

1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
TOWNSHIP OF WEST ORANGE DEPARTMENT OF PLANNING AND DEVELOPMENT WEDNESDAY, OCTOBER 22, 2025 6:30 P.M. RE; PB-24-01 WEST ESSEX HIGHLANDS, INC. BOARD MEMBERS: ROBERT BAGOFF, Chairman JERRY GUARINO, Vice Chairman SUSAN MCCARTNEY, Mayor KEN ALPER JOHN CARDOZA LEE D. KLEIN WILLIAM B. WILKES SUSAN SCARPA, Council Woman JORDAN RIZZO, Engineer MALVIKA APTE, Planner JAMILET BAQUERIZO VITE, Board Secretary GENIECE GARY-ADAMS, Zoning Official WITNESSES: JORDAN RIZZO FISHMAN COURT REPORTING AGENCY 89 HEADQUARTERS PLAZA NORTH 4 SPEEDWELL AVENUE, SUITE 1440 MORRISTOWN, NEW JERSEY 07960 (973) 285-5331 - FAX - (732) 605-9391	3 INDEX OF EXHIBITS EXHIBITDESCRIPTION CME REPORT - AUGUST 15, 2025
2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	4 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

5 1 in summation when we get to that point. So we are not 2 going to be calling Mr. Hudacsko, as indicated in my 3 letter yesterday. Our remaining witnesses would be very 4 limited, and we don't know if they're happening, we 5 might have Mr. Goll testify, but that depends on CME's 6 ultimate report on the structural issues and Mr. Walsh 7 has a very brief, probably 15-minute, supplement to his 8 original testimony and his report dated September 2, 9 2025, a supplemental report. He's not here today, he 10 can be here on the 29th. Other than that and 11 potentially Mr. Goll, we have no further witnesses. 12 CHAIRMAN BAGOFF: There's not going to be 13 any rebuttal on CME. CME is our board expert. There is 14 no rebuttal on that. This is the board expert. That's 15 it. 16 MR. AFRAN: With he respect, the board 17 expert functions as staff to the board. 18 CHAIRMAN BAGOFF: Correct. 19 MR. AFRAN: The public all have a right to 20 comment on any staff -- 21 CHAIRMAN BAGOFF: I'm not arguing about -- 22 MR. AFRAN: -- let me finish. On any staff 23 report. 24 CHAIRMAN BAGOFF: I'm not arguing about 25 commenting. We will have public comment. We're not	7 1 an objector. There's no question about this in the law. 2 CHAIRMAN BAGOFF: The public has a right to 3 comment, no doubt about that, but if you have completed 4 your testimony then you have completed your testimony. 5 MR. AFRAN: I did not say we completed our 6 testimony. I said since there's a CME staff report 7 coming in, we are reserving the right to potentially 8 call our expert witness in connection with that. I 9 never said we were completing our testimony. I 10 expressly said there is a potential that Mr. Goll will 11 be called and we do have one additional witness, Mr. 12 Walsh, who will be called. 13 CHAIRMAN BAGOFF: Your witness was supposed 14 to be here tonight. You had two witnesses. 15 MR. AFRAN: I'm aware of that. 16 CHAIRMAN BAGOFF: He was supposed to be here 17 tonight. 18 MR. AFRAN: I'm aware of that. Mr. Goll's 19 -- 20 CHAIRMAN BAGOFF: And the issue is the board 21 is here for a special meeting and the public is here for 22 a special meeting and telling us at this time that the 23 person who's supposed to be here, that they're not going 24 to be here, is problematic for the people. The people 25 need to hear this and the dragging on is not in the best
6 1 going to have any back and forth additional testimony. 2 MR. AFRAN: I would submit that would be 3 significant error by the board. There's case law that 4 makes it very clear -- 5 CHAIRMAN BAGOFF: All right. You may 6 provide that after this is done. You may provide that 7 to our attorney and we'll review that. 8 MR. AFRAN: We could do that. 9 CHAIRMAN BAGOFF: There's case law that once 10 our report, after we've heard all the testimony, that 11 we're going to have rebuttal from somebody else against 12 our board -- our board experts. 13 MR. AFRAN: It's not a matter of calling it 14 rebuttal, it's a matter of responding to another expert 15 who has not yet been heard. I have no idea what CME 16 will say. If CME comes in with a report, or whatever 17 they come in with, they're an expert that has not been 18 heard. The board expert is normally supposed to give an 19 engineering report at the outset of an application, even 20 before it comes to the public hearing. Normally an 21 objector can offer expert evidence to respond to those. 