, 7:1, 7:9, 7:15, 8:3, 8:8, 9:4, 10:9, 10:12, 10:13, 10:14, 10:16, 11:5, 11:10, 12:7, 12:10, 13:18, 13:23, 14:2, 16:15, 17:15, 18:8, 23:11, 23:13, 23:15, 26:13, 28:6, 28:11, 29:13, 29:16, 29:20, 29:25, 32:15, 32:17, 34:3, 34:7, 34:13, 35:6, 37:12, 37:19, 39:14, 40:13, 41:17, 41:24, 42:1, 42:5, 44:1, 47:25, 48:2, 51:13, 51:17, 60:16, 65:10, 65:14, 65:16, 66:11, 66:15, 67:13, 67:16, 68:4, 68:8, 68:12, 69:12, 71:6, 72:18, 73:15, 74:10, 81:23, 82:2, 82:6, 83:24, 84:2, 84:5, 88:23, 89:21, 89:23, 91:10, 92:2, 92:8, 93:24, 94:5, 96:4, 98:15, 100:22, 104:6, 104:10, 105:16, 110:10, 110:14, 110:20, 110:23, 111:12, 111:17, 111:23, 114:6, 114:9, 114:15, 115:12, 115:16,</p>	<p>115:22, 115:25, 116:3, 116:7, 116:10, 116:14, 116:16, 116:20, 116:24, 117:2, 117:4, 117:7, 118:7, 120:10, 120:23, 121:15, 121:18, 121:23, 122:4, 124:17, 125:13, 125:15, 125:21, 126:3, 126:8, 126:10, 126:14, 126:19, 126:23, 127:7</p> <p><b>chairman</b> [3] - 9:1, 115:19, 118:5</p> <p><b>Chairman</b> [13] - 7:7, 8:2, 8:19, 26:23, 37:25, 40:15, 46:19, 69:14, 74:11, 114:4, 124:24, 126:1, 127:1</p> <p><b>Chairman..</b> [1] - 43:25</p> <p><b>challenges</b> [1] - 61:16</p> <p><b>challenging</b> [1] - 84:11</p> <p><b>chance</b> [1] - 111:16</p> <p><b>change</b> [5] - 30:15, 30:22, 89:9, 90:9, 121:14</p> <p><b>changed</b> [8] - 42:21, 47:2, 47:9, 47:16, 90:10, 103:11, 117:14, 121:8</p> <p><b>changes</b> [5] - 119:4, 119:5, 119:6, 119:7</p> <p><b>changing</b> [1] - 57:19</p> <p><b>chaotic</b> [2] - 40:1, 40:2</p> <p><b>character</b> [1] - 54:4</p> <p><b>charging</b> [1] - 65:4</p> <p><b>checking</b> [1] - 14:21</p> <p><b>checks</b> [1] - 94:25</p> <p><b>Cheesequake</b> [2] - 28:13, 93:1</p> <p><b>chemical</b> [4] - 12:16, 12:19, 16:3, 19:1</p> <p><b>chemicals</b> [1] - 19:4</p> <p><b>children</b> [3] - 12:21, 94:8, 97:18</p> <p><b>choice</b> [2] - 110:5, 122:1</p> <p><b>choose</b> [2] - 106:10, 109:25</p> <p><b>Christian</b> [2] - 123:1, 123:21</p> <p><b>CHRISTINA</b> [1] - 2:6</p> <p><b>church</b> [3] - 61:15, 83:3, 103:7</p> <p><b>circulation</b> [2] - 53:22, 53:24</p>	<p><b>cited</b> [1] - 54:9</p> <p><b>CITIZEN</b> [1] - 1:10</p> <p><b>citizens</b> [1] - 94:23</p> <p><b>city</b> [1] - 34:1</p> <p><b>City</b> [1] - 58:4</p> <p><b>claim</b> [1] - 87:20</p> <p><b>clarified</b> [5] - 44:5, 44:10, 44:17, 44:18</p> <p><b>clarify</b> [1] - 44:7</p> <p><b>classrooms</b> [1] - 59:12</p> <p><b>clay</b> [3] - 64:22, 64:25, 78:20</p> <p><b>clay-like</b> [1] - 78:20</p> <p><b>clean</b> [4] - 48:15, 67:21, 68:19, 68:23</p> <p><b>cleaned</b> [1] - 34:24</p> <p><b>cleaning</b> [1] - 48:21</p> <p><b>cleanup</b> [1] - 88:17</p> <p><b>clear</b> [2] - 51:22, 119:11</p> <p><b>cleric</b> [1] - 95:8</p> <p><b>clients</b> [1] - 106:11</p> <p><b>close</b> [10] - 21:17, 32:8, 86:19, 119:25, 120:3, 124:22, 125:12, 125:14, 125:15, 126:23</p> <p><b>closed</b> [4] - 11:25, 89:20, 118:16, 118:18</p> <p><b>closely</b> [2] - 33:14, 75:25</p> <p><b>closer</b> [1] - 82:2</p> <p><b>closes</b> [1] - 119:23</p> <p><b>closing</b> [1] - 118:17</p> <p><b>clothed</b> [1] - 95:5</p> <p><b>CLR</b> [1] - 128:23</p> <p><b>CME</b> [3] - 2:19, 25:20, 78:12</p> <p><b>co</b> [3] - 96:2, 123:13, 124:13</p> <p><b>co-exist</b> [3] - 96:2, 123:13, 124:13</p> <p><b>CO3</b> [1] - 85:5</p> <p><b>code</b> [7] - 16:9, 52:23, 76:23, 77:2, 77:7, 77:9, 94:21</p> <p><b>codes</b> [1] - 94:24</p> <p><b>cognizant</b> [1] - 10:18</p> <p><b>coincidence</b> [1] - 63:17</p> <p><b>collaboration</b> [1] - 83:18</p> <p><b>collaboratively</b> [1] - 33:16</p> <p><b>college</b> [1] - 18:10</p> <p><b>comfortable</b> [1] - 24:5</p> <p><b>coming</b> [18] - 68:18, 71:12, 71:16, 71:17, 72:12, 72:13, 72:14,</p>	<p>72:16, 72:17, 82:9, 82:10, 83:9, 84:11, 86:4, 88:9, 88:10, 122:12</p> <p><b>commencement</b> [1] - 128:6</p> <p><b>commend</b> [1] - 122:19</p> <p><b>comment</b> [15] - 9:13, 9:21, 11:13, 14:12, 23:20, 26:24, 45:13, 45:19, 51:24, 74:24, 85:17, 89:3, 118:13, 119:23, 120:5</p> <p><b>commented</b> [1] - 101:20</p> <p><b>comments</b> [5] - 10:6, 25:20, 45:24, 98:20, 115:11</p> <p><b>commercial</b> [4] - 15:23, 53:2, 53:5, 59:11</p> <p><b>Commission</b> [1] - 128:24</p> <p><b>commitment</b> [2] - 45:18, 122:14</p> <p><b>committed</b> [1] - 33:2</p> <p><b>common</b> [1] - 90:1</p> <p><b>Commons</b> [1] - 3:3</p> <p><b>communication</b> [2] - 9:5, 41:2</p> <p><b>communities</b> [4] - 90:4, 90:15, 95:17, 99:21</p> <p><b>community</b> [29] - 30:5, 33:4, 33:7, 33:8, 33:10, 33:19, 33:22, 47:21, 50:20, 51:5, 53:15, 83:14, 83:15, 89:16, 93:10, 93:11, 94:15, 94:19, 94:21, 95:5, 95:11, 95:21, 99:13, 100:2, 100:15, 103:9, 122:22, 123:13, 124:5</p> <p><b>COMMUNITY</b> [1] - 1:6</p> <p><b>Community</b> [3] - 32:19, 32:25, 122:7</p> <p><b>community-run</b> [1] - 94:15</p> <p><b>compact</b> [1] - 37:13</p> <p><b>comparable</b> [1] - 62:9</p> <p><b>compared</b> [2] - 62:2, 62:11</p> <p><b>comparing</b> [3] - 48:13, 62:5, 62:6</p> <p><b>compelled</b> [1] - 114:5</p> <p><b>complained</b> [1] - 35:1</p> <p><b>complete</b> [3] - 86:7, 86:11, 119:17</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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<p><b>complied</b> [2] - 20:11, 72:6</p> <p><b>complies</b> [1] - 79:21</p> <p><b>comply</b> [6] - 11:18, 15:24, 72:9, 73:5, 77:5, 80:8</p> <p><b>compounded</b> [1] - 71:2</p> <p><b>concede</b> [1] - 46:2</p> <p><b>concern</b> [14] - 12:22, 55:2, 57:21, 57:22, 58:10, 62:25, 64:17, 65:3, 65:19, 68:17, 71:9, 71:10, 91:5, 98:22</p> <p><b>concerned</b> [5] - 31:6, 35:16, 36:3, 36:9, 81:17</p> <p><b>concerning</b> [1] - 58:24</p> <p><b>concerns</b> [14] - 26:25, 29:24, 33:16, 42:7, 63:16, 63:20, 64:5, 64:9, 87:18, 90:19, 90:21, 92:9, 93:4, 95:13</p> <p><b>concluded</b> [1] - 47:12</p> <p><b>conclusion</b> [1] - 8:18</p> <p><b>condition</b> [12] - 27:18, 38:4, 39:4, 39:14, 41:10, 41:18, 43:2, 45:14, 63:24, 74:15, 113:7, 119:18</p> <p><b>conditional</b> [1] - 106:25</p> <p><b>conditionally</b> [3] - 46:21, 75:13, 75:17</p> <p><b>conditions</b> [32] - 13:9, 21:10, 27:1, 36:19, 36:22, 38:10, 38:24, 43:4, 63:23, 66:4, 69:15, 73:4, 75:17, 75:18, 76:5, 76:12, 76:15, 76:17, 76:20, 76:25, 77:5, 80:9, 119:1, 119:2, 119:11, 119:13, 119:19, 120:9, 120:12, 120:14, 120:16, 125:1</p> <p><b>condos</b> [2] - 102:20, 102:21</p> <p><b>conflict</b> [1] - 57:11</p> <p><b>confused</b> [1] - 50:7</p> <p><b>congested</b> [3] - 31:11, 35:13, 62:13</p> <p><b>congestion</b> [3] - 31:7, 91:1, 101:11</p> <p><b>congregants</b> [2] - 94:3, 96:1</p> <p><b>congregation</b> [1] - 77:22</p>	<p><b>connected</b> [2] - 37:3, 58:12</p> <p><b>connection</b> [1] - 25:7</p> <p><b>consent</b> [1] - 127:2</p> <p><b>Conservation</b> [1] - 109:4</p> <p><b>consider</b> [5] - 66:2, 70:19, 91:23, 95:24, 98:7</p> <p><b>considerate</b> [1] - 33:2</p> <p><b>consideration</b> [2] - 69:7, 94:14</p> <p><b>considerations</b> [1] - 60:23</p> <p><b>considered</b> [9] - 44:24, 44:25, 55:15, 61:1, 65:4, 73:23, 74:3, 101:13, 117:21</p> <p><b>considering</b> [1] - 59:2</p> <p><b>consistent</b> [2] - 55:4, 56:24</p> <p><b>constant</b> [2] - 58:9</p> <p><b>constantly</b> [1] - 58:3</p> <p><b>construction</b> [37] - 11:14, 11:16, 11:17, 12:3, 15:2, 15:9, 16:9, 18:15, 19:22, 20:1, 21:7, 27:12, 27:20, 30:8, 31:2, 32:11, 36:24, 36:25, 38:11, 38:13, 71:15, 72:2, 72:3, 72:8, 73:1, 73:2, 73:5, 76:17, 76:19, 76:20, 76:23, 91:24, 92:6, 92:14, 92:17, 92:20, 94:24</p> <p><b>construction/pre</b> [1] - 39:6</p> <p><b>consultants</b> [1] - 94:20</p> <p><b>Consulting</b> [1] - 2:20</p> <p><b>contact</b> [1] - 16:21</p> <p><b>contained</b> [1] - 26:2</p> <p><b>contaminated</b> [2] - 12:24, 12:25</p> <p><b>contamination</b> [2] - 20:25, 25:25</p> <p><b>content</b> [1] - 64:25</p> <p><b>contested</b> [1] - 84:23</p> <p><b>context</b> [1] - 22:9</p> <p><b>continue</b> [3] - 49:13, 52:25, 93:18</p> <p><b>CONTINUED</b> [1] - 1:18</p> <p><b>continues</b> [1] - 8:6</p> <p><b>contractors</b> [1] - 72:16</p> <p><b>control</b> [1] - 49:20</p> <p><b>controls</b> [3] - 39:10, 39:16, 76:19</p> <p><b>convenient</b> [1] - 57:9</p>	<p><b>conversation</b> [1] - 59:18</p> <p><b>convince</b> [2] - 42:16, 43:21</p> <p><b>convinced</b> [1] - 33:9</p> <p><b>cooperate</b> [1] - 41:12</p> <p><b>cooperating</b> [1] - 94:22</p> <p><b>cop</b> [2] - 49:21, 49:24</p> <p><b>cops</b> [1] - 112:9</p> <p><b>copy</b> [1] - 74:12</p> <p><b>Cori</b> [2] - 5:16, 82:1</p> <p><b>CORNELL</b> [17] - 2:18, 26:23, 27:17, 28:25, 29:6, 37:25, 69:14, 70:11, 70:21, 74:11, 79:1, 79:4, 79:8, 79:13, 79:18, 79:25, 80:7</p> <p><b>corner</b> [1] - 68:11</p> <p><b>Corner</b> [4] - 62:4, 62:7, 62:16, 62:18</p> <p><b>Corps</b> [3] - 14:16, 18:13, 19:12</p> <p><b>correct</b> [10] - 44:3, 44:19, 77:13, 79:25, 92:1, 92:2, 92:8, 113:17, 121:3, 126:8</p> <p><b>corrected</b> [2] - 70:6</p> <p><b>correcting</b> [1] - 70:14</p> <p><b>correctly</b> [3] - 20:9, 63:25, 64:13</p> <p><b>Corrie</b> [2] - 5:14, 71:7</p> <p><b>CORRIE</b> [4] - 71:7, 72:10, 72:20, 73:7</p> <p><b>corruption</b> [1] - 115:8</p> <p><b>Costa</b> [1] - 102:20</p> <p><b>council</b> [5] - 47:2, 47:9, 47:13, 47:16, 122:11</p> <p><b>COUNCILMAN</b> [3] - 2:10, 8:1, 125:17</p> <p><b>Councilman</b> [1] - 7:24</p> <p><b>Counsel</b> [1] - 3:6</p> <p><b>counsel</b> [5] - 45:9, 114:25, 118:21, 128:14, 128:17</p> <p><b>count</b> [2] - 86:22, 114:22</p> <p><b>country</b> [4] - 48:13, 48:14, 50:14, 50:21</p> <p><b>County</b> [14] - 17:15, 61:11, 63:6, 63:10, 63:22, 75:6, 75:8, 75:10, 75:12, 75:23, 76:2, 96:21, 108:25</p> <p><b>COUNTY</b> [1] - 1:2</p> <p><b>county</b> [20] - 17:16, 18:9, 20:25, 21:14, 22:11, 24:15, 25:5, 31:12, 45:21, 86:14, 96:22,</p>	<p>105:25, 106:5, 108:3, 108:4, 108:15, 108:17, 108:19</p> <p><b>County's</b> [1] - 35:14</p> <p><b>couple</b> [4] - 12:13, 54:11, 78:7, 82:11</p> <p><b>course</b> [4] - 62:25, 70:9, 73:18, 83:17</p> <p><b>court</b> [6] - 43:3, 50:9, 58:20, 77:16, 77:18, 127:11</p> <p><b>COURT</b> [1] - 1:22</p> <p><b>Court</b> [3] - 1:23, 3:4, 128:4</p> <p><b>coverage</b> [3] - 53:11, 56:19, 56:21</p> <p><b>crack</b> [1] - 28:22</p> <p><b>cracks</b> [1] - 37:16</p> <p><b>crap</b> [1] - 68:22</p> <p><b>crazy</b> [1] - 59:15</p> <p><b>create</b> [4] - 30:22, 36:5, 84:16, 97:4</p> <p><b>creates</b> [1] - 88:1</p> <p><b>creator</b> [1] - 123:23</p> <p><b>credit</b> [1] - 66:7</p> <p><b>critical</b> [1] - 99:19</p> <p><b>criticize</b> [1] - 50:19</p> <p><b>criticized</b> [1] - 51:1</p> <p><b>cross</b> [2] - 31:14, 43:13</p> <p><b>crossing</b> [1] - 97:12</p> <p><b>crosswalk</b> [3] - 45:20, 63:23, 65:20</p> <p><b>crosswalks</b> [1] - 64:1</p> <p><b>crystal</b> [1] - 119:11</p> <p><b>culture</b> [4] - 48:17, 123:6, 123:12, 124:12</p> <p><b>curbing</b> [1] - 81:12</p> <p><b>curious</b> [1] - 76:5</p> <p><b>current</b> [3] - 32:9, 47:10, 120:7</p> <p><b>curse</b> [1] - 49:21</p> <p><b>cursed</b> [1] - 50:6</p> <p><b>cut</b> [1] - 57:25</p> <p><b>cutting</b> [1] - 104:19</p>	<p><b>dark</b> [1] - 121:24</p> <p><b>date</b> [1] - 128:12</p> <p><b>Dated</b> [1] - 128:25</p> <p><b>dates</b> [1] - 42:19</p> <p><b>days</b> [1] - 120:22</p> <p><b>dead</b> [1] - 105:7</p> <p><b>deadlock</b> [1] - 102:2</p> <p><b>deal</b> [4] - 85:10, 89:10, 95:8, 106:11</p> <p><b>dealing</b> [1] - 81:20</p> <p><b>deals</b> [1] - 15:10</p> <p><b>dear</b> [1] - 33:12</p> <p><b>death</b> [1] - 97:7</p> <p><b>Debbie</b> [2] - 5:24, 101:2</p> <p><b>DEBBIE</b> [2] - 101:1, 102:9</p> <p><b>debris</b> [1] - 104:21</p> <p><b>decades</b> [3] - 30:4, 84:17, 91:4</p> <p><b>decelerate</b> [1] - 86:2</p> <p><b>deceleration</b> [5] - 54:19, 75:9, 81:10, 85:21, 86:20</p> <p><b>decided</b> [1] - 52:6</p> <p><b>decision</b> [5] - 8:21, 20:19, 22:8, 95:25, 121:5</p> <p><b>decisions</b> [1] - 80:6</p> <p><b>decline</b> [1] - 91:2</p> <p><b>declined</b> [1] - 51:4</p> <p><b>decoratively</b> [1] - 88:9</p> <p><b>decrease</b> [1] - 32:8</p> <p><b>dedicated</b> [1] - 86:1</p> <p><b>dee's</b> [1] - 74:24</p> <p><b>Dee's</b> [1] - 75:2</p> <p><b>deep</b> [7] - 12:14, 19:7, 19:8, 19:10, 27:24, 28:23</p> <p><b>deeper</b> [2] - 122:13, 124:1</p> <p><b>definitely</b> [1] - 89:12</p> <p><b>degrade</b> [1] - 115:22</p> <p><b>degraded</b> [1] - 90:5</p> <p><b>delivered</b> [1] - 121:3</p> <p><b>demand</b> [1] - 84:25</p> <p><b>demands</b> [1] - 53:18</p> <p><b>demolition</b> [2] - 92:5, 92:17</p> <p><b>demonstrate</b> [5] - 42:14, 69:18, 70:12, 70:23, 70:24</p> <p><b>demonstrates</b> [1] - 27:3</p> <p><b>DEN</b> [1] - 2:20</p> <p><b>denied</b> [3] - 43:1, 43:3, 97:15</p> <p><b>denomination</b> [1] - 61:14</p> <p><b>denominations</b> [1] - 99:15</p> <p><b>deny</b> [4] - 63:2, 91:24, 111:24,</p>
<b>D</b>				
<p><b>D5</b> [1] - 78:13</p> <p><b>D6</b> [3] - 78:13, 79:6, 79:10</p> <p><b>daily</b> [3] - 31:21, 35:22, 99:10</p> <p><b>dais</b> [1] - 61:2</p> <p><b>damage</b> [4] - 37:1, 37:5, 37:8, 37:24</p> <p><b>damaged</b> [1] - 31:5</p> <p><b>damages</b> [1] - 36:12</p> <p><b>dangerous</b> [8] - 17:1, 18:25, 19:3, 31:11, 35:15, 63:9, 96:22, 96:23</p> <p><b>DANIEL</b> [1] - 2:8</p>				

<p>112:1  <b>DEP</b> [5] - 15:20,  21:13, 22:10,  24:17, 24:23  <b>department</b> [10] -  11:16, 11:17,  16:10, 67:25,  69:24, 72:3, 72:9,  76:22, 92:19, 92:20  <b>Department</b> [7] -  15:20, 16:10, 17:9,  20:23, 21:2, 21:15,  24:23  <b>depot</b> [1] - 101:17  <b>depth</b> [1] - 56:13  <b>DESCRIPTION</b> [1] -  6:3  <b>deserve</b> [2] - 39:24,  66:7  <b>deserved</b> [1] - 89:11  <b>design</b> [8] - 9:24,  15:11, 55:14,  56:22, 73:21,  76:16, 79:9, 79:16  <b>designated</b> [1] -  96:21  <b>designs</b> [1] - 54:5  <b>desirable</b> [2] - 53:12,  53:16  <b>desist</b> [1] - 58:18  <b>detention</b> [4] - 78:13,  78:15, 78:16, 78:24  <b>deterioration</b> [1] -  90:2  <b>determine</b> [7] - 20:2,  20:8, 20:10, 20:13,  27:23, 38:10, 38:11  <b>determined</b> [1] -  119:10  <b>determining</b> [1] -  101:10  <b>deterred</b> [1] - 32:7  <b>developed</b> [1] - 119:8  <b>developers</b> [1] -  15:23  <b>development</b> [15] -  15:2, 19:25, 53:3,  53:10, 53:12,  53:16, 53:17, 64:4,  70:13, 71:2, 74:1,  97:21, 119:20  <b>developments</b> [1] -  54:1  <b>devices</b> [1] - 79:15  <b>dialogue</b> [1] - 83:13  <b>dictating/directing</b>  [1] - 87:10  <b>different</b> [6] - 19:23,  19:24, 23:8,  102:25, 104:3,  123:6  <b>differently</b> [1] - 108:2  <b>difficult</b> [1] - 122:25  <b>dig</b> [4] - 12:15, 26:18,  90:7, 90:9</p>	<p><b>digging</b> [7] - 13:19,  18:25, 20:11,  24:11, 28:19,  29:15, 92:5  <b>dinner</b> [2] - 73:8, 99:6  <b>directed</b> [1] - 57:4  <b>direction</b> [1] - 86:7  <b>directly</b> [5] - 30:11,  51:16, 85:5, 86:22,  101:15  <b>director</b> [3] - 32:19,  69:23, 122:7  <b>disclose</b> [1] - 118:6  <b>discourage</b> [2] -  52:17, 53:4  <b>discussed</b> [3] - 27:9,  42:19, 118:8  <b>discussing</b> [1] -  78:13  <b>discussion</b> [3] -  55:14, 73:21, 74:7  <b>dishes</b> [1] - 30:17  <b>dishwashing</b> [1] -  48:21  <b>dispute</b> [1] - 39:11  <b>disrespect</b> [1] - 38:20  <b>dissipate</b> [1] - 67:3  <b>District</b> [1] - 109:4  <b>diverse</b> [1] - 61:12  <b>Dix</b> [1] - 18:14  <b>DO</b> [2] - 128:9,  128:13  <b>doctor</b> [1] - 48:24  <b>done</b> [17] - 13:12,  14:10, 15:14, 17:5,  18:21, 21:11, 35:1,  36:25, 40:3, 64:10,  64:24, 70:18,  71:11, 76:22,  77:17, 84:3, 112:22  <b>DOT</b> [1] - 22:12  <b>double</b> [1] - 88:20  <b>doubt</b> [1] - 28:22  <b>down</b> [28] - 14:9,  18:12, 18:13,  18:14, 18:22, 26:4,  26:11, 28:15,  29:12, 34:19, 58:2,  59:20, 60:11,  66:16, 68:19, 73:8,  80:19, 90:16,  97:24, 101:24,  102:15, 104:17,  104:19, 105:4,  106:12, 115:13,  116:14, 116:16  <b>downstream</b> [2] -  69:19, 87:12  <b>drastically</b> [1] -  103:12  <b>drawing</b> [2] - 85:5,  85:25  <b>drawings</b> [1] - 88:19  <b>dream</b> [1] - 48:18</p>	<p><b>DREW</b> [5] - 60:17,  65:8, 65:11, 65:15,  65:18  <b>Drew</b> [2] - 5:12, 60:17  <b>drive</b> [2] - 85:14, 87:5  <b>Drive</b> [2] - 5:10, 48:5  <b>driver</b> [5] - 48:22,  49:2, 49:4, 49:22  <b>driveway</b> [10] - 71:10,  71:19, 71:22, 85:6,  85:24, 86:3, 86:19,  86:23, 87:9, 88:4  <b>driveways</b> [2] - 57:7,  57:8  <b>driving</b> [5] - 49:5,  59:20, 62:10,  84:20, 86:5  <b>dropped</b> [2] - 58:20,  58:23  <b>droves</b> [1] - 35:21  <b>duds</b> [1] - 18:14  <b>due</b> [2] - 35:16, 90:8  <b>dug</b> [1] - 14:3  <b>duly</b> [1] - 128:7  <b>dump</b> [6] - 71:12,  71:16, 71:17,  71:18, 72:4, 72:11  <b>dumped</b> [2] - 104:21,  104:24  <b>Dunhams</b> [4] - 62:4,  62:7, 62:16, 62:18  <b>Dupont</b> [1] - 12:16  <b>during</b> [6] - 9:13,  27:12, 36:23,  38:11, 39:9, 98:2  <b>dust</b> [1] - 31:4  <b>Dwarkadish</b> [1] -  42:23  <b>dwelling</b> [1] - 52:21</p>	<p>109:15, 110:15,  110:17, 110:20  <b>Either</b> [1] - 110:21  <b>elders</b> [1] - 83:10  <b>electric</b> [2] - 20:9,  87:19  <b>electrical</b> [2] - 65:4,  72:14  <b>element</b> [1] - 79:12  <b>elements</b> [2] - 57:12,  79:9  <b>elevated</b> [1] - 29:7  <b>elevation</b> [2] - 29:9,  56:8  <b>eligible</b> [1] - 41:22  <b>ELIZABETH</b> [5] -  29:23, 30:1, 32:16,  83:25, 84:4  <b>Elizabeth</b> [2] - 5:6,  30:2  <b>ELLEN</b> [4] - 10:25,  11:6, 11:23, 12:5  <b>Ellen</b> [3] - 5:3, 10:25,  11:6  <b>Email</b> [1] - 3:5  <b>emergencies</b> [1] -  99:19  <b>emergency</b> [6] -  35:25, 58:1, 88:17,  97:20, 97:24  <b>emphasize</b> [2] -  52:22, 66:4  <b>employee</b> [2] -  128:14, 128:16  <b>encourage</b> [9] -  52:20, 52:25, 53:6,  53:14, 53:17,  94:17, 95:15,  121:7, 121:11  <b>encourages</b> [1] - 95:3  <b>encouraging</b> [1] -  54:5  <b>end</b> [9] - 10:23,  31:17, 37:7, 51:3,  51:4, 51:6, 69:4,  95:7, 102:3  <b>ends</b> [1] - 70:9  <b>enforcement</b> [4] -  52:23, 77:2, 77:8,  77:9  <b>engineer</b> [12] - 26:6,  26:17, 27:22, 28:4,  38:9, 46:14, 64:6,  64:19, 64:20,  85:16, 87:2, 112:21  <b>ENGINEER</b> [17] -  2:18, 26:23, 27:17,  28:25, 29:6, 37:25,  69:14, 70:11,  70:21, 74:11, 79:1,  79:4, 79:8, 79:13,  79:18, 79:25, 80:7  <b>engineering</b> [1] -  8:16  <b>Engineers</b> [2] -</p>	<p>14:16, 18:13  <b>engineers</b> [2] - 19:13,  94:20  <b>enrich</b> [3] - 33:10,  95:9, 95:21  <b>ensure</b> [6] - 33:3,  33:16, 36:24,  53:22, 95:1, 119:10  <b>entire</b> [6] - 17:14,  36:24, 71:19,  81:19, 93:5, 117:20  <b>entities</b> [4] - 19:23,  22:20, 106:3, 107:6  <b>entity</b> [3] - 21:4,  21:24, 94:16  <b>entrance</b> [2] - 59:22,  88:5  <b>entrances</b> [1] - 57:7  <b>environment</b> [2] -  53:7, 92:10  <b>Environmental</b> [5] -  15:21, 16:11,  17:10, 20:23, 25:19  <b>environmental</b> [2] -  13:9, 15:19  <b>environmentalists</b>  [1] - 19:13  <b>environmentally</b> [1] -  53:8  <b>envision</b> [3] - 33:18,  80:21, 80:25  <b>envy</b> [1] - 60:24  <b>EPA</b> [4] - 18:17,  18:18, 18:20,  105:22  <b>equation</b> [1] - 81:7  <b>equitable</b> [1] - 53:20  <b>Ernst</b> [55] - 5:3,  5:7, 5:11, 5:21,  9:11, 11:1, 11:7,  11:25, 12:17,  28:16, 29:3, 30:11,  31:10, 32:20,  35:13, 40:21,  45:15, 45:20,  51:15, 58:2, 58:4,  58:6, 59:19, 60:5,  63:8, 63:11, 65:24,  71:15, 73:8, 73:10,  81:1, 85:11, 87:8,  94:4, 96:19, 96:21,  97:3, 97:7, 97:8,  97:23, 98:14, 99:1,  99:2, 100:17,  100:18, 101:19,  101:21, 101:24,  102:1, 102:16,  103:21, 111:15,  111:16, 114:19,  117:24  <b>ERNSTON</b> [1] - 1:7  <b>especially</b> [4] - 31:9,  49:17, 117:19,  127:13  <b>ESPOSITO</b> [22] -</p>
<b>E</b>				
<p><b>early</b> [1] - 31:22  <b>East</b> [8] - 3:4, 5:12,  60:19, 61:12, 62:2,  62:18, 62:19,  103:18  <b>easy</b> [3] - 60:24, 61:8,  122:15  <b>eat</b> [1] - 99:6  <b>economic</b> [1] - 53:21  <b>edification</b> [1] - 46:18  <b>Edison</b> [1] - 112:8  <b>education</b> [2] - 33:7,  48:23  <b>effort</b> [1] - 93:20  <b>efforts</b> [1] - 95:18  <b>egress</b> [2] - 57:10,  87:13  <b>Eid</b> [1] - 117:21  <b>Eisenhower</b> [2] -  14:20, 14:21  <b>either</b> [9] - 21:17,  40:24, 42:14,  43:20, 91:17,</p>				

<p>73:16, 74:17, 75:16, 75:22, 76:4, 77:10, 77:17, 79:3, 79:6, 79:11, 79:17, 79:23, 80:3, 80:13, 81:24, 117:9, 118:10, 120:20, 121:7, 121:17, 121:22, 122:3</p> <p><b>Esposito</b> [3] - 5:15, 73:16, 117:9</p> <p><b>ESQUIRE</b> [3] - 2:15, 2:17, 3:3</p> <p><b>established</b> [1] - 66:5</p> <p><b>establishment</b> [1] - 44:9</p> <p><b>estimated</b> [1] - 55:13</p> <p><b>et</b> [2] - 61:16, 78:18</p> <p><b>ethics</b> [1] - 94:17</p> <p><b>evaluation</b> [1] - 13:9</p> <p><b>evaluations</b> [1] - 76:18</p> <p><b>evening</b> [14] - 7:3, 8:21, 9:3, 9:9, 12:9, 12:10, 51:14, 51:17, 84:7, 91:12, 94:1, 98:17, 101:1, 104:10</p> <p><b>event</b> [1] - 64:24</p> <p><b>events</b> [1] - 35:23</p> <p><b>everywhere</b> [2] - 60:10, 89:18</p> <p><b>evidence</b> [6] - 9:19, 20:16, 25:24, 26:1, 118:13, 120:6</p> <p><b>EVs</b> [1] - 87:22</p> <p><b>exactly</b> [1] - 96:11</p> <p><b>examination</b> [2] - 47:5, 55:6</p> <p><b>examine</b> [1] - 27:22</p> <p><b>example</b> [1] - 72:11</p> <p><b>exceed</b> [3] - 57:3, 74:21, 85:18</p> <p><b>exceeding</b> [2] - 85:12, 85:22</p> <p><b>excessive</b> [1] - 70:2</p> <p><b>excited</b> [1] - 33:20</p> <p><b>excuse</b> [5] - 13:13, 20:7, 21:21, 23:19, 49:8</p> <p><b>Excuse</b> [1] - 20:6</p> <p><b>exist</b> [6] - 54:6, 61:17, 70:15, 96:2, 123:13, 124:13</p> <p><b>existing</b> [9] - 38:5, 52:16, 52:17, 53:15, 54:2, 54:4, 55:7, 69:18, 70:15</p> <p><b>exists</b> [1] - 61:24</p> <p><b>exit</b> [6] - 57:8, 59:22, 81:1, 86:1, 88:5, 88:20</p> <p><b>exiting</b> [1] - 86:24</p> <p><b>exits</b> [1] - 87:7</p>	<p><b>expect</b> [2] - 77:23, 78:8</p> <p><b>expecting</b> [1] - 78:8</p> <p><b>experience</b> [1] - 86:5</p> <p><b>expert's</b> [1] - 84:10</p> <p><b>explain</b> [3] - 90:17, 118:2, 118:9</p> <p><b>explained</b> [1] - 64:12</p> <p><b>explosion</b> [1] - 14:22</p> <p><b>extend</b> [1] - 56:7</p> <p><b>extension</b> [1] - 102:6</p> <p><b>extensive</b> [3] - 11:22, 25:8, 45:25</p> <p><b>extent</b> [1] - 117:17</p> <p><b>extra</b> [2] - 84:13, 97:17</p> <p><b>extremely</b> [2] - 36:8, 117:18</p>	<p>56:5, 56:9, 56:13, 56:14, 56:17, 57:3, 85:6, 112:4</p> <p><b>felt</b> [1] - 70:3</p> <p><b>fence</b> [3] - 11:3, 11:8, 11:20</p> <p><b>fencing</b> [1] - 11:14</p> <p><b>few</b> [6] - 30:12, 42:18, 47:1, 52:13, 91:19, 124:8</p> <p><b>field</b> [1] - 49:1</p> <p><b>figure</b> [1] - 72:23</p> <p><b>file</b> [1] - 91:25</p> <p><b>filed</b> [1] - 91:16</p> <p><b>fill</b> [2] - 31:13, 57:23</p> <p><b>FINAL</b> [1] - 1:8</p> <p><b>final</b> [3] - 48:8, 105:23, 106:1</p> <p><b>financially</b> [1] - 128:17</p> <p><b>fine</b> [1] - 113:25</p> <p><b>fined</b> [1] - 58:20</p> <p><b>finest</b> [2] - 77:12, 77:13</p> <p><b>finger</b> [1] - 50:18</p> <p><b>finger-point</b> [1] - 50:18</p> <p><b>finish</b> [3] - 99:5, 118:3, 124:7</p> <p><b>finished</b> [1] - 48:23</p> <p><b>fire</b> [7] - 58:2, 74:8, 74:13, 74:17, 88:16, 97:22, 102:6</p> <p><b>firewood</b> [2] - 104:23</p> <p><b>first</b> [24] - 25:6, 29:11, 40:17, 40:18, 56:1, 64:7, 66:18, 68:7, 69:10, 76:16, 85:6, 89:1, 90:12, 94:11, 96:8, 107:19, 108:4, 108:7, 109:10, 109:23, 110:4, 110:9, 120:24, 122:9</p> <p><b>FISHER</b> [7] - 2:15, 17:9, 17:13, 17:16, 17:20, 17:25, 18:4</p> <p><b>Fisher</b> [1] - 2:16</p> <p><b>fit</b> [3] - 56:25, 89:15, 122:17</p> <p><b>fitting</b> [1] - 125:5</p> <p><b>five</b> [17] - 10:20, 29:13, 29:15, 29:16, 35:15, 47:6, 63:9, 63:10, 96:23, 110:13, 110:14, 110:17, 110:18, 110:24, 123:17, 124:7, 124:10</p> <p><b>Five</b> [1] - 110:16</p> <p><b>five-acre</b> [1] - 47:6</p> <p><b>five-four</b> [4] - 110:13, 110:14, 110:17, 110:24</p>	<p><b>Five-four</b> [1] - 110:16</p> <p><b>fixed</b> [1] - 37:15</p> <p><b>flooding</b> [1] - 35:16</p> <p><b>floor</b> [2] - 29:1, 29:8</p> <p><b>flow</b> [2] - 57:11, 70:2</p> <p><b>flows</b> [2] - 69:20, 70:13</p> <p><b>focus</b> [1] - 22:10</p> <p><b>folks</b> [2] - 43:13, 95:16</p> <p><b>follow</b> [5] - 41:8, 83:11, 92:16, 94:21, 100:13</p> <p><b>followed</b> [2] - 76:9, 76:13</p> <p><b>following</b> [3] - 91:15, 94:22, 103:22</p> <p><b>food</b> [1] - 59:10</p> <p><b>FOR</b> [1] - 1:4</p> <p><b>forbid</b> [2] - 16:3, 97:20</p> <p><b>foregoing</b> [1] - 128:9</p> <p><b>foremost</b> [1] - 96:8</p> <p><b>former</b> [1] - 44:9</p> <p><b>Fort</b> [1] - 18:14</p> <p><b>forth</b> [5] - 69:15, 82:8, 108:16, 119:11, 128:12</p> <p><b>forward</b> [6] - 21:25, 24:8, 33:14, 33:15, 83:22, 93:22</p> <p><b>foundation</b> [4] - 27:8, 37:6, 92:17, 94:12</p> <p><b>foundations</b> [8] - 19:9, 27:16, 28:19, 28:21, 36:9, 38:5, 38:9, 40:5</p> <p><b>fountain</b> [1] - 79:11</p> <p><b>four</b> [8] - 31:21, 43:1, 110:13, 110:14, 110:16, 110:17, 110:24</p> <p><b>four-four</b> [1] - 43:1</p> <p><b>framing</b> [1] - 92:17</p> <p><b>frankly</b> [2] - 12:25, 22:8</p> <p><b>free</b> [2] - 30:7, 100:10</p> <p><b>freedom</b> [2] - 48:16, 50:23</p> <p><b>Freehold</b> [3] - 102:15, 109:4, 109:8</p> <p><b>freestanding</b> [1] - 57:2</p> <p><b>Freshta</b> [2] - 5:21, 94:4</p> <p><b>FRESHTA</b> [2] - 94:1, 94:6</p> <p><b>freshta</b> [1] - 94:6</p> <p><b>Friday</b> [3] - 31:23, 46:8, 73:11</p> <p><b>friends</b> [2] - 94:3, 123:22</p> <p><b>front</b> [12] - 31:19, 54:16, 54:23, 56:8,</p>	<p>56:14, 63:23, 63:24, 70:15, 87:4, 101:11, 101:23, 109:15</p> <p><b>fulfill</b> [1] - 95:7</p> <p><b>fulfilled</b> [1] - 95:2</p> <p><b>full</b> [2] - 87:9, 120:6</p> <p><b>fully</b> [3] - 30:5, 30:7, 119:12</p> <p><b>fumbling</b> [1] - 65:17</p> <p><b>fumes</b> [2] - 66:18, 67:10</p> <p><b>funerals</b> [1] - 59:9</p> <p><b>FURTHER</b> [2] - 128:9, 128:13</p> <p><b>furthermore</b> [1] - 31:6</p> <p><b>future</b> [3] - 33:18, 47:20, 80:1</p>	
	<b>F</b>			<b>G</b>	