22 There's no difference just because it comes in later. 23 It should have come in earlier anyway. Whether it comes 24 in later or earlier the objector and the public have a 25 right to comment and offer expert testimony if there's	8 1 interest for the public matter. 2 MR. AFRAN: Mr. Walsh's testimony will be 3 extremely brief. I spoke with him at the last meeting, 4 before the last meeting, in fact he confirmed he 5 couldn't be here today, he confirmed that he could not 6 be here today, but could be her on the 29th. That was 7 two days ago. Nothing else I could do. 8 CHAIRMAN BAGOFF: What would Mr. Walsh's 9 testimony include? 10 MR. AFRAN: He has a supplemental report 11 dated September 2, which contains some additional 12 material supplementing his original report. I'm not an 13 expert, I am not going to try to characterize it. 14 CHAIRMAN BAGOFF: Did he provide that to the 15 board secretary? 16 MR. AFRAN: I don't recall if it was sent 17 in. 18 MS. McGOVERN: No. 19 MR. AFRAN: It was not sent in yet, we can 20 send it in tomorrow. 21 MS. McGOVERN: So -- 22 MR. PLOCKER: Respectfully, September 2 was 23 a month and a half ago. I'm sorry, Mr. Chairman. 24 CHAIRMAN BAGOFF: Okay. Mr. Plocker. 25 MR. AFRAN: He was not available the last

9 1 meeting. 2 CHAIRMAN BAGOFF: Ms. McGovern. 3 MS. McGOVERN: We've been delayed -- we've 4 been delayed and delayed and delayed and we haven't met 5 since September 3 was it, the last time. There's been a 6 long layoff. It is a long time for these witnesses to 7 be lined up and this has been, this has been scheduled 8 for over a month, this special meeting. 9 MR. AFRAN: I've stated that he informed me 10 -- 11 MS. McGOVERN: It's actually not a special 12 meeting. We moved our regular meeting to tonight so 13 everybody could participate. 14 MR. AFRAN: Would you rather I call Mr. 15 Hudacsko and have him testify for three hours when I 16 don't need him. 17 MS. McGOVERN: No. 18 MR. AFRAN: Obviously that's not what we 19 want. 20 MS. McGOVERN: That is a legal decision on 21 your end, I understand that. 22 MR. AFRAN: Right. We don't need him. 23 MS. McGOVERN: That's fine. 24 MR. AFRAN: The only other witness would 25 have been Mr. Walsh should be about 15 minutes. He is	11 1 MR. AFRAN: If you want to take that 2 position Ms. McGovern, and it risks significant error if 3 the board should approve the application. 4 MS. McGOVERN: I'm going to disagree with 5 you. The Chairman has the power to run the meeting the 6 way the Chairman sees fit and this has been clear to 7 everybody. 8 MR. AFRAN: It's been clear also -- 9 MS. McGOVERN: We are on meeting number 21. 10 MR. AFRAN: It's been clear also since it 11 was announced that CME would produce a report that we 12 were reserving the right to call Mr. Goll back. Mr. 13 Goll -- let me finish. Mr. Goll is the reason CME will 14 be producing a report. 15 MS. McGOVERN: And I'm going to suggest why 16 don't we see the report -- 17 MR. AFRAN: That's what I'm saying. 18 MS. McGOVERN: -- and then you can make the 19 argument if there's a significant argument that the 20 Chairman, I'm sure will listen to whatever it is and the 21 applicants attorney. We have to move this forward to 22 collusion. 23 MR. AFRAN: Well, it's going to a 24 conclusion. We only have -- 25 MS. McGOVERN: We are wasting tonight is
10 1 not the reason we are here without witnesses. We 2 decided that Mr. Hudacsko won't be called and that -- 3 MS. McGOVERN: And is that your last 4 witness, Mr. Walsh? 5 MR. AFRAN: Subject to Mr. Goll -- 6 CHAIRMAN BAGOFF: Mr. Walsh is the last 7 witness, unless you provide legal documentation to 8 reasonably move the board to hear somebody after our 9 experts, there's would be nobody else. 10 MR. AFRAN: I doubt very much there's case 11 law dealing with the narrow question of whether another 12 expert can come in after the board expert files a report 13 after the objectors -- the applicants case. But the 14 case law's very clear that a reasonable opportunity must 15 be given to any objector expert. Now, we haven't seen 16 CME's report on this issue and it logically is a part of 17 the file the board has an objector has the legal right, 18 and I'll show you case law, stating there must be a 19 reasonable ability to respond. You can't respond if you 20 don't know about it. 21 CHAIRMAN BAGOFF: Ms. McGovern. 22 MS. McGOVERN: This isn't an objector 23 expert, this isn't an applicant expert. It's the boards 24 consultant expert who's going to give them the 25 comparison of what the testimony is. Wrap it all up.	12 1 what's happening. 2 MR. AFRAN: I told you yesterday Mr. 3 Hudacsko is not coming. 4 MS. McGOVERN: I didn't say -- 5 MR. AFRAN: Excuse me. I even said, I don't 6 think we have any work to do. So -- and you told me the 7 Chair wants to have a meeting. I gave notice we 8 wouldn't be needing this meeting. There's nothing else 9 I could do. 10 MS. McGOVERN: This is our regular meeting. 11 MR. AFRAN: Okay. So you have a regular 12 meeting. 13 MS. McGOVERN: You reserved notice in order 14 to -- we do have one witness, we do have our board 15 engineer who's going to report to us. There is work to 16 be done tonight. Unfortunately we'll probably be over 17 within 45 minutes maybe, if that. 18 MR. AFRAN: Well, I'm certainly happy to 19 call Mr. Hadacsko and testify for three hours just so we 20 can say we filled the night up. I don't think that's in 21 anyone's interest. It's in everyone's interest not to 22 waste time and create a whole convoluted record when 23 it's not necessary. Now, if you'd rather me bring a 24 planner on when I don't need him just so we can say we 25 don't waste the night, that would be rather absurd.

13 1 CHAIRMAN BAGOFF: Nobody suggested that. 2 MR. AFRAN: Okay. 3 CHAIRMAN BAGOFF: We're suggesting that you 4 get your people and -- well, it was my understanding 5 then that Mr. Goll was going to be here for 15 minutes. 6 MR. AFRAN: Walsh. 7 CHAIRMAN BAGOFF: Walsh. 8 MR. AFRAN: It was my understanding also. 9 CHAIRMAN BAGOFF: Okay. 10 So I'm going to say next meeting you got 15 11 minutes, if he can't come have somebody else from his 12 firm come. That's it. We just can't -- 13 MR. AFRAN: I say 15 minutes. It's a short 14 presentation. 15 CHAIRMAN BAGOFF: Whatever it is, it is. We 16 will listen, absolutely. 17 Mr. AFRAN: That's all we ask. 18 CHAIRMAN BAGOFF: Thank you. 19 MR. AFRAN: Other than that and Mr. Goll 20 potentially, we have no further witnesses. Unless the 21 ridge collapses next week in which case we'll be back. 22 CHAIRMAN BAGOFF: Mr. Plocker. 23 MR. PLOCKER: Yeah, can Mr. Afran represent 24 when we will be receiving the report from September? 25 MR. AFRAN: I will do everything I can to	15 1 adeu, Mr. Rizzo. 2 MR. AFRAN: I'm sorry. 3 CHAIRMAN BAGOFF: Mr. Afran. 4 MR. AFRAN: Is this the report on the 5 structural issues or on other issues? 6 MS. MCGOVERN: No, August 15, 2025. It was 7 put up on the agenda over a month ago. 8 MR. AFRAN: Good. Just checking. I wanted 9 to make sure. Thank you. 10 CHAIRMAN BAGOFF: And could you speak into 11 the mic, please. 12 MR. RIZZO: Sure. 13 Again, Jordan Rizzo with CME. I'm going to 14 be summarizing CME's August 15, 2025 memo to the board. 15 This memo is in response to Princeton Hydro's March 10, 16 2025 memo and that was in response to the applicants 17 series of stormwater documents. The stormwater, report, 18 plans, geotechnical testing, etc. So I have eight 19 comments to go through here. Let me know if you want me 20 to go faster or slower. 21 CHAIRMAN BAGOFF: Take your time. 22 MR. RIZZO: The first one is soil testing 23 requirements. So this talks about soil mottling or the 24 lack thereof from the applicants geotechnical testing. 25 Now, mottling, as you heard probably a few months ago in
14 1 get it to you tonight by e-mail, if I can. I can 2 probably do it in a minute by e-mail. 3 CHAIRMAN BAGOFF: Tomorrow's fine. 4 MR. AFRAN: Thank you. 5 Anyway, I'm sorry about Mr. Hadacsko. It 6 was a decision and there were proper reasons. 7 CHAIRMAN BAGOFF: Okay. We're going to move 8 forward from there. Thank you, Mr. Afran. 9 Okay. Mr. Rizzo. 10 MR. RIZZO: Hello. 