	<p><b>face</b> [1] - 39:18</p> <p><b>faces</b> [1] - 96:19</p> <p><b>facility</b> [4] - 31:8, 62:9, 93:1, 117:13</p> <p><b>facing</b> [1] - 59:23</p> <p><b>fact</b> [5] - 18:8, 25:22, 30:10, 36:15, 61:3</p> <p><b>factor</b> [3] - 64:14, 95:14, 101:10</p> <p><b>facts</b> [1] - 9:22</p> <p><b>failing</b> [1] - 77:5</p> <p><b>fair</b> [1] - 115:25</p> <p><b>faith</b> [8] - 30:7, 58:17, 59:4, 94:12, 95:3, 123:2</p> <p><b>fallout</b> [1] - 91:1</p> <p><b>falls</b> [1] - 42:10</p> <p><b>family</b> [2] - 30:3, 50:13</p> <p><b>fans</b> [2] - 67:7, 67:9</p> <p><b>far</b> [18] - 12:15, 13:18, 14:9, 19:6, 19:16, 19:17, 22:2, 22:3, 24:8, 26:4, 26:11, 26:17, 29:12, 29:15, 85:12, 85:18, 86:16, 99:11</p> <p><b>fast</b> [1] - 99:6</p> <p><b>father</b> [1] - 36:2</p> <p><b>favor</b> [5] - 10:14, 52:18, 125:18, 126:24, 127:19</p> <p><b>favorable</b> [1] - 74:14</p> <p><b>favorably</b> [3] - 11:18, 41:9, 66:3</p> <p><b>fear</b> [1] - 95:13</p> <p><b>feasible</b> [1] - 17:19</p> <p><b>fed</b> [1] - 95:4</p> <p><b>federal</b> [1] - 15:8</p> <p><b>feelings</b> [1] - 91:4</p> <p><b>feet</b> [20] - 19:7, 26:15, 26:20, 29:2, 29:13, 29:15, 29:16, 55:20, 56:2, 56:3,</p>				<p><b>garage</b> [6] - 12:14, 28:20, 29:2, 29:8, 66:19, 67:5</p> <p><b>garages</b> [1] - 66:23</p> <p><b>garbage</b> [1] - 59:8</p> <p><b>garbages</b> [1] - 59:10</p> <p><b>gardens</b> [1] - 30:24</p> <p><b>gas</b> [1] - 73:10</p> <p><b>gather</b> [1] - 121:1</p> <p><b>generality</b> [1] - 109:14</p> <p><b>Generally</b> [1] - 118:15</p> <p><b>generally</b> [3] - 72:3, 106:8, 118:19</p> <p><b>generated</b> [2] - 46:9, 67:4</p> <p><b>gentleman</b> [6] - 16:20, 89:1, 89:11, 91:3, 97:23, 103:17</p> <p><b>genuine</b> [2] - 90:19</p> <p><b>geotechnical</b> [1] - 64:20</p> <p><b>get-go</b> [1] - 29:19</p> <p><b>giant</b> [5] - 30:13, 57:22, 59:2, 78:22, 92:25</p> <p><b>Gillespie</b> [1] - 2:16</p> <p><b>given</b> [7] - 98:3, 99:25, 113:15, 118:16, 119:23, 121:9</p> <p><b>glad</b> [3] - 25:14, 63:19, 63:21</p> <p><b>glare</b> [1] - 57:14</p> <p><b>global</b> [1] - 90:8</p> <p><b>Glorinda</b> [2] - 5:22, 96:5</p> <p><b>GLORINDA</b> [3] - 96:5, 96:12, 96:16</p> <p><b>Goal</b> [2] - 52:15, 53:14</p> <p><b>goal</b> [2] - 52:25, 53:6</p>

<p><b>God</b> [9] - 16:2, 32:21, 32:22, 32:24, 33:25, 34:1, 49:1, 93:22, 97:20</p> <p><b>Google</b> [1] - 48:25</p> <p><b>govern</b> [3] - 13:14, 15:18, 16:1</p> <p><b>governed</b> [3] - 12:25, 13:1, 15:20</p> <p><b>governing</b> [1] - 15:7</p> <p><b>government</b> [4] - 17:2, 19:23, 48:15, 51:8</p> <p><b>gracious</b> [1] - 32:21</p> <p><b>grade</b> [1] - 29:3</p> <p><b>granted</b> [6] - 20:17, 23:2, 24:13, 35:19, 84:21, 87:24</p> <p><b>great</b> [8] - 28:18, 31:1, 35:2, 48:14, 48:18, 60:12, 64:7, 102:25</p> <p><b>greatly</b> [3] - 30:14, 40:8, 99:24</p> <p><b>green</b> [1] - 90:8</p> <p><b>grew</b> [3] - 60:19, 89:2, 103:15</p> <p><b>groceries</b> [1] - 48:21</p> <p><b>gross</b> [2] - 78:17, 78:23</p> <p><b>grossly</b> [1] - 81:8</p> <p><b>ground</b> [8] - 29:5, 67:5, 79:7, 92:11, 104:1, 104:25, 105:7</p> <p><b>ground-level</b> [1] - 67:5</p> <p><b>grounds</b> [1] - 26:21</p> <p><b>groundwater</b> [1] - 27:6</p> <p><b>grow</b> [1] - 78:9</p> <p><b>growth</b> [6] - 33:8, 77:22, 77:24, 78:3, 78:5, 78:8</p> <p><b>guarantee</b> [1] - 12:18</p> <p><b>guess</b> [1] - 68:14</p> <p><b>guest</b> [1] - 35:6</p> <p><b>guideline</b> [1] - 18:20</p> <p><b>guys</b> [24] - 17:8, 17:19, 18:7, 51:1, 54:9, 58:5, 60:13, 63:22, 73:12, 80:6, 105:2, 105:24, 107:6, 107:21, 108:21, 109:9, 109:22, 110:4, 110:8, 111:1, 112:1, 116:6, 122:13, 122:19</p> <p><b>gymnasiums</b> [1] - 82:23</p>	<p>46:25, 93:14</p> <p><b>Hall</b> [6] - 40:18, 125:25, 126:17, 126:18, 126:20, 127:3</p> <p><b>hall</b> [1] - 114:16</p> <p><b>hand</b> [3] - 65:24, 101:19, 101:21</p> <p><b>handicap</b> [1] - 75:3</p> <p><b>handle</b> [2] - 70:13, 70:25</p> <p><b>handled</b> [1] - 77:7</p> <p><b>hands</b> [1] - 51:10</p> <p><b>Hang</b> [1] - 105:20</p> <p><b>happy</b> [4] - 49:23, 84:16, 86:9, 91:6</p> <p><b>hard</b> [4] - 39:25, 91:4, 95:1, 97:8</p> <p><b>hardship</b> [1] - 84:17</p> <p><b>harm</b> [2] - 30:23, 50:20</p> <p><b>harmonious</b> [1] - 54:6</p> <p><b>harmony</b> [2] - 33:5, 95:10</p> <p><b>hat</b> [1] - 104:7</p> <p><b>hazards</b> [1] - 88:2</p> <p><b>head</b> [3] - 54:25, 75:21</p> <p><b>head-to-head</b> [1] - 54:25</p> <p><b>headlights</b> [1] - 59:21</p> <p><b>hear</b> [9] - 20:16, 59:18, 89:25, 90:18, 90:20, 90:22, 98:19, 118:19</p> <p><b>heard</b> [2] - 23:8, 50:2</p> <p><b>hearing</b> [7] - 8:18, 9:10, 9:14, 45:25, 91:15, 120:5, 123:14</p> <p><b>HEARING</b> [1] - 1:18</p> <p><b>hearings</b> [4] - 26:9, 67:1, 91:17, 113:21</p> <p><b>hearts</b> [2] - 95:20, 99:17</p> <p><b>height</b> [4] - 53:11, 56:16, 57:2, 57:3</p> <p><b>held</b> [1] - 117:22</p> <p><b>help</b> [3] - 12:6, 30:5, 68:16</p> <p><b>helped</b> [2] - 100:2</p> <p><b>Hercules</b> [1] - 28:12</p> <p><b>hereby</b> [1] - 128:6</p> <p><b>hereinbefore</b> [1] - 128:12</p> <p><b>hi</b> [3] - 16:17, 71:7, 88:25</p> <p><b>hide</b> [1] - 30:13</p> <p><b>high</b> [2] - 53:4, 64:25</p> <p><b>highest</b> [2] - 46:8, 56:8</p> <p><b>highway</b> [1] - 49:6</p>	<p><b>hinder</b> [1] - 30:18</p> <p><b>Hindu</b> [2] - 123:2, 123:21</p> <p><b>hired</b> [1] - 94:19</p> <p><b>Historical</b> [6] - 40:22, 40:23, 41:2, 41:7, 41:10, 41:16</p> <p><b>hit</b> [1] - 19:11</p> <p><b>hits</b> [1] - 16:3</p> <p><b>hold</b> [1] - 112:17</p> <p><b>holds</b> [1] - 113:1</p> <p><b>hole</b> [3] - 61:20, 90:7, 90:9</p> <p><b>holiday</b> [1] - 93:17</p> <p><b>holidays</b> [1] - 112:8</p> <p><b>home</b> [6] - 31:20, 32:7, 40:1, 48:13, 82:21, 99:6</p> <p><b>homeowners</b> [1] - 32:9</p> <p><b>Homes</b> [9] - 5:8, 5:13, 5:18, 34:9, 34:12, 35:8, 35:24, 66:14, 89:2</p> <p><b>homes</b> [8] - 30:9, 31:20, 37:4, 90:15, 90:16, 97:3, 97:17, 98:14</p> <p><b>homes'</b> [1] - 36:9</p> <p><b>honestly</b> [2] - 57:20, 60:2</p> <p><b>honored</b> [1] - 65:25</p> <p><b>hope</b> [5] - 40:10, 64:23, 65:25, 75:24, 92:13</p> <p><b>hoping</b> [2] - 63:25, 114:22</p> <p><b>horrible</b> [1] - 39:20</p> <p><b>horrifying</b> [1] - 40:4</p> <p><b>hosting</b> [1] - 117:15</p> <p><b>hour</b> [6] - 85:8, 85:12, 85:19, 85:22, 85:23, 86:10</p> <p><b>hour-plus</b> [1] - 85:8</p> <p><b>hours</b> [3] - 36:3, 73:1, 76:11</p> <p><b>house</b> [23] - 10:2, 23:17, 30:3, 30:11, 32:5, 46:22, 47:14, 59:22, 59:23, 59:24, 60:21, 68:8, 68:13, 68:20, 69:3, 89:4, 89:9, 92:24, 98:4, 113:13, 123:18, 124:3</p> <p><b>houses</b> [4] - 38:5, 56:12, 66:20, 103:20</p> <p><b>hub</b> [2] - 33:6, 97:24</p> <p><b>huge</b> [6] - 55:2, 57:22, 58:10, 93:3, 99:5, 117:24</p> <p><b>human</b> [2] - 49:16, 94:11</p>	<p><b>human-first</b> [1] - 94:11</p> <p><b>humans</b> [1] - 94:18</p> <p><b>humbly</b> [1] - 96:1</p> <p><b>hurts</b> [1] - 117:6</p> <p><b>hurts..</b> [1] - 117:8</p> <p><b>husband</b> [2] - 96:17, 103:5</p>	<p>38:8</p> <p><b>independently</b> [1] - 76:3</p> <p><b>Indians</b> [1] - 112:7</p> <p><b>indicate</b> [3] - 55:16, 71:25, 73:24</p> <p><b>indicated</b> [7] - 9:1, 38:4, 39:4, 45:10, 69:24, 80:1, 80:7</p> <p><b>indicates</b> [1] - 69:16</p> <p><b>indicating</b> [1] - 43:9</p> <p><b>indisputable</b> [1] - 85:2</p> <p><b>individual's</b> [1] - 10:1</p> <p><b>industrial</b> [1] - 53:2</p> <p><b>information</b> [7] - 26:19, 28:7, 29:1, 79:20, 79:24, 80:6, 121:2</p> <p><b>infrastructure</b> [1] - 53:19</p> <p><b>ingress</b> [2] - 57:10, 87:13</p> <p><b>input</b> [1] - 121:6</p> <p><b>inquire</b> [1] - 40:22</p> <p><b>inside</b> [1] - 105:6</p> <p><b>inspect</b> [4] - 20:1, 38:9, 92:20, 92:22</p> <p><b>inspecting</b> [1] - 39:6</p> <p><b>inspections</b> [1] - 38:4</p> <p><b>instance</b> [1] - 109:3</p> <p><b>instead</b> [1] - 105:2</p> <p><b>insufficient</b> [5] - 55:1, 77:20, 81:9, 84:22, 117:19</p> <p><b>insulted</b> [1] - 115:7</p> <p><b>insurance</b> [1] - 49:19</p> <p><b>integral</b> [3] - 82:15, 82:18, 83:21</p> <p><b>intend</b> [1] - 120:25</p> <p><b>intensity</b> [2] - 9:24, 53:4</p> <p><b>interest</b> [6] - 40:24, 41:11, 47:19, 47:21, 115:2</p> <p><b>interested</b> [1] - 128:17</p> <p><b>interrupt</b> [1] - 113:25</p> <p><b>intersection</b> [1] - 45:15</p> <p><b>intimately</b> [1] - 84:12</p> <p><b>introduced</b> [1] - 120:8</p> <p><b>introduction</b> [1] - 32:4</p> <p><b>intrusion</b> [1] - 53:5</p> <p><b>invaded</b> [1] - 30:25</p> <p><b>involved</b> [7] - 13:20, 14:16, 20:25, 21:1, 21:2, 58:8, 84:13</p> <p><b>involving</b> [1] - 12:24</p> <p><b>ironically</b> [1] - 62:17</p> <p><b>Isaac</b> [1] - 32:22</p> <p><b>Ishmael</b> [1] - 32:22</p>
<p><b>H</b></p>				
<p><b>half</b> [3] - 18:16,</p>				



<b>Islam</b> <sup>[1]</sup> - 123:17 <b>island</b> <sup>[1]</sup> - 88:8 <b>islands</b> <sup>[2]</sup> - 55:1, 88:1 <b>issue</b> <sup>[12]</sup> - 12:24, 15:3, 15:8, 15:22, 16:1, 27:25, 38:3, 42:10, 60:1, 77:3, 86:16, 117:24 <b>issued</b> <sup>[1]</sup> - 94:24 <b>issues</b> <sup>[8]</sup> - 27:6, 36:2, 66:14, 66:17, 69:10, 91:2, 97:5, 108:3 <b>Items</b> <sup>[1]</sup> - 78:13 <b>items</b> <sup>[3]</sup> - 79:18, 87:16, 112:22	123:25 <b>Judge</b> <sup>[1]</sup> - 43:1 <b>JUDY</b> <sup>[1]</sup> - 2:4 <b>June</b> <sup>[6]</sup> - 120:25, 126:6, 126:15, 126:20, 127:3, 128:25	89:24	94:23 <b>lawn</b> <sup>[1]</sup> - 54:21 <b>lawnmower</b> <sup>[1]</sup> - 105:10 <b>Lawrence</b> <sup>[4]</sup> - 8:12, 36:10, 38:15, 65:12 <b>LAWRENCE</b> <sup>[2]</sup> - 3:2, 3:3 <b>laws</b> <sup>[4]</sup> - 23:24, 50:22, 52:12, 81:15 <b>laying</b> <sup>[1]</sup> - 105:7 <b>leading</b> <sup>[1]</sup> - 32:8 <b>leads</b> <sup>[1]</sup> - 122:22 <b>learn</b> <sup>[4]</sup> - 91:20, 122:22, 122:23, 123:6 <b>learned</b> <sup>[1]</sup> - 62:24 <b>lease</b> <sup>[1]</sup> - 43:9 <b>least</b> <sup>[3]</sup> - 42:13, 80:16, 81:3 <b>leave</b> <sup>[3]</sup> - 65:23, 127:9 <b>left</b> <sup>[4]</sup> - 65:24, 80:18, 88:14, 101:19 <b>left-hand</b> <sup>[2]</sup> - 65:24, 101:19 <b>legal</b> <sup>[1]</sup> - 42:9 <b>legally</b> <sup>[3]</sup> - 26:11, 39:16, 77:6 <b>legitimate</b> <sup>[1]</sup> - 90:20 <b>Leitner</b> <sup>[2]</sup> - 69:23, 70:21 <b>lengthy</b> <sup>[1]</sup> - 15:22 <b>less</b> <sup>[2]</sup> - 56:5, 73:25 <b>letter</b> <sup>[4]</sup> - 41:6, 43:8, 58:18, 75:14 <b>letting</b> <sup>[1]</sup> - 97:10 <b>level</b> <sup>[2]</sup> - 56:10, 67:5 <b>levels</b> <sup>[2]</sup> - 55:8 <b>liable</b> <sup>[2]</sup> - 36:14, 38:16 <b>Liberty</b> <sup>[2]</sup> - 5:14, 71:8 <b>library</b> <sup>[2]</sup> - 63:7, 63:13 <b>license</b> <sup>[1]</sup> - 49:18 <b>License</b> <sup>[2]</sup> - 2:25, 128:23 <b>licensed</b> <sup>[1]</sup> - 27:21 <b>life</b> <sup>[23]</sup> - 30:15, 39:24, 39:25, 40:9, 48:12, 59:25, 78:17, 90:1, 90:12, 97:12, 97:16, 98:8, 98:21, 99:11, 99:12, 99:20, 99:23, 100:2, 103:11, 115:3 <b>light</b> <sup>[7]</sup> - 56:23, 57:3, 59:22, 59:24, 85:15 <b>lighting</b> <sup>[4]</sup> - 36:4, 55:8, 56:22, 57:4 <b>lights</b> <sup>[2]</sup> - 111:18, 111:22	<b>likely</b> <sup>[2]</sup> - 22:11, 91:2 <b>limit</b> <sup>[2]</sup> - 30:19, 85:22 <b>limitation</b> <sup>[1]</sup> - 46:10 <b>limitations</b> <sup>[2]</sup> - 72:6, 113:8 <b>limited</b> <sup>[6]</sup> - 9:21, 9:22, 9:23, 15:5, 86:17, 107:12 <b>limiting</b> <sup>[1]</sup> - 31:19 <b>limits</b> <sup>[2]</sup> - 53:3, 72:5 <b>limo</b> <sup>[4]</sup> - 48:22, 49:2, 49:3, 49:22 <b>line</b> <sup>[1]</sup> - 96:25 <b>lines</b> <sup>[1]</sup> - 70:1 <b>list</b> <sup>[2]</sup> - 67:24, 108:22 <b>listed</b> <sup>[1]</sup> - 31:10 <b>Listen</b> <sup>[1]</sup> - 115:4 <b>listen</b> <sup>[4]</sup> - 84:5, 95:24, 106:15, 122:15 <b>listening</b> <sup>[2]</sup> - 60:23, 122:20 <b>literally</b> <sup>[2]</sup> - 36:6, 37:3 <b>litigation</b> <sup>[1]</sup> - 58:22 <b>live</b> <sup>[40]</sup> - 14:15, 14:22, 16:18, 19:10, 30:2, 34:9, 34:12, 34:18, 36:1, 40:9, 48:4, 48:17, 48:18, 51:15, 58:3, 60:18, 60:20, 64:21, 67:20, 71:5, 71:8, 71:11, 78:18, 80:14, 90:25, 96:6, 100:3, 101:2, 101:15, 102:3, 102:14, 111:2, 111:6, 111:7, 111:10, 111:13, 111:15, 111:16, 111:17, 124:14 <b>lived</b> <sup>[8]</sup> - 28:9, 28:15, 30:3, 58:13, 89:1, 90:3, 96:18, 100:5 <b>lives</b> <sup>[2]</sup> - 39:20, 114:19 <b>living</b> <sup>[5]</sup> - 28:14, 78:23, 98:24, 105:6, 105:9 <b>LLC</b> <sup>[3]</sup> - 1:22, 2:20, 3:15 <b>loading</b> <sup>[4]</sup> - 54:17, 55:24, 55:25, 81:12 <b>loads</b> <sup>[2]</sup> - 27:22, 104:23 <b>local</b> <sup>[4]</sup> - 97:6, 97:13, 98:8, 109:2 <b>located</b> <sup>[4]</sup> - 56:5, 57:8, 79:1, 125:24 <b>location</b> <sup>[17]</sup> - 10:2, 53:3, 55:15, 60:2, 73:22, 81:1, 81:18, 89:13, 98:12,