11 CHAIRMAN BAGOFF: You're up, sir. 12 MR. RIZZO: Okay. 13 CHAIRMAN BAGOFF: Just so the public knows 14 here and on zoom, the board has asked CME, our 15 engineering firm, to look at a number of issues that 16 have been presented by both the applicant and the 17 objectors. We wanted an independent, and so you know, 18 the board planner and the board engineer are independent 19 from the applicant. So they have no axe to grind so to 20 speak. They are here to guide us with what each side 21 has said in relation to the application before us 22 because many of these things are rules, regulations and 23 understandings that are way above the boards 24 understanding. So our engineer is going to present this 25 to us and the public this evening. And with no further	16 1 Princeton Hydro's testimony, it's M-O-T-T-L-I-N-G, so 2 mottling. Mottling is basically observing discoloration 3 in soil when you're doing a soil test. Easiest way to 4 find the seasonal high water table is to observe water 5 in the ground. But that water table fluctuates, so if 6 you dig a hole and you don't find anything, any water, 7 or you dig a hole and the water level might be lower 8 than it always is, you can look at the discoloration of 9 the soil and that would give you a more conservative 10 estimation of where that seasonal high water table lies. 11 Now, the applicants geotechnical 12 information, which was obviously signed and sealed by 13 their geotech who performed all the soil testing, they 14 did not observe mottling. Now, it's not a requirement 15 that you do, it's just -- it's usually supplemental your 16 testing. So in this case the applicant observed a water 17 table and that's what's documented. Princeton Hydro's 18 comment was that it wasn't observed and maybe the waters 19 table in fact higher, but we can only really go on what 20 the geotechnical analysis tells us and that's, again, 21 signed by the geotech engineer. 22 The one thing we are recommending as a 23 comment to the applicant, is that they continue to test 24 the soil during construction. And if they observe that 25 the water table is actually higher than they originally

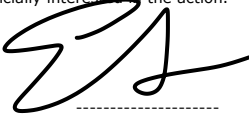
17 1 found, that they review the stormwater again and 2 potentially have to revise the basins. But short of 3 that, there's nothing else that we need to review, it's 4 basically provided and that's what we'll go by. 5 CHAIRMAN BAGOFF: Number 1, when we review 6 the application this will be a condition based on what 7 you have reported for this application. 8 MS. McGOVERN: How often should they look at 9 it? 10 THE WITNESS: During construction. So as 11 they're building every basin we're going to have a 12 condition or a comment that goes on the plans that 13 they'll need to be testing at that time to make sure 14 that that water table is accurate from what their 15 original -- 16 CHAIRMAN BAGOFF: So you will create a 17 larger document that will describe exactly what you want 18 in relation to the testing for mottling during 19 construction? 20 THE WITNESS: Yes, so we're asking the 21 comment goes on the plans for the contractor doing the 22 testing. 23 CHAIRMAN BAGOFF: Great. 24 THE WITNESS: At that point the contractor 25 can do that.	19 1 CHAIRMAN BAGOFF: That would be a condition. 2 THE WITNESS: Third point talks about 3 comparison of infiltration areas. Infiltration areas is 4 the part of the basin where the water actually goes into 5 the ground versus maybe like a side grass berm where the 6 water doesn't necessarily infiltrate as well. We have 7 like a sand bottom basin, that whole areas where the 8 waters going to go down into the ground. So Princeton 9 Hydro's comment is that the mottle area, which is in the 10 stormwater mottle, differs from what the plan shows as 11 far as the area for the infiltration. And in this case 12 they highlighted three basins, one -- I'm sorry, four 13 basins. 1, 8, 9 and 11 where the mottle infiltration 14 area was less than the plan infiltration area. Indeed 15 that's a discrepancy, however because the mottle area is 16 less than what the plan shows it actually appears to be 17 more conservative in nature. Whether that was 18 intentional, possibly not, it might have been an 19 oversight, but regardless it's actually a more 20 conservative approach. We do recommend as a condition 21 that those be updated to match. But we don't think 22 that's going to present a problem because it's more 23 conservative than less conservative, but we would like 24 to see that updated. 25 CHAIRMAN BAGOFF: Okay.
18 1 CHAIRMAN BAGOFF: Okay. 2 MS. McGOVERN: Okay. 3 CHAIRMAN BAGOFF: Mayor McCartney. 4 MAYOR McCARTNEY: Can I ask a question? 5 CHAIRMAN BAGOFF: When he's done. 6 Go ahead. 7 THE WITNESS: Number 2 talks about, on a 8 similar note, the separation between the bottom of the 9 basin to the seasonal high water table. Now, that needs 10 to be at least two feet. Princeton Hydro's response was 11 that there was three basins that show a separation less 12 than two feet. Now, if it's indeed less than two feet 13 it definitely needs to be fixed and if they do testing 14 during the construction and it shows up that way it, it 15 would have to be revised. The geotech engineer for the 16 applicant basically took whatever, you know, they dug a 17 hole, they took an estimate as far as what that ground 18 elevation is and that's what they use. They dig it and 19 they say, okay, we're X number of feet deep and that's 20 what their elevation for the seasonal high water is. So 21 that's what's been presented, that's what we reviewed. 22 As far we can see it appears accurate. Of course it 23 could be off by a little bit here and there, but that's 24 why we're going to have them continue to do testing 25 during construction to verify that.	20 1 THE WITNESS: The fourth comment talks about 2 the frequency or quantity of soil testing. The DEP has 3 a BMP Manual, you may have heard throughout the 4 testimony. It's basically a recommendations on how to 5 design and construct stormwater basins. They recommend 6 a number of tests based on how big your infiltration 7 area is. So if you have a small dry well you might have 8 a lot less tests than if you have a 20,000 square foot 9 basin. It's based on how big that area is. So 10 Princeton Hydro put together a table showing that four 11 basins have less tests than what would be required by 12 this BMP Manual. Some may say that there's more tests 13 provided, but their point is that there's four where 14 there's less. Now, this BMP Manual is pretty much a 15 guidance document prepared by the DEP. DEP is also the 16 party who writes the stormwater regulations for the 17 state. So while they have this frequency of tests they 18 also say that alternative methods may be used to 19 determine how many tests an applicant can dig and that's 20 a little gray, but ultimately this applications been 21 presented to the DEP, reviewed and approved by the DEP, 22 so because the DEP approved it in essence they 23 essentially accepted the number of tests that were 24 prepared by the applicant. 25 CHAIRMAN BAGOFF: Your estimation should

21 1 there be more testing during building? 2 THE WITNESS: During the building? 3 CHAIRMAN BAGOFF: Yes. Or does the BMP 4 Manual say there should be more testing during building? 5 THE WITNESS: I don't think that a certain. 6 Like schedule, as far as how many additional tests. I 7 think if they do it during construction, like at least 8 one per construction, would be sufficient. 9 CHAIRMAN BAGOFF: Okay. 10 THE WITNESS: But we don't take exception to 11 the number of tests to this point. 12 CHAIRMAN BAGOFF: Okay. Thank you. 13 THE WITNESS: The next comment is called, 14 Groundwater Mounding. Now this -- what I said before, 15 it needs to be at least two feet between the seasonal 16 high water table and the bottom of the basin, that's a 17 minimum two feet. However, mounding means when the 18 water infiltrates down into the ground at your 19 infiltration areas, at your basins, it's concentrated 20 more directly under the basins. So you might have like 21 a plume essentially where the water raises up directly 22 under the basin, that's called groundwater mounding. 23 The issue with that, you don't want that to mound up 24 above the basin, you know, where you now have water 25 exposed and taking up some of your void space that was	23 1 has jurisdiction. 2 CHAIRMAN BAGOFF: Okay. 3 THE WITNESS: Seventh point, second to last 4 one has to do with TC calcs. This is Time Of 5 Concentration. This is basically a measurement of how 6 much time it takes for a drop of water to hit the ground 7 and then travel to it's ultimate destination leaving the 8 site. There's different ways to calculate this. Over 9 the past few years it's changed at least once or twice 10 in the past five years, but ultimately this was approved 11 by the DEP, it's their calculation, so because they 12 approved it we took no exception to how it's calculated 13 by the applicant. 