<b>J</b> <b>Jackson</b> <sup>[2]</sup> - 5:23, 98:18 <b>James</b> <sup>[2]</sup> - 5:4, 12:11 <b>JAMES</b> <sup>[14]</sup> - 2:9, 12:9, 12:11, 13:3, 13:11, 13:17, 13:21, 13:25, 14:4, 14:9, 14:13, 15:13, 16:2, 16:14 <b>Jay</b> <sup>[1]</sup> - 74:10 <b>JAY</b> <sup>[1]</sup> - 2:18 <b>JERSEY</b> <sup>[2]</sup> - 1:2, 1:11 <b>Jersey</b> <sup>[16]</sup> - 1:24, 3:4, 15:20, 19:19, 21:12, 22:22, 23:24, 48:5, 60:19, 61:24, 73:3, 82:1, 91:14, 106:12, 107:2, 128:5 <b>Jesus</b> <sup>[2]</sup> - 32:23, 123:9 <b>Jewish</b> <sup>[2]</sup> - 123:1, 123:21 <b>JIM</b> <sup>[12]</sup> - 40:15, 41:13, 41:19, 41:25, 42:2, 42:6, 44:13, 44:21, 45:1, 45:5, 46:17, 48:1 <b>Jim</b> <sup>[2]</sup> - 5:9, 40:16 <b>job</b> <sup>[10]</sup> - 18:12, 18:16, 20:5, 22:10, 22:15, 22:16, 50:13, 122:10, 122:13, 122:19 <b>JOE</b> <sup>[2]</sup> - 51:14, 51:18 <b>Joe</b> <sup>[2]</sup> - 5:11, 51:14 <b>JOHN</b> <sup>[1]</sup> - 2:10 <b>Johnson</b> <sup>[6]</sup> - 31:15, 43:7, 44:21, 45:11, 60:11, 65:19 <b>Johnson's</b> <sup>[1]</sup> - 60:10 <b>JOSEPH</b> <sup>[2]</sup> - 52:2, 52:10 <b>judge</b> <sup>[2]</sup> - 123:3,	<b>K</b> <b>K3</b> <sup>[2]</sup> - 64:12, 64:15 <b>K4</b> <sup>[3]</sup> - 64:13, 64:14 <b>Kandel</b> <sup>[1]</sup> - 7:10 <b>KANDEL</b> <sup>[2]</sup> - 2:3, 7:11 <b>KARMAZIN</b> <sup>[4]</sup> - 51:14, 51:18, 52:2, 52:10 <b>Karmazin</b> <sup>[2]</sup> - 5:11, 51:15 <b>keep</b> <sup>[3]</sup> - 10:20, 50:13, 121:24 <b>keeps</b> <sup>[2]</sup> - 74:25, 75:7 <b>KEITH</b> <sup>[1]</sup> - 2:3 <b>Kennedy</b> <sup>[1]</sup> - 117:22 <b>key</b> <sup>[2]</sup> - 52:13, 61:21 <b>Khan</b> <sup>[1]</sup> - 64:12 <b>kidding</b> <sup>[1]</sup> - 19:15 <b>kids</b> <sup>[2]</sup> - 19:14, 83:9 <b>Kierst</b> <sup>[2]</sup> - 5:20, 91:13 <b>KIMME</b> <sup>[13]</sup> - 34:5, 34:8, 34:11, 34:14, 35:7, 36:16, 37:2, 37:17, 37:23, 38:14, 38:21, 39:7, 39:17 <b>Kimme</b> <sup>[3]</sup> - 5:8, 34:9, 34:11 <b>kind</b> <sup>[6]</sup> - 30:7, 37:17, 41:1, 67:12, 78:18, 95:3 <b>kitchen</b> <sup>[1]</sup> - 57:14 <b>kitchens</b> <sup>[1]</sup> - 59:11 <b>knock</b> <sup>[1]</sup> - 104:16 <b>knocked</b> <sup>[2]</sup> - 34:19, 105:4 <b>knowledge</b> <sup>[1]</sup> - 14:20 <b>known</b> <sup>[2]</sup> - 94:3, 94:7 <b>knows</b> <sup>[1]</sup> - 63:5 <b>KOLMANSPERGER</b> <sup>[13]</sup> - 12:9, 12:11, 13:3, 13:11, 13:17, 13:21, 13:25, 14:4, 14:9, 14:13, 15:13, 16:2, 16:14 <b>Kolmansperger</b> <sup>[2]</sup> - 5:4, 12:12 <b>KOORY</b> <sup>[1]</sup> - 2:20 <b>KRASOVICH</b> <sup>[1]</sup> - 89:24 <b>Krasovich</b> <sup>[2]</sup> - 5:19,	<b>L</b> <b>lack</b> <sup>[1]</sup> - 87:25 <b>ladies</b> <sup>[1]</sup> - 83:10 <b>lady</b> <sup>[1]</sup> - 91:3 <b>LAHRMAN</b> <sup>[2]</sup> - 2:4, 7:13 <b>Lahrman</b> <sup>[1]</sup> - 7:12 <b>Lake</b> <sup>[1]</sup> - 37:14 <b>Land</b> <sup>[8]</sup> - 15:25, 19:21, 54:12, 57:16, 61:24, 73:20, 74:6, 109:2 <b>land</b> <sup>[15]</sup> - 19:24, 20:18, 21:13, 52:12, 53:21, 53:23, 74:22, 78:19, 81:13, 81:15, 100:10, 103:20, 106:24, 111:5, 118:12 <b>landscape</b> <sup>[1]</sup> - 30:15 <b>landscaped</b> <sup>[1]</sup> - 54:22 <b>landscaper</b> <sup>[1]</sup> - 104:22 <b>landscaping</b> <sup>[3]</sup> - 11:21, 11:22, 53:11 <b>Lane</b> <sup>[6]</sup> - 31:15, 43:8, 44:22, 60:10, 60:11, 65:19 <b>lane</b> <sup>[6]</sup> - 54:19, 71:21, 72:21, 75:9, 81:11, 85:21 <b>lanes</b> <sup>[2]</sup> - 58:7, 71:21 <b>large</b> <sup>[4]</sup> - 31:8, 31:23, 32:5, 117:19 <b>large-scale</b> <sup>[1]</sup> - 32:5 <b>larger</b> <sup>[1]</sup> - 30:9 <b>larry@sachslawnj.com</b> <sup>[1]</sup> - 3:5 <b>last</b> <sup>[23]</sup> - 8:14, 40:18, 43:17, 44:5, 44:10, 44:16, 45:13, 45:25, 58:6, 62:24, 63:14, 98:1, 99:2, 102:4, 102:5, 102:10, 103:12, 113:3, 113:6, 113:12, 118:11, 118:24 <b>lasts</b> <sup>[1]</sup> - 117:20 <b>late</b> <sup>[2]</sup> - 59:21, 90:24 <b>lately</b> <sup>[1]</sup> - 97:22 <b>Laurel</b> <sup>[4]</sup> - 5:22, 96:6, 96:18, 101:18 <b>LAW</b> <sup>[1]</sup> - 3:2 <b>law</b> <sup>[5]</sup> - 21:12, 50:11, 65:7, 94:23, 94:25 <b>Law</b> <sup>[6]</sup> - 15:25, 54:12, 57:16, 61:24, 73:20, 74:6 <b>law-abiding</b> <sup>[1]</sup> -		

<p>98:21, 98:23, 99:4, 99:8, 100:13, 101:7, 102:25, 104:3</p> <p><b>location-wise</b> [1] - 98:23</p> <p><b>locations</b> [2] - 89:13, 100:10</p> <p><b>logical</b> [1] - 31:16</p> <p><b>London</b> [1] - 48:5</p> <p><b>look</b> [14] - 30:17, 33:13, 42:22, 47:23, 54:9, 66:3, 80:22, 80:25, 91:7, 92:21, 93:13, 93:21, 122:25, 124:1</p> <p><b>looked</b> [1] - 43:11</p> <p><b>looking</b> [4] - 75:25, 77:25, 121:5, 121:10</p> <p><b>lose</b> [1] - 35:19</p> <p><b>LOTS</b> [1] - 1:6</p> <p><b>love</b> [1] - 95:16</p> <p><b>lucky</b> [1] - 39:18</p> <p><b>LYNCH</b> [2] - 101:1, 102:9</p> <p><b>Lynch</b> [2] - 5:24, 101:2</p>	<p>102:5, 102:19</p> <p><b>maintain</b> [1] - 53:2</p> <p><b>maintenance</b> [3] - 52:23, 53:14, 88:17</p> <p><b>MAJOR</b> [1] - 1:8</p> <p><b>major</b> [4] - 53:1, 62:23, 98:22, 101:25</p> <p><b>majority</b> [1] - 88:3</p> <p><b>man</b> [2] - 48:12, 48:21</p> <p><b>Management</b> [1] - 79:14</p> <p><b>mandates</b> [1] - 87:19</p> <p><b>mandating</b> [2] - 86:14, 88:3</p> <p><b>Mandelbaum</b> [1] - 2:17</p> <p><b>Manhattan</b> [1] - 103:14</p> <p><b>manner</b> [4] - 27:6, 36:25, 53:20, 61:1</p> <p><b>maps</b> [1] - 28:12</p> <p><b>Marlboro</b> [1] - 102:14</p> <p><b>marshal</b> [2] - 74:9, 74:18</p> <p><b>Mary</b> [4] - 5:3, 10:25, 11:6, 32:23</p> <p><b>MARY</b> [4] - 10:25, 11:6, 11:23, 12:5</p> <p><b>Masjid</b> [5] - 32:19, 32:25, 82:18, 99:8, 122:7</p> <p><b>masjid</b> [1] - 100:11</p> <p><b>MASJID</b> [1] - 1:6</p> <p><b>Master</b> [7] - 51:21, 52:11, 52:15, 54:8, 55:5, 56:25</p> <p><b>material</b> [2] - 11:24, 41:11</p> <p><b>math</b> [1] - 55:22</p> <p><b>matter</b> [11] - 8:22, 18:19, 61:13, 61:14, 88:24, 99:20, 99:21, 107:9, 124:18, 124:20</p> <p><b>matters</b> [5] - 9:15, 15:19, 120:2, 125:22, 127:5</p> <p><b>maximum</b> [4] - 46:1, 57:2, 57:8, 88:13</p> <p><b>MAY</b> [1] - 1:13</p> <p><b>mayor</b> [4] - 47:2, 47:8, 47:13, 101:20</p> <p><b>Mayor</b> [1] - 47:16</p> <p><b>McMahon</b> [7] - 5:3, 10:25, 11:1, 11:6, 11:7, 11:23, 12:5</p> <p><b>mean</b> [16] - 13:4, 14:12, 17:11, 22:15, 26:14, 28:17, 28:22, 38:20, 41:25, 60:9, 71:18, 112:15,</p>	<p>114:7, 122:11, 122:16, 124:4</p> <p><b>meaning</b> [1] - 71:16</p> <p><b>means</b> [2] - 64:13, 64:14</p> <p><b>meant</b> [3] - 65:11, 99:10, 100:3</p> <p><b>medical</b> [3] - 97:19, 97:20, 99:19</p> <p><b>meet</b> [3] - 43:19, 44:11, 47:10</p> <p><b>MEETING</b> [2] - 1:4, 1:10</p> <p><b>meeting</b> [26] - 7:3, 7:5, 16:23, 38:2, 40:18, 44:5, 44:10, 44:17, 45:14, 46:20, 61:4, 62:24, 96:23, 98:1, 113:3, 113:6, 113:12, 118:24, 119:25, 120:2, 120:4, 120:23, 120:24, 121:9, 124:25, 125:23</p> <p><b>meetings</b> [5] - 50:18, 52:7, 83:9, 101:8, 101:16</p> <p><b>Meetings</b> [1] - 7:6</p> <p><b>member</b> [2] - 50:16, 71:25</p> <p><b>MEMBER</b> [17] - 7:11, 7:13, 7:17, 7:19, 7:21, 7:23, 10:11, 68:24, 69:3, 71:4, 96:11, 96:15, 100:20, 100:25, 102:8, 127:16, 127:18</p> <p><b>members</b> [12] - 27:8, 33:21, 41:21, 44:7, 95:11, 97:5, 97:6, 114:25, 119:12, 119:18, 120:16, 122:11</p> <p><b>MEMBERS</b> [5] - 2:1, 10:15, 125:19, 126:25, 127:20</p> <p><b>membership</b> [1] - 78:9</p> <p><b>memorializing</b> [2] - 38:25, 77:1</p> <p><b>memory</b> [1] - 18:5</p> <p><b>mention</b> [2] - 55:1, 97:20</p> <p><b>mentioned</b> [4] - 40:19, 97:13, 97:23, 101:5</p> <p><b>merciful</b> [1] - 32:22</p> <p><b>mercy</b> [2] - 95:10, 95:16</p> <p><b>merge</b> [1] - 58:7</p> <p><b>merit</b> [1] - 47:24</p> <p><b>met</b> [1] - 100:5</p> <p><b>metrics</b> [1] - 88:15</p>	<p><b>mic</b> [3] - 11:5, 66:15, 82:3</p> <p><b>mice</b> [1] - 105:9</p> <p><b>MICHAEL</b> [2] - 84:7, 84:9</p> <p><b>Michael</b> [2] - 5:17, 84:7</p> <p><b>middle</b> [5] - 8:14, 88:8, 97:2, 97:3, 98:14</p> <p><b>Middlesex</b> [14] - 35:14, 61:11, 63:6, 63:9, 63:22, 75:6, 75:7, 75:8, 75:10, 75:12, 75:22, 76:2, 96:20, 108:24</p> <p><b>MIDDLESEX</b> [1] - 1:2</p> <p><b>midnight</b> [2] - 59:16, 59:19</p> <p><b>might</b> [11] - 18:11, 29:23, 30:22, 38:1, 42:21, 47:4, 63:16, 77:22, 80:24, 85:4, 91:4</p> <p><b>Mike</b> [2] - 5:25, 104:8</p> <p><b>MIKE</b> [2] - 104:8, 104:11</p> <p><b>miles</b> [6] - 85:7, 85:12, 85:18, 85:22, 85:23, 86:10</p> <p><b>Millstone</b> [1] - 1:24</p> <p><b>mind</b> [3] - 9:8, 19:9, 64:3</p> <p><b>mindful</b> [1] - 33:15</p> <p><b>minds</b> [1] - 95:20</p> <p><b>minimize</b> [1] - 57:10</p> <p><b>minimum</b> [8] - 47:4, 47:6, 47:14, 54:21, 56:12, 56:13, 56:16, 56:19</p> <p><b>minutes</b> [8] - 10:21, 80:16, 81:3, 99:9, 103:3, 103:6, 124:7, 124:10</p> <p><b>misbehave</b> [1] - 49:21</p> <p><b>misheard</b> [2] - 39:12, 50:2</p> <p><b>missed</b> [1] - 83:7</p> <p><b>mistake</b> [2] - 57:25, 61:9</p> <p><b>mistakes</b> [2] - 49:5, 50:19</p> <p><b>mitigation</b> [1] - 64:23</p> <p><b>moderate</b> [1] - 64:16</p> <p><b>modified</b> [1] - 119:3</p> <p><b>modus</b> [1] - 123:23</p> <p><b>MOHAMED</b> [4] - 3:15, 48:4, 49:10, 49:15</p> <p><b>Mohamed</b> [1] - 48:4</p> <p><b>Mohammad</b> [1] - 5:16</p> <p><b>MOHAMMAD</b> [3] - 81:25, 82:4, 82:7</p> <p><b>mohammad</b> [1] -</p>	<p>81:25</p> <p><b>moment</b> [2] - 94:9, 94:11</p> <p><b>Monday</b> [3] - 73:9, 73:11, 102:5</p> <p><b>Mondays</b> [1] - 73:8</p> <p><b>money</b> [2] - 49:17, 109:17</p> <p><b>monitor</b> [1] - 45:14</p> <p><b>monitoring</b> [2] - 36:23, 39:9</p> <p><b>month</b> [6] - 67:20, 70:8, 105:4, 105:14, 117:15, 117:20</p> <p><b>month-long</b> [1] - 117:15</p> <p><b>monthly</b> [1] - 68:1</p> <p><b>months</b> [5] - 18:16, 39:3, 84:11, 112:23, 122:12</p> <p><b>morals</b> [1] - 94:17</p> <p><b>morning</b> [3] - 30:18, 97:8, 97:25</p> <p><b>Moses</b> [2] - 32:22, 123:9</p> <p><b>mosque</b> [31] - 31:16, 61:7, 61:15, 62:17, 63:24, 68:9, 71:9, 83:2, 83:4, 83:12, 89:12, 89:14, 89:19, 96:10, 96:14, 97:6, 98:5, 98:12, 99:2, 99:10, 99:16, 99:23, 100:7, 100:16, 101:6, 101:12, 103:18, 112:4, 112:6, 123:15</p> <p><b>mosques</b> [1] - 62:2</p> <p><b>mosquitos</b> [2] - 78:17, 78:22</p> <p><b>most</b> [14] - 31:11, 32:21, 35:15, 49:15, 61:10, 63:9, 91:17, 96:21, 96:23, 104:11, 109:14, 120:7, 124:8</p> <p><b>Motion</b> [1] - 127:16</p> <p><b>motion</b> [8] - 10:10, 10:11, 118:20, 125:12, 125:13, 125:15, 126:12, 127:14</p> <p><b>move</b> [4] - 21:25, 33:14, 102:4, 102:23</p> <p><b>moved</b> [2] - 48:11, 49:25</p> <p><b>movement</b> [1] - 15:7</p> <p><b>movies</b> [1] - 48:14</p> <p><b>moving</b> [1] - 40:25</p> <p><b>Muhammad</b> [3] - 5:10, 32:23, 123:9</p>
<b>M</b>				
<p><b>ma'am</b> [30] - 10:24, 19:20, 20:6, 20:7, 21:22, 22:4, 22:18, 22:21, 23:19, 24:3, 25:3, 25:11, 28:6, 29:1, 29:20, 29:21, 36:15, 66:11, 71:6, 73:15, 75:21, 76:14, 93:25, 113:3, 113:11, 115:10, 118:4</p> <p><b>Ma'am</b> [3] - 29:25, 38:19, 115:20</p> <p><b>Madison</b> [2] - 60:8, 60:19</p> <p><b>MAGNANI</b> [26] - 2:21, 7:7, 7:10, 7:12, 7:14, 7:16, 7:18, 7:20, 7:22, 7:24, 8:2, 8:4, 34:10, 41:23, 42:4, 125:11, 125:16, 125:18, 125:20, 125:23, 126:12, 126:18, 127:14, 127:17, 127:19, 127:21</p> <p><b>magnificent</b> [1] - 84:15</p> <p><b>magnitude</b> [1] - 36:5</p> <p><b>MAIN</b> [1] - 1:11</p> <p><b>main</b> [1] - 62:25</p> <p><b>Main</b> [3] - 102:1,</p>				

<div>Muller [1] - 7:14</div> <div>MULLER [4] - 2:5, 7:15, 10:13, 125:15</div> <div>multiple [5] - 80:17, 80:20, 81:4, 87:4, 87:5</div> <div>municipal [6] - 52:12, 57:15, 81:15, 106:23, 108:7, 111:5</div> <div>Municipal [5] - 15:25, 54:12, 61:24, 73:20, 74:6</div> <div>municipality [7] - 17:17, 21:23, 73:3, 106:5, 108:7, 109:15, 111:9</div> <div>Murphy [1] - 17:3</div> <div>must [2] - 45:3, 106:4</div>	<div>115:5</div> <div>negative [4] - 10:2, 50:24, 73:25, 87:8</div> <div>neighbor [2] - 95:4</div> <div>neighbor's [1] - 31:20</div> <div>neighborhood [6] - 30:24, 31:19, 32:13, 33:17, 40:9, 95:9</div> <div>neighborhoods [3] - 52:16, 52:24, 54:5</div> <div>neighboring [2] - 12:22, 76:18</div> <div>neighborly [2] - 34:17, 34:24</div> <div>neighbors [21] - 30:5, 33:3, 33:12, 33:25, 42:8, 68:2, 71:11, 71:13, 78:17, 83:20, 89:5, 91:22, 93:16, 93:19, 94:3, 95:11, 98:25, 99:14, 99:15, 99:16</div> <div>never [5] - 19:9, 64:3, 73:19, 74:2, 122:10</div> <div>new [11] - 23:16, 23:17, 23:18, 53:16, 53:17, 54:1, 54:3, 71:2, 82:8, 82:9, 125:21</div> <div>NEW [2] - 1:2, 1:11</div> <div>New [20] - 1:24, 3:4, 15:20, 19:19, 21:12, 22:22, 23:24, 48:5, 48:22, 58:4, 60:19, 61:24, 62:4, 62:11, 62:14, 73:3, 82:1, 91:14, 107:2, 128:4</div> <div>news [1] - 91:7</div> <div>next [20] - 14:14, 16:4, 29:22, 48:3, 51:11, 67:19, 74:23, 75:5, 76:7, 78:7, 80:13, 89:23, 98:15, 99:22, 103:22, 104:1, 120:23, 124:25, 125:23</div> <div>nice [1] - 100:11</div> <div>night [5] - 58:16, 59:15, 59:21, 97:9, 97:25</div> <div>nine [7] - 41:25, 42:4, 42:5, 62:17, 62:21, 105:24, 110:12</div> <div>NJ [1] - 128:23</div> <div>no-longer-being-used [1] - 44:9</div> <div>nobody [2] - 59:20, 101:12</div> <div>noise [6] - 31:3, 31:7, 36:4, 55:8, 57:13, 91:1</div>	<div>non [3] - 52:18, 53:3, 55:18</div> <div>non-residential [3] - 52:18, 53:3, 55:18</div> <div>none [4] - 12:18, 16:21, 124:21</div> <div>None [2] - 4:4, 6:6</div> <div>noon [2] - 97:8, 97:25</div> <div>NOREN [1] - 2:7</div> <div>norm [1] - 109:19</div> <div>normal [1] - 95:13</div> <div>normally [1] - 122:11</div> <div>Notary [2] - 128:3, 128:24</div> <div>note [5] - 9:20, 12:23, 65:21, 66:6, 