14 CHAIRMAN BAGOFF: It's also a good idea to 15 have them test it again during the process? 16 THE WITNESS: No, it's actually something 17 that you can't calculate it in person. You're talking 18 about a drop of water hitting the ground and how long 19 that takes. 20 CHAIRMAN BAGOFF: Just engineering? 21 THE WITNESS: Once designed and built you 22 never really discuss it at all again. 23 And then the last comment has to do with 24 sanitary sewer pipe traveling through a porous pavement 25 area, and that should be revised and we definitely agree
22 1 put together for or attributed to storage for the basin. 2 So you want to stay below the basin. So there's three 3 areas that they said that groundwater mounding presented 4 an issue. Now, this is a very similar thing to the last 5 one which is that it's based on the BMP Manual 6 recommendations and DEP says that there can be alternate 7 methods, so because the DEP has seen this, accepted it, 8 approved it, we found that's acceptable as far as how 9 it's presented. 10 CHAIRMAN BAGOFF: During building you would 11 expect another test? 12 THE WITNESS: Correct. 13 CHAIRMAN BAGOFF: Okay. 14 THE WITNESS: The next point is Impacts To 15 Wetlands. This is kind of short in the fact that my 16 office, the board, town, doesn't really have 17 jurisdiction over wetlands in the State of New Jersey. 18 MR. AFRAN: I'm sorry, could you repeat 19 that. 20 THE WITNESS: Wetlands are entirely reviewed 21 by the State of New Jersey and there's a series of LOI's 22 and permits that are all associated with that. So that 23 is, as far as I know, already been approved by the DEP, 24 so there's really not much of a discussion as far as 25 Planning Board level. It's accepted by the DEP, the DEP	24 1 that that should be fixed on the plans approved, where 2 there'd be no sanitary sewer pipes traveling through any 3 type of stormwater infiltration area. 4 CHAIRMAN BAGOFF: Okay. 5 THE WITNESS: Other than that we do have a 6 series of comments from our June 13, 2025 review letter, 7 this is review letter number 3. It's not just 8 stormwater, we had some landscaping and lighting 9 comments that need to be addressed later on. We do have 10 a series, I think 12 comments. 11 MS. McGOVERN: What was the date of that 12 review letter, I'm sorry? 13 THE WITNESS: June 13, 2025. 14 CHAIRMAN BAGOFF: Go right ahead. 15 THE WITNESS: Well, these are much more 16 minor in nature, but I want to say we did have comments 17 on that. 18 CHAIRMAN BAGOFF: Have they been provided to 19 the board? 20 THE WITNESS: Yes. 21 CHAIRMAN BAGOFF: Okay. So we have that 22 already. 23 MS. McGOVERN: Did you want to highlight 24 anything from that report? 25 THE WITNESS: The main one that we had here

25 1 was just that additional testing would be required 2 during construction. The rest of it is typos. There 3 may be some things jive between the stormwater board and 4 the plans and things like that. Fixing detail. Nothing 5 that's going to affect the design by any means. 6 CHAIRMAN BAGOFF: Thank you, Mr. Rizzo. 7 Do any members have clarifications? 8 Mayor McCartney. 9 MAYOR McCARTNEY: Thank you. 10 Back on number 1, thank you Mr. Rizzo. On 11 the testing of soil during construction. There's the 12 construction season, will that effect the accurate water 13 table? 14 THE WITNESS: It does. So generally the "wet 15 season" is January to April. The DEP generally says 16 after you do your testing that, those four months that 17 that water tables probably a more accurate seasonal high 18 water table. Outside of that the DEP recommends that 19 you could observe mottling if it's available. So even 20 if the testing is done in the future outside of those 21 four wet months, it's still okay looking for mottling at 22 that point. 