100:9</div> <div>noted [3] - 63:8, 63:21, 64:22</div> <div>notes [1] - 87:15</div> <div>nothing [13] - 15:14, 23:5, 23:6, 36:21, 39:23, 59:17, 96:8, 99:20, 102:17, 103:2, 103:7, 120:1, 128:8</div> <div>notice [2] - 126:7, 127:4</div> <div>nuisance [1] - 57:12</div> <div>number [8] - 34:7, 42:15, 72:4, 84:23, 98:20, 98:21, 108:15, 120:22</div> <div>Number [3] - 40:20, 55:19, 68:14</div> <div>numbers [2] - 16:21, 87:18</div> <div>numerous [2] - 97:14, 112:23</div> <div>nutshell [1] - 61:19</div>	<div>113:13, 119:6</div> <div>occupant [1] - 77:5</div> <div>occur [7] - 25:22, 46:1, 46:6, 73:2, 73:5, 120:19, 127:5</div> <div>odors [1] - 57:14</div> <div>OF [14] - 1:1, 1:2, 1:6, 1:17, 3:2, 68:24, 69:3, 71:4, 96:11, 96:15, 100:20, 100:25, 102:8</div> <div>off-site [4] - 37:1, 43:12, 44:8, 117:22</div> <div>off-street [3] - 54:17, 55:24, 55:25</div> <div>officer [1] - 77:8</div> <div>OFFICES [1] - 3:2</div> <div>official [4] - 16:9, 74:13, 76:23, 92:6</div> <div>officials [4] - 12:3, 73:2, 88:17, 92:19</div> <div>often [1] - 20:23</div> <div>oftentimes [2] - 20:20, 106:14</div> <div>Old [2] - 61:12, 81:20</div> <div>old [4] - 33:22, 90:6, 120:1, 125:21</div> <div>older [1] - 54:1</div> <div>on-site [7] - 26:1, 43:21, 44:16, 45:3, 54:23, 117:14, 117:16</div> <div>once [4] - 70:8, 76:24, 87:11, 101:4</div> <div>oncoming [1] - 86:24</div> <div>One [1] - 55:20</div> <div>one [62] - 27:1, 31:10, 32:3, 34:4, 35:1, 35:14, 36:11, 36:13, 36:19, 36:22, 40:17, 42:13, 42:20, 44:6, 46:3, 46:23, 47:2, 47:10, 49:2, 49:10, 49:24, 50:17, 56:1, 56:2, 58:7, 61:10, 62:3, 62:7, 62:11, 63:8, 63:11, 63:14, 64:2, 66:18, 67:1, 69:10, 69:15, 71:20, 71:21, 71:22, 72:11, 75:3, 80:22, 81:1, 83:14, 83:15, 85:6, 91:3, 95:5, 96:21, 96:22, 98:21, 103:10, 104:13, 110:10, 110:11, 114:3, 114:21, 117:11, 123:23, 124:7</div> <div>one's [1] - 60:6</div> <div>ones [1] - 110:8</div> <div>open [6] - 9:6, 10:10, 95:20, 120:24, 123:6</div>	<div>Open [1] - 7:6</div> <div>operandi [1] - 123:23</div> <div>operated [4] - 58:14, 58:19, 76:24, 93:14</div> <div>operating [2] - 46:3, 46:7</div> <div>operation [7] - 9:23, 36:4, 73:1, 76:11, 77:1, 107:3, 119:21</div> <div>opined [1] - 43:11</div> <div>opinion [1] - 88:12</div> <div>opinions [1] - 84:10</div> <div>opportunities [1] - 33:10</div> <div>opportunity [10] - 9:14, 9:18, 85:14, 99:25, 112:20, 118:12, 118:16, 119:16, 119:24, 122:18</div> <div>Opposed [1] - 127:21</div> <div>opposed [4] - 10:16, 101:6, 101:7, 125:20</div> <div>opposite [1] - 86:6</div> <div>oranges [1] - 62:6</div> <div>ordeal [1] - 106:14</div> <div>order [6] - 37:24, 100:23, 106:10, 107:3, 107:24, 119:10</div> <div>ordinance [7] - 42:14, 43:19, 46:22, 46:23, 47:9, 47:10, 79:21</div> <div>ordinances [3] - 15:12, 20:14, 94:24</div> <div>organizations [1] - 21:1</div> <div>organized [1] - 48:15</div> <div>original [1] - 40:19</div> <div>originally [1] - 117:12</div> <div>OSHA [1] - 20:10</div> <div>otherwise [1] - 68:1</div> <div>outside [19] - 13:1, 13:15, 15:3, 16:12, 20:20, 20:22, 21:24, 22:9, 24:19, 59:18, 106:19, 106:21, 106:22, 107:14, 107:17, 107:21, 108:8, 108:24, 109:17</div> <div>outstanding [1] - 80:10</div> <div>overflow [4] - 35:24, 45:12, 65:19, 65:22</div> <div>overlap [1] - 98:3</div> <div>overload [1] - 53:23</div> <div>overly [1] - 31:11</div> <div>own [5] - 19:19, 21:4, 28:21, 92:19, 115:3</div> <div>owner [3] - 17:21, 39:2, 52:20</div>
N				
N-A-V-E-E-D [1] - 82:1				
naive [2] - 57:23, 59:3				
Name [1] - 34:7				
name [15] - 10:18, 10:24, 29:25, 30:1, 32:17, 32:21, 34:8, 34:10, 34:11, 48:25, 66:11, 71:7, 94:5, 96:5, 101:1				
NAME [1] - 5:2				
narrow [1] - 35:9				
natural [1] - 53:8				
nature [2] - 25:25, 86:17				
Naveed [2] - 5:16, 81:25				
NAVEED [3] - 81:25, 82:4, 82:7				
navigate [1] - 35:10				
NAZIMOOL [2] - 32:18, 122:6				
Nazimool [3] - 5:7, 32:18, 122:6				
near [2] - 86:11, 111:15				
nearly [1] - 86:7				
necessary [1] - 27:24				
need [29] - 8:24, 21:8, 21:9, 21:10, 27:7, 45:23, 46:16, 52:8, 74:15, 79:20, 83:2, 83:4, 99:15, 99:16, 100:16, 100:17, 100:21, 103:10, 104:2, 108:16, 122:22, 123:18, 124:3, 125:8, 125:13, 126:3, 126:12				
needed [4] - 20:15, 20:21, 83:7, 83:11				
needs [2] - 46:23,				

<b>owners</b> [1] - 61:23	<b>Parlin</b> [18] - 5:5, 5:9, 5:15, 5:16, 5:17, 5:19, 5:23, 5:25, 12:12, 16:18, 40:16, 48:5, 82:1, 84:8, 89:24, 91:13, 98:18, 104:9	123:7, 124:9	128:12	112:18, 114:24, 115:10, 118:4, 118:11, 125:4, 125:8
<b>P</b>		<b>people's</b> [2] - 19:9, 64:8	<b>Place</b> [9] - 5:6, 5:22, 5:25, 30:2, 35:12, 68:11, 86:6, 86:12, 104:9	<b>point</b> [11] - 12:1, 36:13, 43:18, 46:16, 49:2, 50:15, 50:18, 58:11, 65:25, 82:11, 115:24
<b>P.C</b> [1] - 2:17	<b>part</b> [18] - 10:5, 14:7, 26:7, 38:25, 63:24, 65:12, 74:5, 74:6, 74:24, 76:25, 77:6, 81:6, 82:15, 82:18, 82:25, 83:21, 93:9, 96:24	<b>per</b> [9] - 63:4, 63:21, 63:22, 64:5, 64:9, 85:12, 85:19, 85:23, 86:10	<b>placed</b> [4] - 32:14, 61:20, 76:15, 76:25	<b>pointed</b> [2] - 63:15, 63:19
<b>P.E</b> [1] - 2:18	<b>particular</b> [1] - 118:20	<b>perceive</b> [1] - 123:16	<b>places</b> [1] - 55:19	<b>points</b> [5] - 44:6, 49:18, 50:8, 52:13, 82:11
<b>p.m</b> [5] - 31:24, 59:15, 73:9, 127:3, 127:25	<b>particularly</b> [1] - 53:4	<b>percent</b> [8] - 54:21, 56:19, 56:20, 74:21, 74:22, 78:5, 78:7, 81:14	<b>plan</b> [8] - 9:11, 11:21, 51:2, 74:9, 74:20, 79:15, 88:20, 119:4	<b>poison</b> [1] - 19:12
<b>P.M</b> [1] - 1:14	<b>parties</b> [1] - 128:15	<b>perfect</b> [1] - 34:13	<b>PLAN</b> [1] - 1:8	<b>police</b> [4] - 45:14, 49:4, 49:6, 59:6
<b>P.P</b> [1] - 2:20	<b>partnership</b> [1] - 33:13	<b>performed</b> [1] - 38:6	<b>Plan</b> [7] - 51:21, 52:11, 52:15, 54:9, 55:5, 57:1	<b>pollution</b> [3] - 31:8, 57:13, 67:4
<b>PAGE</b> [3] - 4:2, 5:2, 6:3	<b>past</b> [4] - 28:10, 84:20, 112:23, 122:12	<b>perhaps</b> [5] - 47:14, 47:17, 91:20, 93:9, 125:2	<b>Plan/Subdivision</b> [1] - 8:9	<b>POLMAN</b> [2] - 115:20, 120:11
<b>painful</b> [1] - 83:19	<b>pathways</b> [2] - 80:17, 81:4	<b>period</b> [2] - 85:17, 117:17	<b>planned</b> [1] - 101:12	<b>pooling</b> [1] - 42:22
<b>papers</b> [1] - 65:17	<b>patience</b> [1] - 122:15	<b>periods</b> [1] - 46:2	<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	<b>population</b> [4] - 55:11, 55:12, 78:9
<b>parallel</b> [1] - 20:19	<b>patrolman</b> [1] - 87:10	<b>permeability</b> [4] - 64:11, 64:14, 64:16, 78:21	<b>Planner</b> [1] - 2:20	<b>portion</b> [3] - 9:10, 9:13, 118:11
<b>parcel</b> [1] - 46:24	<b>paved</b> [1] - 81:13	<b>permission</b> [1] - 62:20	<b>Planning</b> [3] - 7:4, 63:22, 75:24	<b>position</b> [1] - 45:10
<b>parents</b> [2] - 60:20, 103:5	<b>pavement</b> [2] - 56:20, 74:21	<b>permit</b> [2] - 92:1, 92:21	<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	<b>positive</b> [6] - 10:1, 33:4, 33:20, 48:16, 66:6, 66:8
<b>parishioners</b> [1] - 103:25	<b>pay</b> [6] - 39:25, 49:17, 50:8, 68:22, 77:13	<b>permits</b> [2] - 21:9, 92:5	<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	<b>possible</b> [6] - 43:15, 51:3, 51:8, 93:15, 100:8, 121:25
<b>Park</b> [6] - 60:8, 60:20, 96:6, 96:18, 101:18, 117:22	<b>peace</b> [2] - 32:23, 123:9	<b>permitted</b> [1] - 46:21	<b>PLANNING</b> [1] - 1:1	<b>possibly</b> [3] - 37:18, 60:6, 74:3
<b>park</b> [3] - 31:15, 87:20, 117:22	<b>peaceful</b> [2] - 83:13, 124:15	<b>perseverance</b> [1] - 122:14	<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	<b>potential</b> [3] - 27:6, 27:11, 31:7
<b>parked</b> [1] - 86:18	<b>peacefully</b> [1] - 96:2	<b>persevered</b> [1] - 33:22	<b>planted</b> [1] - 54:25	<b>potentially</b> [1] - 32:5
<b>parking</b> [73] - 28:20, 28:24, 29:1, 29:5, 29:8, 31:13, 31:18, 31:19, 35:18, 35:20, 35:21, 42:11, 42:15, 42:17, 42:20, 43:12, 43:20, 43:22, 44:4, 44:8, 44:12, 44:16, 44:20, 44:21, 44:25, 45:2, 45:3, 45:12, 45:23, 46:4, 46:11, 46:12, 54:23, 54:24, 54:25, 55:17, 55:20, 57:21, 58:11, 59:16, 65:2, 65:3, 65:19, 65:22, 74:25, 75:2, 77:19, 78:1, 78:2, 79:2, 81:9, 81:19, 84:19, 84:22, 85:3, 85:20, 86:17, 86:18, 87:2, 87:6, 87:18, 87:21, 88:1, 88:2, 88:3, 88:8, 88:10, 88:11, 89:14, 117:18, 117:24, 119:5	<b>pedestrian</b> [1] - 88:2	<b>person</b> [5] - 62:8, 62:9, 91:17, 123:1	<b>planting</b> [1] - 54:3	<b>powers</b> [1] - 54:13
<b>parkway</b> [1] - 21:18	<b>pedestrians</b> [2] - 88:4, 97:11	<b>person's</b> [1] - 26:25	<b>plants</b> [1] - 30:23	<b>practice</b> [2] - 30:6, 99:3
<b>Parkway</b> [18] - 5:6, 5:8, 5:13, 5:18, 5:25, 30:2, 34:9, 34:12, 35:8, 35:12, 35:24, 64:4, 66:14, 68:10, 86:5, 86:12, 89:2, 104:8	<b>peg</b> [1] - 61:19	<b>personal</b> [3] - 115:1, 115:3, 123:3	<b>playing</b> [1] - 58:15	<b>Practice</b> [1] - 79:14
<b>PARLIN</b> [1] - 1:7	<b>Penland</b> [2] - 5:14, 71:8	<b>personally</b> [3] - 36:16, 98:23, 99:24	<b>Pledge</b> [1] - 7:2	<b>practices</b> [2] - 123:3, 123:4
	<b>PENLAND</b> [4] - 71:7, 72:10, 72:20, 73:7	<b>perspective</b> [1] - 42:9	<b>plenty</b> [2] - 115:6, 115:8	<b>pray</b> [1] - 124:9
	<b>people</b> [48] - 10:18, 19:19, 22:5, 31:17, 33:11, 35:22, 39:18, 39:20, 48:19, 48:24, 49:20, 50:10, 50:17, 51:25, 55:10, 58:2, 59:15, 60:9, 61:18, 61:19, 66:7, 76:10, 85:7, 85:12, 85:18, 85:21, 86:9, 87:16, 88:4, 90:3, 90:18, 91:5, 96:9, 100:5, 101:5, 101:16, 101:17, 101:20, 102:13, 112:5, 112:17, 112:25, 113:16, 114:2, 114:3, 122:1,	<b>pertain</b> [2] - 52:13, 57:17	<b>plots</b> [1] - 103:20	<b>prayer</b> [2] - 98:2, 124:7
	<b>people's</b> [2] - 19:9, 64:8	<b>pertaining</b> [2] - 65:2, 65:18	<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	<b>prayers</b> [2] - 80:23, 99:7
	<b>per</b> [9] - 63:4, 63:21, 63:22, 64:5, 64:9, 85:12, 85:19, 85:23, 86:10	<b>PETER</b> [1] - 2:20	<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 43:25, 44:2, 44:14, 44:23, 45:2, 49:13, 51:22, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 109:24, 110:5, 111:4, 111:8,	<b>pre</b> [2] - 39:6, 76:18
	<b>perceive</b> [1] - 123:16	<b>photos</b> [1] - 58:14	<b>planned</b> [1] - 101:12	<b>pre-construction/</b>
	<b>percent</b> [8] - 54:21, 56:19, 56:20, 74:21, 74:22, 78:5, 78:7, 81:14	<b>picking</b> [4] - 115:7, 116:18, 116:21, 116:22	<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	<b>pre-inspecting</b> [1] - 39:6
	<b>perfect</b> [1] - 34:13	<b>pictures</b> [1] - 87:15	<b>Planner</b> [1] - 2:20	<b>pre-site</b> [1] - 76:18
	<b>performed</b> [1] - 38:6	<b>Pinelands</b> [3] - 106:12, 106:13, 106:16	<b>Planning</b> [3] - 7:4, 63:22, 75:24	<b>predevelopment</b> [1] - 38:4
	<b>perhaps</b> [5] - 47:14, 47:17, 91:20, 93:9, 125:2	<b>Pinella</b> [2] - 5:6, 30:2	<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	<b>PRELIMINARY</b> [1] - 1:8
	<b>period</b> [2] - 85:17, 117:17	<b>PINELLA</b> [5] - 29:23, 30:1, 32:16, 83:25, 84:4	<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	<b>prepared</b> [2] - 27:21, 38:15
	<b>periods</b> [1] - 46:2	<b>pipe</b> [1] - 68:22	<b>planted</b> [1] - 54:25	<b>prescribe</b> [1] - 107:3
	<b>permeability</b> [4] - 64:11, 64:14, 64:16, 78:21	<b>pizza</b> [1] - 48:21	<b>planting</b> [1] - 54:3	<b>prescribed</b> [1] - 107:23
	<b>permission</b> [1] - 62:20	<b>place</b> [9] - 53:18, 59:24, 76:8, 76:21, 83:2, 83:13, 86:20,	<b>plants</b> [1] - 30:23	
	<b>permit</b> [2] - 92:1, 92:21		<b>playing</b> [1] - 58:15	
	<b>permits</b> [2] - 21:9, 92:5		<b>Pledge</b> [1] - 7:2	
	<b>permitted</b> [1] - 46:21		<b>plenty</b> [2] - 115:6, 115:8	
	<b>perseverance</b> [1] - 122:14		<b>plots</b> [1] - 103:20	
	<b>persevered</b> [1] - 33:22		<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	
	<b>person</b> [5] - 62:8, 62:9, 91:17, 123:1		<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 43:25, 44:2, 44:14, 44:23, 45:2, 49:13, 51:22, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 109:24, 110:5, 111:4, 111:8,	
	<b>person's</b> [1] - 26:25		<b>planned</b> [1] - 101:12	
	<b>personal</b> [3] - 115:1, 115:3, 123:3		<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	
	<b>personally</b> [3] - 36:16, 98:23, 99:24		<b>Planner</b> [1] - 2:20	
	<b>perspective</b> [1] - 42:9		<b>Planning</b> [3] - 7:4, 63:22, 75:24	
	<b>pertain</b> [2] - 52:13, 57:17		<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	
	<b>pertaining</b> [2] - 65:2, 65:18		<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	
	<b>PETER</b> [1] - 2:20		<b>planted</b> [1] - 54:25	
	<b>photos</b> [1] - 58:14		<b>planting</b> [1] - 54:3	
	<b>picking</b> [4] - 115:7, 116:18, 116:21, 116:22		<b>plants</b> [1] - 30:23	
	<b>pictures</b> [1] - 87:15		<b>playing</b> [1] - 58:15	
	<b>Pinelands</b> [3] - 106:12, 106:13, 106:16		<b>Pledge</b> [1] - 7:2	
	<b>Pinella</b> [2] - 5:6, 30:2		<b>plenty</b> [2] - 115:6, 115:8	
	<b>PINELLA</b> [5] - 29:23, 30:1, 32:16, 83:25, 84:4		<b>plots</b> [1] - 103:20	
	<b>pipe</b> [1] - 68:22		<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	
	<b>pizza</b> [1] - 48:21		<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 43:25, 44:2, 44:14, 44:23, 45:2, 49:13, 51:22, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 109:24, 110:5, 111:4, 111:8,	
	<b>place</b> [9] - 53:18, 59:24, 76:8, 76:21, 83:2, 83:13, 86:20,		<b>planned</b> [1] - 101:12	
			<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	
			<b>Planner</b> [1] - 2:20	
			<b>Planning</b> [3] - 7:4, 63:22, 75:24	
			<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	
			<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	
			<b>planted</b> [1] - 54:25	
			<b>planting</b> [1] - 54:3	
			<b>plants</b> [1] - 30:23	
			<b>playing</b> [1] - 58:15	
			<b>Pledge</b> [1] - 7:2	
			<b>plenty</b> [2] - 115:6, 115:8	
			<b>plots</b> [1] - 103:20	
			<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	
			<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 43:25, 44:2, 44:14, 44:23, 45:2, 49:13, 51:22, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 109:24, 110:5, 111:4, 111:8,	
			<b>planned</b> [1] - 101:12	
			<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	
			<b>Planner</b> [1] - 2:20	
			<b>Planning</b> [3] - 7:4, 63:22, 75:24	
			<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	
			<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	
			<b>planted</b> [1] - 54:25	
			<b>planting</b> [1] - 54:3	
			<b>plants</b> [1] - 30:23	
			<b>playing</b> [1] - 58:15	
			<b>Pledge</b> [1] - 7:2	
			<b>plenty</b> [2] - 115:6, 115:8	
			<b>plots</b> [1] - 103:20	
			<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	
			<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:7, 22:17, 22:21, 23:1, 23:4, 23:19, 23:23, 24:3, 24:9, 24:12, 24:22, 25:2, 36:15, 36:18, 38:19, 38:22, 39:8, 39:15, 43:25, 44:2, 44:14, 44:23, 45:2, 49:13, 51:22, 76:14, 77:14, 106:1, 106:7, 107:8, 107:20, 107:22, 108:12, 109:24, 110:5, 111:4, 111:8,	
			<b>planned</b> [1] - 101:12	
			<b>planner</b> [6] - 46:15, 52:2, 52:3, 52:5, 52:7, 112:22	
			<b>Planner</b> [1] - 2:20	
			<b>Planning</b> [3] - 7:4, 63:22, 75:24	
			<b>planning</b> [20] - 13:4, 13:6, 13:7, 15:4, 21:22, 22:18, 22:21, 47:1, 47:9, 47:13, 50:19, 51:2, 54:13, 63:1, 63:5, 91:23, 94:2, 95:23, 98:6, 109:16	
			<b>plans</b> [5] - 15:5, 26:8, 29:7, 74:12, 78:15	
			<b>planted</b> [1] - 54:25	
			<b>planting</b> [1] - 54:3	
			<b>plants</b> [1] - 30:23	
			<b>playing</b> [1] - 58:15	
			<b>Pledge</b> [1] - 7:2	
			<b>plenty</b> [2] - 115:6, 115:8	
			<b>plots</b> [1] - 103:20	
			<b>plus</b> [4] - 56:2, 75:3, 85:8, 104:22	
			<b>POHLMAN</b> [56] - 2:17, 9:9, 12:23, 13:6, 13:13, 15:1, 15:16, 16:7, 19:18, 20:6, 21:21, 22:3, 22:	

<p><b>presence</b> [2] - 32:7, 33:17</p> <p><b>present</b> [3] - 52:3, 52:4, 52:6</p> <p><b>PRESENT</b> [2] - 2:1, 2:14</p> <p><b>presentation</b> [4] - 63:7, 63:12, 64:7, 64:8</p> <p><b>presented</b> [4] - 44:11, 44:15, 45:25, 95:14</p> <p><b>presenting</b> [1] - 8:15</p> <p><b>preservation</b> [2] - 53:7, 54:2</p> <p><b>preserve</b> [1] - 52:16</p> <p><b>preserving</b> [1] - 40:24</p> <p><b>pretty</b> [3] - 40:7, 62:8, 91:8</p> <p><b>previous</b> [1] - 50:18</p> <p><b>previously</b> [3] - 60:25, 62:1, 80:8</p> <p><b>Princeton</b> [2] - 80:18, 80:19</p> <p><b>principal</b> [1] - 56:25</p> <p><b>privacy</b> [1] - 40:10</p> <p><b>Pro</b> [1] - 18:23</p> <p><b>problem</b> [15] - 34:16, 37:15, 37:21, 67:20, 67:23, 68:3, 68:15, 69:25, 70:4, 70:22, 70:23, 71:1, 71:13, 71:14</p> <p><b>problems</b> [5] - 68:20, 70:1, 70:3, 70:15</p> <p><b>proceed</b> [1] - 8:24</p> <p><b>proceeding</b> [1] - 128:10</p> <p><b>PROCEEDINGS</b> [1] - 1:17</p> <p><b>process</b> [11] - 19:25, 20:1, 33:23, 36:24, 73:19, 92:4, 92:12, 92:16, 92:23, 118:2, 120:18</p> <p><b>professional</b> [1] - 27:22</p> <p><b>Professional</b> [1] - 128:5</p> <p><b>professionals</b> [5] - 43:16, 94:20, 118:22, 118:25, 127:12</p> <p><b>PROFESSIONALS</b> [1] - 2:14</p> <p><b>programs</b> [1] - 52:23</p> <p><b>project</b> [14] - 22:1, 36:5, 37:5, 55:3, 55:15, 73:21, 75:11, 75:23, 81:17, 81:18, 93:7, 93:8, 94:16, 108:2</p> <p><b>promise</b> [1] - 125:3</p> <p><b>promises</b> [2] - 90:20, 90:22</p>	<p><b>promote</b> [1] - 53:6</p> <p><b>promoting</b> [2] - 33:4, 54:2</p> <p><b>proofs</b> [1] - 52:9</p> <p><b>proper</b> [2] - 64:19, 64:23</p> <p><b>Properties</b> [1] - 3:15</p> <p><b>properties</b> [7] - 27:13, 34:20, 36:6, 37:2, 38:9, 57:5, 76:19</p> <p><b>property</b> [25] - 11:3, 11:8, 13:12, 14:18, 17:21, 19:19, 20:2, 28:12, 31:4, 32:6, 32:9, 32:14, 34:18, 37:3, 38:6, 39:2, 61:23, 62:22, 70:16, 75:3, 86:21, 91:1, 104:21, 104:24, 115:3</p> <p><b>prophets</b> [1] - 123:8</p> <p><b>proposal</b> [2] - 74:22, 82:17</p> <p><b>proposed</b> [8] - 11:21, 27:5, 35:17, 53:23, 74:1, 88:1, 101:23, 102:12</p> <p><b>proposing</b> [2] - 43:18, 83:5</p> <p><b>prospective</b> [1] - 32:6</p> <p><b>protect</b> [2] - 53:25, 54:4</p> <p><b>Protection</b> [4] - 15:21, 16:11, 17:10, 20:23</p> <p><b>protects</b> [1] - 61:25</p> <p><b>protested</b> [1] - 101:18</p> <p><b>protocol</b> [1] - 72:1</p> <p><b>prove</b> [1] - 84:21</p> <p><b>provide</b> [11] - 9:16, 33:10, 53:15, 57:9, 65:7, 72:2, 79:20, 80:11, 88:14, 88:16, 119:24</p> <p><b>provided</b> [12] - 11:22, 14:7, 27:5, 46:14, 55:16, 73:23, 74:12, 75:14, 76:6, 79:24, 80:5, 112:19</p> <p><b>providing</b> [1] - 84:24</p> <p><b>proving</b> [1] - 14:23</p> <p><b>proximity</b> [1] - 32:8</p> <p><b>prudent</b> [1] - 119:15</p> <p><b>PUBLIC</b> [2] - 1:18, 5:1</p> <p><b>Public</b> [3] - 7:6, 128:3, 128:24</p> <p><b>public</b> [23] - 9:2, 9:7, 9:10, 9:13, 9:14, 9:20, 10:10, 11:12, 26:7, 33:1, 44:8, 51:24, 61:6, 71:25, 84:20, 96:23,</p>	<p>118:13, 119:19, 119:22, 120:14, 126:23, 127:10</p> <p><b>published</b> [2] - 15:21, 120:24</p> <p><b>Pulaski</b> [2] - 5:24, 101:2</p> <p><b>pull</b> [3] - 66:15, 86:3, 86:12</p> <p><b>pulling</b> [1] - 59:23</p> <p><b>purpose</b> [2] - 92:18, 99:25</p> <p><b>pursuant</b> [1] - 15:25</p> <p><b>purview</b> [1] - 16:12</p> <p><b>push</b> [1] - 50:11</p> <p><b>pushback</b> [1] - 82:16</p> <p><b>pushed</b> [1] - 30:10</p> <p><b>pushes</b> [1] - 68:21</p> <p><b>put</b> [12] - 9:18, 11:8, 28:20, 38:24, 44:4, 60:13, 99:17, 118:13, 120:17, 121:19, 121:20, 125:4</p> <p><b>puts</b> [2] - 30:11, 76:8</p> <p><b>putting</b> [1] - 45:19</p>	<p><b>ramifications</b> [1] - 81:18</p> <p><b>range</b> [1] - 77:16</p> <p><b>rate</b> [1] - 64:15</p> <p><b>rather</b> [2] - 124:24, 124:25</p> <p><b>re</b> [4] - 55:6, 66:4, 68:15, 68:16</p> <p><b>re-did</b> [2] - 68:15, 68:16</p> <p><b>re-emphasize</b> [1] - 66:4</p> <p><b>re-examination</b> [1] - 55:6</p> <p><b>reach</b> [4] - 16:8, 16:9, 40:22, 41:16</p> <p><b>read</b> [6] - 35:4, 55:23, 69:15, 114:13, 114:16</p> <p><b>real</b> [2] - 90:21, 91:5</p> <p><b>realistic</b> [2] - 115:5, 115:6</p> <p><b>realize</b> [1] - 100:3</p> <p><b>realized</b> [1] - 64:5</p> <p><b>really</b> [2] - 10:3, 29:23, 38:16, 43:10, 45:11, 45:23, 50:21, 52:13, 58:11, 60:1, 60:13, 60:14, 77:21, 78:2, 81:17, 81:21, 103:16, 121:9, 121:11</p> <p><b>rear</b> [3] - 56:15, 74:19, 88:16</p> <p><b>reason</b> [3] - 89:16, 97:15, 118:23</p> <p><b>reasoning</b> [2] - 47:3, 47:5</p> <p><b>rebatement</b> [1] - 105:4</p> <p><b>rebatement[sic]</b> [1] - 104:15</p> <p><b>receipt</b> [1] - 106:21</p> <p><b>receive</b> [4] - 20:13, 22:23, 41:7, 74:16</p> <p><b>received</b> [2] - 25:20, 108:17</p> <p><b>recently</b> [1] - 117:14</p> <p><b>reciprocal</b> [1] - 93:20</p> <p><b>recommended</b> [1] - 42:23</p> <p><b>recommending</b> [1] - 118:22</p> <p><b>reconsider</b> [1] - 32:11</p> <p><b>record</b> [12] - 9:19, 10:5, 26:7, 38:12, 38:24, 44:5, 75:4, 77:7, 108:14, 118:14, 119:1, 119:17</p> <p><b>recourse</b> [2] - 37:10, 59:1</p> <p><b>rectified</b> [1] - 37:24</p>	<p><b>reduce</b> [2] - 44:11, 87:21</p> <p><b>reduced</b> [2] - 87:23, 113:14</p> <p><b>redundant</b> [1] - 10:20</p> <p><b>refer</b> [1] - 17:1</p> <p><b>reference</b> [1] - 125:2</p> <p><b>referenced</b> [1] - 79:15</p> <p><b>referencing</b> [1] - 80:10</p> <p><b>referral</b> [1] - 54:12</p> <p><b>referring</b> [1] - 79:10</p> <p><b>reflect</b> [2] - 94:10</p> <p><b>regard</b> [1] - 90:11</p> <p><b>regarding</b> [2] - 48:10, 77:1</p> <p><b>regardless</b> [3] - 39:13, 63:18, 87:10</p> <p><b>regards</b> [1] - 75:11</p> <p><b>Registered</b> [1] - 128:5</p> <p><b>regular</b> [1] - 49:16</p> <p><b>REGULAR</b> [1] - 1:4</p> <p><b>regulation</b> [4] - 13:8, 56:4, 56:11, 57:12</p> <p><b>regulations</b> [6] - 13:10, 13:14, 15:22, 18:1, 18:3, 53:10</p> <p><b>rehashed</b> [2] - 113:12, 114:10</p> <p><b>reiterate</b> [2] - 43:17, 101:5</p> <p><b>rejected</b> [3] - 55:16, 73:24, 74:4</p> <p><b>relate</b> [2] - 9:15, 79:19</p> <p><b>related</b> [1] - 47:8</p> <p><b>relationship</b> [2] - 33:20, 93:21</p> <p><b>relative</b> [2] - 128:14, 128:16</p> <p><b>relax</b> [1] - 40:1</p> <p><b>relevant</b> [1] - 10:3</p> <p><b>relief</b> [2] - 15:6, 15:11</p> <p><b>religion</b> [4] - 39:23, 83:15, 122:23, 123:12</p> <p><b>religious</b> [2] - 61:13, 94:16</p> <p><b>remediate</b> [2] - 18:21, 18:22</p> <p><b>remember</b> [5] - 38:14, 64:13, 78:5, 90:7, 94:15</p> <p><b>removal</b> [1] - 52:17</p> <p><b>repeat</b> [2] - 45:22, 46:19</p> <p><b>repercussions</b> [1] - 59:1</p> <p><b>report</b> [15] - 13:22, 14:1, 14:2, 14:5, 26:24, 27:1, 27:3,</p>
<b>Q</b>				
<p><b>quality</b> [20] - 30:14, 39:24, 39:25, 40:9, 55:8, 59:25, 78:17, 79:9, 79:12, 90:1, 90:12, 97:12, 97:15, 98:7, 98:8, 98:21, 99:22, 99:23, 103:11</p> <p><b>questions</b> [14] - 12:13, 16:6, 16:8, 29:24, 51:19, 51:23, 61:1, 69:22, 79:16, 91:21, 95:19, 114:5, 118:13, 121:4</p> <p><b>QUESTIONS/ COMMENT</b> [1] - 5:1</p> <p><b>quick</b> [2] - 87:1, 87:13</p> <p><b>quiet</b> [1] - 40:9</p> <p><b>quite</b> [1] - 106:14</p> <p><b>quorum</b> [1] - 8:4</p>				
<b>R</b>				
<p><b>radius</b> [2] - 74:20, 86:8</p> <p><b>raise</b> [2] - 47:14, 82:11</p> <p><b>raised</b> [5] - 38:3, 69:22, 91:21, 92:9, 93:4</p> <p><b>raising</b> [1] - 52:1</p> <p><b>Ramadan</b> [6] - 80:24, 99:3, 112:13, 117:13, 117:16, 117:23</p>				

<p>27:10, 27:21, 69:16, 69:17, 70:24, 74:15, 78:12, 80:9</p> <p><b>REPORTED</b> [1] - 2:24</p> <p><b>Reporter</b> [2] - 128:4, 128:5</p> <p><b>Reporters</b> [1] - 1:23</p> <p><b>REPORTING</b> [1] - 1:22</p> <p><b>reports</b> [2] - 26:3, 27:25</p> <p><b>representation</b> [2] - 108:14, 113:6</p> <p><b>representative</b> [1] - 112:21</p> <p><b>representing</b> [2] - 33:23, 36:17</p> <p><b>reputation</b> [1] - 49:1</p> <p><b>request</b> [10] - 15:10, 32:10, 41:5, 47:22, 94:9, 96:1, 104:13, 105:12, 127:2, 127:6</p> <p><b>requested</b> [3] - 46:13, 120:13, 120:14</p> <p><b>requesting</b> [2] - 55:25, 85:3</p> <p><b>require</b> [8] - 12:4, 21:13, 21:14, 21:16, 46:3, 108:25</p> <p><b>required</b> [10] - 11:16, 42:15, 46:24, 55:24, 56:12, 65:6, 70:12, 84:20, 94:24, 106:17</p> <p><b>requirement</b> [4] - 43:23, 44:25, 45:3, 56:16</p> <p><b>requirements</b> [7] - 13:8, 51:9, 55:17, 56:14, 79:22, 84:23, 95:2</p> <p><b>requires</b> [5] - 11:17, 46:11, 72:9, 94:25, 106:2</p> <p><b>reserve</b> [2] - 8:20, 9:2</p> <p><b>reside</b> [1] - 111:9</p> <p><b>resident</b> [7] - 35:7, 55:11, 82:12, 96:13, 96:17, 98:25, 103:4</p> <p><b>residential</b> [12] - 15:23, 52:16, 52:18, 52:21, 52:24, 53:3, 53:5, 54:1, 55:18, 56:5, 97:3</p> <p><b>residents</b> [4] - 97:6, 97:13, 97:16, 98:9</p> <p><b>residents'</b> [1] - 36:6</p> <p><b>resolution</b> [2] - 39:1, 77:1</p> <p><b>respect</b> [8] - 9:16, 15:12, 30:6, 41:19,</p>	<p>44:20, 48:24, 94:12, 103:10</p> <p><b>respected</b> [2] - 94:2, 94:13</p> <p><b>respectful</b> [1] - 33:2</p> <p><b>respectfully</b> [3] - 32:10, 41:14, 47:22</p> <p><b>respond</b> [1] - 45:24</p> <p><b>response</b> [4] - 41:8, 45:8, 46:16, 90:20</p> <p><b>responsibilities</b> [1] - 19:24</p> <p><b>responsibility</b> [4] - 16:22, 20:12, 21:5, 53:19</p> <p><b>responsible</b> [3] - 36:11, 70:14</p> <p><b>rest</b> [4] - 8:25, 29:4, 80:5, 103:4</p> <p><b>restaurants</b> [1] - 82:24</p> <p><b>rested</b> [1] - 80:4</p> <p><b>resting</b> [1] - 8:20</p> <p><b>restricted</b> [1] - 36:1</p> <p><b>restrictions</b> [1] - 53:13</p> <p><b>result</b> [4] - 37:1, 41:4, 61:8, 67:5</p> <p><b>resulted</b> [1] - 73:25</p> <p><b>results</b> [1] - 65:1</p> <p><b>review</b> [7] - 15:5, 22:13, 53:10, 74:13, 107:11, 125:1</p> <p><b>reviewed</b> [4] - 25:9, 27:9, 52:6, 52:11</p> <p><b>reviewing</b> [1] - 8:21</p> <p><b>revised</b> [1] - 69:17</p> <p><b>revisit</b> [1] - 47:13</p> <p><b>right-hand</b> [1] - 101:21</p> <p><b>rights</b> [1] - 61:23</p> <p><b>rises</b> [1] - 42:10</p> <p><b>ritual</b> [1] - 113:13</p> <p><b>riverton</b> [1] - 102:12</p> <p><b>Riverton</b> [2] - 102:14, 102:22</p> <p><b>RLUIPA</b> [1] - 2:17</p> <p><b>roaches</b> [1] - 34:21</p> <p><b>road</b> [7] - 59:20, 60:7, 60:8, 68:16, 72:21, 80:23, 97:25</p> <p><b>ROAD</b> [1] - 1:7</p> <p><b>Road</b> [65] - 5:3, 5:7, 5:11, 5:15, 5:21, 9:11, 11:1, 11:7, 11:25, 12:17, 28:13, 28:16, 29:3, 30:11, 31:10, 32:20, 35:13, 40:21, 45:16, 45:20, 51:15, 58:2, 58:4, 58:6, 59:19, 60:6, 62:4, 62:7,</p>	<p>62:16, 62:18, 63:8, 63:11, 65:24, 71:15, 73:8, 73:10, 73:17, 81:2, 85:11, 87:8, 94:4, 96:19, 96:21, 97:3, 97:7, 97:8, 97:23, 98:14, 99:1, 99:2, 100:17, 100:18, 101:19, 101:21, 101:24, 102:2, 102:16, 103:21, 111:15, 111:16, 111:18, 114:20, 117:10, 117:24</p> <p><b>roads</b> [11] - 21:3, 31:11, 35:15, 50:12, 63:9, 63:11, 96:22, 97:12, 101:25, 102:18, 104:2</p> <p><b>roadway</b> [1] - 85:7</p> <p><b>ROBINSON</b> [12] - 40:15, 41:13, 41:19, 41:25, 42:2, 42:6, 44:13, 44:21, 45:1, 45:5, 46:17, 48:1</p> <p><b>Robinson</b> [4] - 5:9, 40:14, 40:16, 44:2</p> <p><b>Robinson's</b> [1] - 45:24</p> <p><b>rodent</b> [1] - 104:14</p> <p><b>rodents</b> [2] - 104:25, 105:6</p> <p><b>roll</b> [2] - 7:9, 124:22</p> <p><b>roll-call</b> [1] - 124:22</p> <p><b>rolling</b> [1] - 109:12</p> <p><b>roofing</b> [1] - 92:18</p> <p><b>ROOM</b> [1] - 1:10</p> <p><b>room</b> [6] - 77:21, 78:3, 78:4, 88:14, 94:10, 96:9</p> <p><b>rooms</b> [2] - 76:10, 113:13</p> <p><b>round</b> [1] - 61:20</p> <p><b>Route</b> [4] - 58:3, 58:5, 85:14, 102:14</p> <p><b>RPR</b> [2] - 2:25, 128:23</p> <p><b>rubble</b> [1] - 31:4</p> <p><b>rule</b> [1] - 107:23</p> <p><b>rules</b> [3] - 15:7, 50:22, 100:14</p> <p><b>run</b> [1] - 94:15</p> <p><b>runoff</b> [1] - 20:24</p> <p><b>runs</b> [1] - 64:15</p> <p><b>rush</b> [1] - 119:15</p> <p><b>rushing</b> [2] - 58:3, 65:14</p> <p><b>Rutgers</b> [1] - 64:2</p>	<p>8:11, 11:12, 12:2, 14:6, 14:11, 25:6, 25:11, 25:13, 25:16, 26:6, 41:6, 45:9, 52:5, 65:6, 66:22, 67:8, 67:11, 67:14, 71:24, 72:25, 75:12, 75:20, 76:2, 108:23, 109:13, 109:19, 113:2, 113:5, 113:11, 113:17, 113:20, 113:24, 114:4, 114:7, 124:23, 125:7, 125:10, 126:1, 126:5, 126:9, 126:22, 127:1</p> <p><b>Sachs</b> [12] - 8:10, 8:12, 11:10, 36:10, 38:15, 38:20, 38:22, 39:12, 44:19, 119:23, 121:4</p> <p><b>SADAR</b> [3] - 1:6, 3:15, 98:17</p> <p><b>Sadar</b> [7] - 5:23, 32:19, 32:25, 82:18, 98:18, 99:8, 122:7</p> <p><b>safe</b> [7] - 43:12, 43:22, 57:9, 84:19, 86:2, 88:14</p> <p><b>safer</b> [1] - 50:12</p> <p><b>safety</b> [8] - 13:5, 43:10, 57:9, 63:6, 63:10, 85:11, 86:15, 97:5</p> <p><b>SAHEB</b> [2] - 32:18, 122:6</p> <p><b>Saheb</b> [3] - 5:7, 32:18, 122:6</p> <p><b>SAMAYA</b> [1] - 98:17</p> <p><b>Samaya</b> [2] - 5:23, 98:17</p> <p><b>samples</b> [2] - 13:24, 14:10</p> <p><b>sampling</b> [1] - 14:7</p> <p><b>Samsel</b> [3] - 14:19, 99:4, 99:9</p> <p><b>sanitary</b> [2] - 69:16, 69:19</p> <p><b>sat</b> [1] - 18:9</p> <p><b>satisfied</b> [3] - 45:3, 46:13, 52:9</p> <p><b>satisfies</b> [1] - 20:14</p> <p><b>satisfy</b> [5] - 21:10, 42:14, 44:25, 46:11, 94:23</p> <p><b>Saturday</b> [1] - 63:13</p> <p><b>Savo</b> [1] - 2:16</p> <p><b>saw</b> [2] - 43:8, 58:8</p> <p><b>Sayreville</b> [48] - 2:22, 7:4, 9:12, 52:11,</p>	<p>54:12, 55:5, 57:16, 61:11, 63:7, 63:13, 64:4, 64:22, 67:21, 73:4, 73:20, 74:5, 74:9, 75:24, 78:19, 81:14, 81:20, 82:9, 82:12, 82:15, 82:19, 82:21, 82:23, 83:21, 89:15, 96:7, 96:10, 96:13, 96:17, 97:16, 98:13, 98:25, 99:14, 99:24, 100:6, 100:16, 101:3, 101:6, 101:17, 102:1, 102:9, 102:17, 103:10, 104:4</p> <p><b>SAYREVILLE</b> [3] - 1:1, 1:10, 1:11</p> <p><b>scale</b> [1] - 32:5</p> <p><b>scares</b> [1] - 103:16</p> <p><b>scenario</b> [3] - 42:17, 43:6, 49:3</p> <p><b>scenarios</b> [1] - 43:15</p> <p><b>Schalk</b> [1] - 2:16</p> <p><b>schedule</b> [1] - 72:2</p> <p><b>Schedule</b> [1] - 56:11</p> <p><b>School</b> [3] - 14:19, 14:20, 14:21</p> <p><b>school</b> [5] - 31:9, 41:20, 97:10, 97:18, 99:18</p> <p><b>schoolhouse</b> [1] - 40:19</p> <p><b>Schoolhouse</b> [1] - 40:20</p> <p><b>SCIRBONA</b> [84] - 16:17, 17:11, 17:18, 17:22, 18:2, 18:6, 18:24, 20:4, 21:19, 22:2, 22:5, 22:14, 22:19, 22:24, 23:3, 23:5, 23:12, 23:14, 23:16, 23:21, 24:1, 24:4, 24:10, 24:20, 24:25, 25:4, 25:10, 25:12, 25:15, 26:4, 26:10, 26:14, 27:15, 28:2, 28:9, 28:14, 29:4, 29:10, 29:14, 29:18, 105:21, 106:6, 107:5, 107:19, 107:21, 108:10, 108:19, 109:9, 109:18, 109:20, 110:3, 110:6, 110:11, 110:16, 110:21, 110:24, 111:6, 111:10, 111:13, 111:20, 111:25, 112:24,</p>
<b>S</b>				
<b>SACHS</b> [44] - 3:2, 3:3,				

<p>113:4, 113:9, 113:15, 113:18, 113:22, 114:1, 114:12, 114:17, 115:4, 115:14, 115:21, 115:24, 116:2, 116:5, 116:8, 116:12, 116:15, 116:18, 116:22, 117:1, 117:3, 117:6</p> <p><b>Scirbona</b> [2] - 5:5, 16:18</p> <p><b>scope</b> [5] - 13:1, 13:15, 15:3, 16:12, 107:12</p> <p><b>scratch</b> [1] - 48:20</p> <p><b>seams</b> [1] - 78:1</p> <p><b>seasons</b> [1] - 93:17</p> <p><b>second</b> [6] - 10:12, 49:10, 65:12, 115:12, 125:17, 127:18</p> <p><b>Second</b> [3] - 10:13, 125:16, 127:17</p> <p><b>secondly</b> [1] - 122:21</p> <p><b>secretary</b> [2] - 66:8, 127:12</p> <p><b>SECRETARY</b> [26] - 2:21, 7:7, 7:10, 7:12, 7:14, 7:16, 7:18, 7:20, 7:22, 7:24, 8:2, 8:4, 34:10, 41:23, 42:4, 125:11, 125:16, 125:18, 125:20, 125:23, 126:12, 126:18, 127:14, 127:17, 127:19, 127:21</p> <p><b>Section</b> [1] - 79:19</p> <p><b>section</b> [2] - 60:20, 96:6</p> <p><b>secure</b> [1] - 14:17</p> <p><b>see</b> [15] - 28:11, 37:5, 47:23, 65:16, 66:23, 69:25, 70:7, 75:9, 75:25, 78:14, 82:13, 90:2, 90:4, 123:17, 124:8</p> <p><b>seeing</b> [2] - 124:21</p> <p><b>seek</b> [7] - 19:21, 48:12, 106:9, 108:8, 108:25, 109:15, 110:1</p> <p><b>seeking</b> [2] - 44:20, 54:15</p> <p><b>seem</b> [1] - 51:25</p> <p><b>self</b> [1] - 15:17</p> <p><b>self-serving</b> [1] - 15:17</p> <p><b>send</b> [1] - 41:6</p> <p><b>senior</b> [1] - 36:1</p> <p><b>SENIOR</b> [1] - 1:10</p> <p><b>seniors</b> [1] - 19:14</p>	<p><b>sense</b> [1] - 62:21</p> <p><b>sensitive</b> [1] - 53:8</p> <p><b>separate</b> [1] - 88:8</p> <p><b>separated</b> [1] - 87:25</p> <p><b>septic</b> [1] - 67:19</p> <p><b>seriously</b> [3] - 28:23, 59:13, 59:25</p> <p><b>serve</b> [2] - 33:6, 111:4</p> <p><b>service</b> [4] - 31:16, 32:1, 60:23, 95:9</p> <p><b>Services</b> [1] - 2:20</p> <p><b>services</b> [6] - 31:22, 31:23, 35:22, 46:9, 80:23, 117:13</p> <p><b>serving</b> [1] - 15:17</p> <p><b>set</b> [6] - 69:15, 104:16, 108:16, 119:11, 120:21, 128:12</p> <p><b>setback</b> [8] - 35:17, 35:18, 53:11, 54:16, 56:14, 81:7, 85:3, 85:20</p> <p><b>setting</b> [1] - 105:3</p> <p><b>seventh</b> [1] - 61:4</p> <p><b>several</b> [1] - 52:7</p> <p><b>severely</b> [1] - 77:20</p> <p><b>severity</b> [1] - 77:15</p> <p><b>sewage</b> [4] - 67:22, 68:18, 69:20, 70:19</p> <p><b>sewer</b> [10] - 67:19, 67:25, 68:15, 68:20, 68:22, 69:16, 69:19, 69:24, 70:1, 70:19</p> <p><b>shaded</b> [1] - 30:23</p> <p><b>shadows</b> [1] - 30:22</p> <p><b>SHAH</b> [2] - 2:7, 7:17</p> <p><b>Shah</b> [1] - 7:16</p> <p><b>shake</b> [1] - 51:10</p> <p><b>shall</b> [12] - 55:12, 55:15, 56:1, 56:4, 56:7, 56:23, 57:3, 57:5, 57:8, 73:23, 73:24</p> <p><b>SHAMEER</b> [1] - 3:15</p> <p><b>Shameer</b> [1] - 3:15</p> <p><b>shape</b> [1] - 51:8</p> <p><b>shed</b> [1] - 105:9</p> <p><b>shells</b> [2] - 18:12, 18:14</p> <p><b>sheltered</b> [1] - 95:5</p> <p><b>shielded</b> [1] - 57:4</p> <p><b>short</b> [3] - 48:8, 78:2, 84:16</p> <p><b>short-term</b> [1] - 84:16</p> <p><b>shout</b> [1] - 66:8</p> <p><b>show</b> [5] - 23:10, 23:12, 38:12, 86:1, 88:19</p> <p><b>shows</b> [1] - 85:25</p> <p><b>shut</b> [1] - 18:12</p> <p><b>sick</b> [2] - 19:14</p>	<p><b>side</b> [5] - 28:13, 31:18, 61:2, 64:4, 101:13</p> <p><b>sides</b> [2] - 51:10, 127:12</p> <p><b>sidewalks</b> [4] - 35:9, 54:23, 81:11, 88:15</p> <p><b>sign</b> [5] - 56:4, 56:7, 74:16, 89:8</p> <p><b>sign-off</b> [3] - 74:16, 89:8</p> <p><b>signage</b> [2] - 54:16, 56:4</p> <p><b>significant</b> [2] - 55:4, 108:3</p> <p><b>significantly</b> [1] - 121:8</p> <p><b>Sikh</b> [1] - 123:2</p> <p><b>similar</b> [2] - 62:12, 77:10</p> <p><b>single</b> [1] - 88:7</p> <p><b>Sir..</b> [1] - 84:6</p> <p><b>sit</b> [4] - 115:13, 115:18, 116:14, 116:16</p> <p><b>SITACA</b> [2] - 2:6, 7:19</p> <p><b>Sitaca</b> [1] - 7:18</p> <p><b>site</b> [39] - 9:10, 9:23, 9:24, 9:25, 11:21, 26:1, 27:4, 30:16, 36:7, 37:1, 43:12, 43:21, 44:8, 44:16, 45:3, 46:6, 53:1, 54:23, 55:14, 57:10, 62:5, 62:15, 69:19, 73:21, 74:9, 74:20, 74:24, 76:18, 84:14, 84:18, 86:25, 87:7, 87:9, 87:14, 117:14, 117:16, 117:22, 119:21</p> <p><b>SITE</b> [1] - 1:8</p> <p><b>Site</b> [1] - 8:8</p> <p><b>sites</b> [1] - 74:3</p> <p><b>sitting</b> [8] - 25:3, 61:2, 78:22, 104:20, 117:12, 122:11, 122:19, 124:6</p> <p><b>situation</b> [7] - 37:10, 47:24, 62:13, 81:22, 89:6, 117:18, 122:17</p> <p><b>situations</b> [1] - 37:12</p> <p><b>six</b> [4] - 30:4, 50:8, 105:4, 105:14</p> <p><b>six-month</b> [1] - 105:4</p> <p><b>size</b> [2] - 30:8, 81:17</p> <p><b>skip</b> [2] - 54:14, 55:19</p> <p><b>slope</b> [1] - 54:21</p> <p><b>slower</b> [1] - 64:15</p> <p><b>small</b> [5] - 84:18, 87:22, 89:15, 93:8, 112:4</p>	<p><b>smaller</b> [1] - 112:4</p> <p><b>smelling</b> [1] - 66:21</p> <p><b>so..</b> [2] - 122:2, 125:6</p> <p><b>society</b> [1] - 94:18</p> <p><b>Society</b> [6] - 40:22, 40:23, 41:3, 41:7, 41:10, 41:16</p> <p><b>soil</b> [17] - 12:24, 13:11, 14:7, 14:10, 15:14, 25:8, 25:10, 25:17, 25:18, 26:21, 27:24, 37:13, 64:9, 64:17, 64:18, 64:25</p> <p><b>Soil</b> [2] - 109:4, 109:8</p> <p><b>soils</b> [3] - 27:3, 27:4, 28:1</p> <p><b>solid</b> [2] - 47:3, 47:5</p> <p><b>someone</b> [2] - 16:3, 122:21</p> <p><b>sometimes</b> [5] - 20:19, 20:24, 21:1, 50:24, 111:18</p> <p><b>Sometimes</b> [1] - 108:2</p> <p><b>somewhere</b> [3] - 46:24, 114:13</p> <p><b>soon</b> [1] - 37:15</p> <p><b>sorry</b> [8] - 34:8, 63:3, 65:12, 65:13, 65:15, 67:8, 73:23, 77:23</p> <p><b>sort</b> [1] - 119:9</p> <p><b>sought</b> [2] - 15:6, 44:3</p> <p><b>soul</b> [1] - 103:3</p> <p><b>souls</b> [3] - 83:1, 99:20</p> <p><b>sound</b> [1] - 59:17</p> <p><b>sounds</b> [2] - 35:2, 58:4</p> <p><b>south</b> [1] - 102:14</p> <p><b>South</b> [1] - 103:7</p> <p><b>Southern</b> [1] - 106:12</p> <p><b>space</b> [4] - 54:17, 55:20, 56:2, 89:19</p> <p><b>spaces</b> [11] - 31:13, 45:11, 46:4, 46:11, 55:24, 75:2, 75:3, 78:2, 88:3, 89:17, 90:8</p> <p><b>SPEAKER</b> [1] - 49:8</p> <p><b>speakers</b> [1] - 91:22</p> <p><b>special</b> [2] - 27:8, 33:21</p> <p><b>specific</b> [2] - 25:21, 107:3</p> <p><b>speech</b> [2] - 48:16, 50:23</p> <p><b>speed</b> [1] - 85:22</p> <p><b>speeding</b> [1] - 49:4</p> <p><b>spend</b> [1] - 109:16</p> <p><b>spent</b> [1] - 118:23</p> <p><b>spill</b> [11] - 12:16,</p>	<p>12:19, 16:3, 16:4, 17:1, 19:1, 19:4, 19:11, 28:5, 28:7, 57:5</p> <p><b>spills</b> [2] - 28:8, 28:11</p> <p><b>spiritual</b> [1] - 33:7</p> <p><b>spirituality</b> [1] - 99:17</p> <p><b>sports</b> [1] - 97:19</p> <p><b>spot</b> [2] - 60:12, 75:3</p> <p><b>spots</b> [15] - 35:18, 35:20, 43:7, 55:1, 57:24, 75:1, 81:6, 85:4, 86:22, 86:24, 87:6, 87:23</p> <p><b>square</b> [5] - 55:20, 56:1, 56:3, 61:19, 112:3</p> <p><b>St</b> [3] - 80:15, 80:17, 81:2</p> <p><b>staff</b> [1] - 75:14</p> <p><b>STAFF</b> [1] - 2:14</p> <p><b>stage</b> [1] - 92:4</p> <p><b>stages</b> [1] - 92:15</p> <p><b>stand</b> [2] - 7:1, 82:2</p> <p><b>standard</b> [1] - 56:23</p> <p><b>standpoint</b> [1] - 69:25</p> <p><b>start</b> [8] - 11:3, 11:9, 13:19, 24:11, 31:22, 37:6, 92:14, 104:13</p> <p><b>started</b> [4] - 48:20, 69:10, 104:18, 104:19</p> <p><b>starting</b> [3] - 27:20, 38:7, 38:10</p> <p><b>starts</b> [3] - 19:1, 37:5, 109:11</p> <p><b>State</b> [6] - 15:19, 16:10, 19:19, 22:22, 107:2, 128:4</p> <p><b>state</b> [18] - 10:17, 13:2, 13:10, 15:8, 15:20, 17:2, 17:12, 17:14, 17:15, 17:16, 17:18, 17:25, 18:3, 23:24, 36:13, 65:7, 94:25, 106:5</p> <p><b>STATE</b> [1] - 1:2</p> <p><b>Statement</b> [1] - 25:19</p> <p><b>statement</b> [6] - 15:17, 35:4, 48:10, 49:11, 51:19, 118:17</p> <p><b>statements</b> [1] - 75:10</p> <p><b>station</b> [1] - 73:10</p> <p><b>stations</b> [1] - 65:4</p> <p><b>stenographer</b> [2] - 66:9, 127:11</p> <p><b>stenographically</b> [1] - 128:11</p> <p><b>STENOGRAPHICAL</b> <b>LY</b> [1] - 2:24</p>
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<b>step</b> [3] - 51:11, 92:12, 92:16 <b>stick</b> [1] - 49:9 <b>still</b> [13] - 23:6, 34:19, 34:25, 60:20, 61:16, 79:20, 84:23, 85:25, 86:1, 88:20, 104:20, 117:21 <b>stipulation</b> [1] - 18:11 <b>stipulations</b> [1] - 76:8 <b>stop</b> [4] - 18:15, 49:12, 86:7, 86:11 <b>stopped</b> [4] - 37:22, 49:6, 73:9, 102:10 <b>stories</b> [2] - 23:9, 56:17 <b>stormwater</b> [2] - 20:24, 79:19 <b>story</b> [3] - 48:8, 51:6, 62:14 <b>Street</b> [12] - 5:14, 5:16, 5:17, 5:20, 71:8, 82:1, 84:8, 86:5, 91:13, 102:1, 102:5, 102:20 <b>STREET</b> [1] - 1:11 <b>street</b> [11] - 51:16, 54:17, 55:24, 55:25, 56:9, 59:19, 68:14, 71:13, 86:8, 89:2, 111:19 <b>streets</b> [3] - 31:18, 35:8, 64:3 <b>stress</b> [1] - 31:1 <b>strict</b> [6] - 13:10, 13:14, 53:2, 73:4, 113:7 <b>strive</b> [1] - 33:15 <b>strongly</b> [1] - 62:6 <b>structure</b> [12] - 27:5, 30:22, 32:8, 32:14, 41:12, 52:14, 62:14, 84:15, 84:19, 93:3, 119:5, 121:10 <b>structures</b> [1] - 62:3 <b>stuck</b> [2] - 107:15, 107:18 <b>studied</b> [1] - 69:7 <b>studies</b> [1] - 78:4 <b>stuff</b> [5] - 11:25, 39:19, 104:11, 104:17, 105:10 <b>style</b> [1] - 56:23 <b>subject</b> [5] - 12:3, 45:20, 49:9, 77:8, 106:20 <b>submission</b> [1] - 14:8 <b>submit</b> [3] - 21:6, 70:24, 75:6 <b>submitted</b> [7] - 25:7, 25:17, 25:18, 26:3,	52:9, 80:2 <b>subsequent</b> [5] - 20:18, 20:20, 77:4, 119:4, 120:4 <b>subsequently</b> [1] - 119:3 <b>suburban</b> [1] - 90:8 <b>suggest</b> [2] - 41:14, 47:7 <b>suggested</b> [2] - 42:21, 84:25 <b>sum</b> [1] - 124:25 <b>summarize</b> [1] - 61:18 <b>summation</b> [5] - 118:17, 119:24, 125:2, 125:3, 127:5 <b>summer</b> [1] - 34:21 <b>sun</b> [1] - 30:18 <b>Sunday</b> [1] - 80:14 <b>sunny</b> [1] - 30:23 <b>support</b> [10] - 27:4, 27:8, 28:1, 28:3, 30:6, 50:24, 64:24, 95:6, 95:25, 104:4 <b>supposed</b> [4] - 49:9, 52:3, 99:11, 107:9 <b>surface</b> [4] - 25:10, 87:22, 88:13, 88:15 <b>surrounding</b> [5] - 30:9, 30:16, 34:18, 38:5 <b>suspect</b> [1] - 31:17 <b>sworn</b> [1] - 128:7 <b>Syed</b> [2] - 5:20, 91:13 <b>SYED</b> [4] - 91:12, 91:13, 92:3, 92:9 <b>synagogue</b> [1] - 61:15 <b>system</b> [7] - 53:22, 53:24, 67:15, 70:12, 70:19, 70:25, 79:19 <b>systems</b> [1] - 53:8	<b>temple</b> [4] - 42:23, 61:15, 82:14, 83:3 <b>term</b> [1] - 84:16 <b>terms</b> [4] - 45:22, 87:1, 93:13, 124:24 <b>Terrace</b> [2] - 1:23, 48:6 <b>tested</b> [3] - 17:7, 26:21, 37:4 <b>testified</b> [2] - 26:8, 108:13 <b>testify</b> [3] - 52:8, 87:3, 128:7 <b>testimony</b> [14] - 8:16, 8:17, 8:23, 9:16, 9:19, 45:25, 46:14, 52:7, 66:2, 66:25, 112:19, 114:8, 114:9, 120:5 <b>testing</b> [9] - 13:11, 15:14, 17:7, 17:23, 25:8, 25:17, 36:23, 37:20, 64:12 <b>tests</b> [1] - 55:9 <b>thanking</b> [1] - 65:12 <b>that..</b> [1] - 44:22 <b>THE</b> [8] - 68:24, 69:3, 71:4, 96:11, 96:15, 100:20, 100:25, 102:8 <b>they've</b> [3] - 15:21, 19:8, 80:1 <b>THOMAS</b> [1] - 2:2 <b>thorough</b> [2] - 15:22, 112:19 <b>thoughts</b> [2] - 10:1, 10:5 <b>thousands</b> [2] - 102:13, 102:21 <b>thread</b> [1] - 90:1 <b>threatened</b> [1] - 39:21 <b>three</b> [13] - 46:24, 47:4, 47:15, 47:17, 56:17, 58:8, 62:14, 71:11, 71:13, 71:18, 101:25, 104:23, 111:18 <b>three-acre</b> [1] - 47:4 <b>three-story</b> [1] - 62:14 <b>thrive</b> [1] - 33:19 <b>throughout</b> [4] - 14:15, 17:13, 19:24, 93:16 <b>thrown</b> [2] - 42:25, 43:4 <b>Thursday</b> [1] - 58:6 <b>ticket</b> [5] - 49:4, 49:17, 49:25, 50:8, 50:11 <b>tickets</b> [2] - 49:7, 49:22 <b>Tighe</b> [1] - 8:2 <b>TIGHE</b> [126] - 2:2, 7:1,	7:9, 8:3, 8:8, 9:4, 10:9, 10:12, 10:14, 10:16, 11:5, 11:10, 12:7, 12:10, 13:18, 13:23, 14:2, 16:15, 17:15, 18:8, 23:11, 23:13, 23:15, 26:13, 28:6, 28:11, 29:13, 29:16, 29:20, 29:25, 32:15, 32:17, 34:3, 34:7, 34:13, 35:6, 37:12, 37:19, 39:14, 40:13, 41:17, 41:24, 42:1, 42:5, 44:1, 47:25, 48:2, 51:13, 51:17, 60:16, 65:10, 65:14, 65:16, 66:11, 66:15, 67:13, 67:16, 68:4, 68:8, 68:12, 69:12, 71:6, 72:18, 73:15, 74:10, 81:23, 82:2, 82:6, 83:24, 84:2, 84:5, 88:23, 89:21, 89:23, 91:10, 92:2, 92:8, 93:24, 94:5, 96:4, 98:15, 100:22, 104:6, 104:10, 105:16, 110:10, 110:14, 110:20, 110:23, 111:12, 111:17, 111:23, 114:6, 114:9, 114:15, 115:12, 115:16, 115:22, 115:25, 116:3, 116:7, 116:10, 116:14, 116:16, 116:20, 116:24, 117:2, 117:4, 117:7, 118:7, 120:10, 120:23, 121:15, 121:18, 121:23, 122:4, 124:17, 125:13, 125:21, 126:3, 126:8, 126:10, 126:14, 126:19, 126:23, 127:7 <b>tight</b> [2] - 35:9, 89:15 <b>tight-fit</b> [1] - 89:15 <b>timeline</b> [2] - 120:20, 125:5 <b>timelines</b> [1] - 118:3 <b>timing</b> [1] - 63:17 <b>today</b> [2] - 92:13, 95:12 <b>Today</b> [1] - 9:7 <b>together</b> [5] - 33:11, 33:19, 67:24, 95:6, 124:14 <b>Tom</b> [1] - 5:19	<b>TOM</b> [1] - 89:24 <b>tom</b> [1] - 89:24 <b>tomorrow</b> [1] - 92:14 <b>tonight</b> [7] - 42:3, 52:4, 94:2, 118:3, 118:23, 119:16, 119:23 <b>took</b> [3] - 18:13, 71:18, 81:7 <b>top</b> [2] - 35:14, 75:21 <b>topic</b> [1] - 62:23 <b>total</b> [2] - 56:20, 62:21 <b>tower</b> [1] - 30:19 <b>town</b> [23] - 12:16, 12:19, 17:12, 37:13, 41:3, 59:3, 60:14, 92:18, 93:12, 98:11, 98:24, 102:3, 102:24, 103:4, 103:13, 103:14, 103:15, 111:7, 111:11, 111:14, 122:1, 122:2 <b>town's</b> [1] - 15:12 <b>Towne</b> [1] - 37:14 <b>towns</b> [3] - 81:21, 112:5, 112:13 <b>Township</b> [1] - 1:24 <b>tractor</b> [1] - 11:24 <b>traffic</b> [40] - 8:16, 9:23, 31:7, 31:9, 42:8, 43:10, 46:14, 57:9, 57:11, 58:10, 58:12, 62:23, 63:4, 63:6, 71:10, 71:15, 73:9, 73:13, 78:4, 78:10, 85:9, 85:10, 85:13, 85:15, 85:16, 85:25, 86:4, 86:24, 87:11, 88:9, 97:11, 97:14, 98:4, 101:9, 101:11, 101:22, 111:24, 112:10 <b>trailer</b> [1] - 104:23 <b>transcript</b> [1] - 128:10 <b>TRANSCRIPT</b> [1] - 1:17 <b>transcripts</b> [2] - 8:22, 114:16 <b>transparent</b> [1] - 121:25 <b>Transportation</b> [3] - 21:2, 21:15, 24:24 <b>trap</b> [1] - 97:7 <b>traps</b> [2] - 104:16, 105:3 <b>travel</b> [1] - 103:6 <b>traveling</b> [1] - 103:3 <b>trees</b> [8] - 30:12, 34:19, 54:2, 54:3, 104:19, 104:20,
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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<p>105:7  <b>trenches</b> [1] - 20:11  <b>tried</b> [4] - 30:4, 60:25,  67:24, 93:15  <b>trooper</b> [1] - 49:6  <b>truck</b> [3] - 71:12,  72:11, 72:13  <b>trucks</b> [8] - 58:3,  71:12, 71:16,  71:17, 71:18,  71:23, 72:4  <b>true</b> [5] - 15:16,  115:15, 116:7,  117:3, 128:10  <b>trust</b> [1] - 84:25  <b>trusting</b> [1] - 33:23  <b>truth</b> [5] - 117:6,  117:7, 128:7, 128:8  <b>try</b> [6] - 10:19, 10:20,  51:9, 94:11,  122:23, 124:14  <b>trying</b> [10] - 60:9,  61:20, 73:7, 80:21,  83:8, 83:10, 93:17,  103:24, 121:23,  121:24  <b>Tuesday</b> [1] - 102:5  <b>turn</b> [6] - 65:24,  74:20, 86:8,  100:24, 101:19,  101:21  <b>turning</b> [1] - 103:14  <b>turnover</b> [1] - 87:1  <b>turnpike</b> [2] - 21:16,  21:18  <b>two</b> [24] - 18:12,  18:13, 18:16,  31:22, 35:11,  42:13, 46:25, 58:7,  62:3, 64:3, 66:14,  66:17, 71:20,  72:21, 73:8, 76:15,  81:21, 98:20,  98:21, 99:8,  102:10, 103:3,  103:12, 103:23  <b>two-and-a-half</b> [1] -  46:25  <b>two-lane</b> [1] - 72:21  <b>type</b> [5] - 27:23,  56:24, 79:14, 86:3,  122:10  <b>types</b> [1] - 76:15</p>	<p><b>underneath</b> [1] - 79:2  <b>undoubtedly</b> [1] -  94:23  <b>unfair</b> [2] - 40:5,  115:17  <b>unforeseen</b> [1] - 91:2  <b>unfortunate</b> [1] - 63:1  <b>unfortunately</b> [4] -  62:24, 99:3,  100:12, 111:23  <b>UNIDENTIFIED</b> [1] -  49:8  <b>unimpeded</b> [1] -  85:14  <b>UNISON</b> [4] - 10:15,  125:19, 126:25,  127:20  <b>unknown</b> [1] - 95:14  <b>unless</b> [1] - 120:1  <b>unmanageable</b> [1] -  53:18  <b>unsuitable</b> [1] - 32:13  <b>up</b> [54] - 8:10, 9:6,  9:15, 10:10, 10:17,  12:17, 13:4, 14:19,  18:20, 19:12,  29:17, 31:13,  34:20, 36:7, 37:8,  41:8, 54:9, 59:22,  59:24, 60:19, 62:1,  67:3, 68:7, 69:9,  70:9, 70:23, 77:12,  77:15, 80:15, 81:2,  82:9, 82:10, 83:11,  89:2, 89:20, 91:20,  93:19, 97:24,  102:6, 102:11,  102:12, 102:19,  102:20, 102:21,  103:15, 103:24,  104:12, 114:14,  115:18, 121:20,  124:25  <b>updated</b> [1] - 88:20  <b>upset</b> [3] - 49:16,  49:20  <b>upstream</b> [1] - 87:12  <b>urban</b> [2] - 53:4, 90:7  <b>usage</b> [1] - 76:9  <b>users</b> [1] - 55:18  <b>uses</b> [8] - 46:3, 46:7,  52:18, 52:19, 53:4,  53:21, 53:23, 65:22</p>	<p><b>Vanessa</b> [2] - 5:18,  88:25  <b>vapors</b> [1] - 67:2  <b>variance</b> [20] - 42:11,  44:3, 44:20, 46:12,  54:15, 54:16,  54:18, 54:20,  54:22, 54:25,  56:10, 81:6, 81:10,  81:11, 81:12, 85:4,  86:13, 86:15,  87:24, 89:4  <b>variances</b> [12] -  15:11, 20:15,  20:17, 56:15, 59:5,  76:1, 81:5, 84:20,  89:4, 120:10,  120:11, 120:13  <b>various</b> [5] - 9:17,  43:15, 46:1, 106:3,  119:1  <b>vehicles</b> [6] - 36:1,  58:1, 63:3, 87:19,  97:24  <b>ventilation</b> [3] -  67:13, 67:15, 67:16  <b>Verde</b> [1] - 102:20  <b>verify</b> [1] - 79:21  <b>version</b> [2] - 43:17,  120:7  <b>versus</b> [1] - 84:24  <b>veterinarian</b> [1] -  48:23  <b>viable</b> [2] - 52:18,  52:24  <b>vibration</b> [1] - 57:14  <b>vibrations</b> [1] - 27:11  <b>VICE</b> [4] - 2:5, 7:15,  10:13, 125:15  <b>VICE-CHAIRMAN</b> [4] -  2:5, 7:15, 10:13,  125:15  <b>vicinity</b> [1] - 54:7  <b>view</b> [1] - 30:18  <b>views</b> [1] - 94:13  <b>vigorous</b> [1] - 52:23  <b>Villanova</b> [8] - 5:15,  64:2, 73:17, 80:14,  80:15, 80:16,  80:19, 117:10  <b>Vincent</b> [2] - 5:17,  84:8  <b>violation</b> [1] - 77:15  <b>violations</b> [1] - 77:9  <b>virtually</b> [1] - 91:18  <b>visiting</b> [1] - 93:16  <b>visitor</b> [1] - 55:12  <b>visual</b> [3] - 53:7,  53:25, 55:3  <b>VOLOSIN</b> [2] - 2:8,  7:21  <b>Volosin</b> [1] - 7:20  <b>volunteer</b> [1] - 100:1  <b>volunteering</b> [1] -</p>	<p>122:16  <b>vote</b> [12] - 24:13,  41:22, 43:1,  105:24, 110:9,  114:23, 115:1,  119:15, 120:6,  121:3, 124:22,  127:6</p> <p style="text-align: center;"><b>W</b></p> <p><b>W-E-I-N-G-A-R-T-H</b>  [1] - 60:18  <b>wait</b> [1] - 108:3  <b>waiver</b> [2] - 35:19,  55:25  <b>waivers</b> [3] - 15:12,  35:17, 54:15  <b>walk</b> [3] - 26:22,  31:15, 88:4  <b>walked</b> [1] - 49:25  <b>walkway</b> [1] - 88:7  <b>wall</b> [1] - 56:8  <b>wants</b> [2] - 75:8,  110:4  <b>warehouse</b> [1] -  92:25  <b>warehouses</b> [1] -  82:9  <b>warranted</b> [1] - 55:7  <b>wash</b> [3] - 30:17,  48:21, 85:1  <b>washed</b> [1] - 89:7  <b>Washington</b> [3] -  102:1, 102:2,  111:18  <b>waste</b> [1] - 87:17  <b>watched</b> [1] - 48:13  <b>watching</b> [1] - 30:19  <b>water</b> [8] - 12:25,  17:7, 64:15, 69:23,  78:18, 78:21, 79:9,  79:12  <b>watershed</b> [1] - 13:20  <b>Wawa</b> [1] - 102:18  <b>ways</b> [2] - 35:11,  80:20  <b>Weaver</b> [2] - 5:25,  104:8  <b>WEAVER</b> [2] - 104:8,  104:11  <b>weddings</b> [1] - 59:9  <b>WEDNESDAY</b> [1] -  1:13  <b>week</b> [4] - 32:3,  68:19, 102:4, 105:3  <b>weekends</b> [1] - 97:9  <b>weigh</b> [1] - 20:17  <b>weight</b> [2] - 72:5,  72:6  <b>WEINGARTH</b> [5] -  60:17, 65:8, 65:11,  65:15, 65:18  <b>Weingarth</b> [2] - 5:12,  60:17</p>	<p><b>welcome</b> [3] - 7:3,  98:13, 102:25  <b>Wells</b> [2] - 5:10, 48:5  <b>wetlands</b> [2] - 20:25,  90:14  <b>whatsoever</b> [1] -  25:25  <b>whole</b> [8] - 12:21,  14:15, 29:14,  39:20, 71:19,  72:13, 73:19, 128:8  <b>wide</b> [1] - 77:16  <b>width</b> [2] - 56:13,  74:19  <b>WILLIAMS</b> [3] - 2:9,  7:23, 10:11  <b>Williams</b> [1] - 7:22  <b>Williamsburg</b> [1] -  3:3  <b>willing</b> [5] - 36:20,  41:8, 45:16, 45:17,  93:22  <b>win</b> [1] - 84:16  <b>wind</b> [2] - 37:8, 77:15  <b>window</b> [1] - 50:1  <b>winner</b> [1] - 110:14  <b>wise</b> [2] - 47:12,  98:23  <b>wish</b> [3] - 48:17, 51:9,  51:10  <b>witness</b> [2] - 95:16,  128:7  <b>WITNESS</b> [1] - 4:2  <b>wonderful</b> [1] - 41:3  <b>wondering</b> [2] - 41:4,  43:14  <b>wood</b> [2] - 34:19,  34:20  <b>wooded</b> [1] - 93:5  <b>word</b> [5] - 48:9, 50:3,  61:21, 77:23,  105:23  <b>world</b> [2] - 48:19,  100:4  <b>worried</b> [2] - 31:2,  35:25  <b>worry</b> [1] - 90:22  <b>worrying</b> [1] - 40:5  <b>worse</b> [2] - 49:3, 60:3  <b>worship</b> [22] - 10:2,  32:5, 46:22, 47:15,  55:20, 56:12, 96:2,  98:4, 113:13,  114:3, 122:2,  123:7, 123:16,  123:17, 123:18,  123:19, 123:23,  124:1, 124:2,  124:4, 124:5,  124:12  <b>WORSHIP</b> [1] - 1:6  <b>worshippers</b> [1] -  31:14  <b>worthy</b> [1] - 84:14</p>
<b>U</b>	<b>V</b>			
<p><b>unbiased</b> [2] - 61:1,  117:4  <b>under</b> [5] - 10:20,  43:19, 51:8, 87:20,  88:11  <b>underground</b> [8] -  12:14, 19:5, 42:20,  66:18, 66:23,  66:24, 67:5, 79:4</p>	<p><b>vacation</b> [1] - 23:17  <b>value</b> [3] - 33:13,  53:25, 97:17  <b>values</b> [3] - 32:6,  32:9, 91:1  <b>van</b> [1] - 42:22  <b>VAN</b> [1] - 2:20  <b>VANESSA</b> [2] - 88:25,  89:22</p>			

<b>writing</b> <sup>[1]</sup> - 119:11 <b>written</b> <sup>[2]</sup> - 75:6, 75:10
<b>Y</b>
<b>yard</b> <sup>[4]</sup> - 30:15, 54:16, 56:14, 56:15 <b>yards</b> <sup>[4]</sup> - 30:16, 30:20, 80:16, 81:3 <b>year</b> <sup>[15]</sup> - 39:3, 40:18, 58:14, 58:19, 58:25, 61:3, 64:5, 68:7, 69:9, 69:21, 77:11, 93:14, 103:22 <b>years</b> <sup>[21]</sup> - 28:15, 34:21, 47:1, 48:11, 68:15, 78:3, 78:7, 82:13, 86:4, 90:4, 94:8, 94:21, 96:17, 96:18, 98:24, 100:7, 102:10, 103:6, 103:12, 103:15, 103:23 <b>yo</b> <sup>[2]</sup> - 100:22 <b>York</b> <sup>[2]</sup> - 48:22, 58:4 <b>young</b> <sup>[2]</sup> - 33:22, 48:12 <b>yourself</b> <sup>[1]</sup> - 44:7 <b>youse</b> <sup>[6]</sup> - 19:15, 110:7, 110:13, 111:13, 111:15, 111:16 <b>YUHASZ</b> <sup>[13]</sup> - 66:13, 66:17, 67:6, 67:9, 67:18, 68:6, 68:10, 68:13, 69:1, 69:5, 70:5, 70:17, 71:3 <b>Yuhasz</b> <sup>[2]</sup> - 5:13, 66:13
<b>Z</b>
<b>ZEBROWSKI</b> <sup>[3]</sup> - 2:10, 8:1, 125:17 <b>Zebrowski</b> <sup>[1]</sup> - 7:25 <b>zero</b> <sup>[1]</sup> - 85:23 <b>zone</b> <sup>[2]</sup> - 10:4, 56:5 <b>zoning</b> <sup>[4]</sup> - 21:23, 56:11, 62:19, 109:15