23 MAYOR McCARTNEY: Okay. 24 I remember, I would have to go back through 25 my notes, number 4 talking about frequency of the soil	27 1 design to be updated as well to reflect that. 2 MAYOR McCARTNEY: The other clarification 3 would be on number 5, talking about groundwater mounding 4 and that mounding would happen under the basin. How 5 would you control that and how would you know? 6 THE WITNESS: During construction if you 7 have like a sand bottom basin for instance, and you put 8 the sand in last, so if you see the water bubbling up 9 that would be a good time to, you know, change something 10 with the basin to make sure it's going to work. Other 11 than that, I mean, I guess it's really based on 12 observation, if you see the water coming up. 13 MAYOR McCARTNEY: Rising? 14 THE WITNESS: Uh-huh. The basins are going 15 to be one of the first things to get done on-site. 16 They're not finalized by any means but carving them out 17 and making sure the water has a place to go during 18 construction would be done at the preliminary stages of 19 construction. This project would obviously have a long 20 time line, it's not a quick construction project. So 21 over that course of time inspectors would be, you know, 22 evaluating the basin to make sure it's not holding 23 water. That's the most obvious thing with a basin, is 24 it holding water or not. And if it is, I think 25 everybody wants to pause and figure out why and what
26 1 testing. I recall talking about the basins either being 2 larger or deeper, right? Was that -- would that be a 3 recommendation that would be made or when or how is that 4 recommendation made? 5 THE WITNESS: Are you asking if they are to 6 change or are you recommending they do change? 7 MAYOR McCARTNEY: Who's going to determine 8 when -- determine if they should be larger or deeper? 9 THE WITNESS: So I think at this point we -- 10 I don't -- we don't really think they need to be changed 11 in size. However, additional testing that gets done 12 shows that there is less than a two foot separation 13 between the seasonal high water table, for some reason 14 it shows bad infiltration, right. Or something that 15 wouldn't make the design work, we would certainly expect 16 that the basins be updated at that time and when they're 17 updated additional calculations would certainly be 18 supplemented to show that the new size, whether it's 19 greater footprint, deeper, whatever it is, it's still 20 compliant at that point in time. 21 MAYOR McCARTNEY: And that would be 22 determined during the construction period? 23 THE WITNESS: If it needs to be updated at 24 that point. I don't want to suggest it definitely does, 25 but if it comes up at that point we would expect the	28 1 could be. 2 MAYOR McCARTNEY: Thank you very much. 3 CHAIRMAN BAGOFF: Mr. Klein. 4 MR. KLEIN: No questions. 5 CHAIRMAN BAGOFF: Vice Chair Guarino. 6 VICE CHAIRMAN GUARINO: No questions at this 7 time. 8 CHAIRMAN BAGOFF: Mr. Alper. 9 MR. ALPER: Briefly. You were saying the 10 basins are inspected when they're being built, who does 11 those inspections? Is it the contractor or is it like a 12 town official, the planning inspector? 13 THE WITNESS: I expect the town would have an 14 inspector. 15 MR. ALPER: Is that something conditioned or 16 sort of an automatic part of the construction process? 17 THE WITNESS: I believe the town has 18 inspectors. 19 MR. ALPER: You were saying if we put sand 20 in the waters bubbling up. From the towns side -- 21 THE WITNESS: I wouldn't expect the applicant 22 or the contractor to be the one inspecting their own 23 project. It would be someone representing the Township. 24 CHAIRMAN BAGOFF: Okay. 25 Does it require whether CME or the township

29 1 engineer would be inspected by someone. 2 MR. ALPER: Other thing I want to clarify 3 for the public, you know, when we talk about conditions 4 and we talk about construction, there's no assumption 5 there's going to be an approval. That's the process 6 with any application, that we start discussing things 7 that would be smart conditions to have as we reach those 8 points of discussion. So eventually when the board 9 makes a decision, should it be approved, all those 10 conditions are already written down. 11 CHAIRMAN BAGOFF: Right. We are going to 12 review, for the public, we are going to review at the 13 time the board finally gets to discuss this, all the 14 conditions. So today's conditions and the previous and 15 things going forward, we will go over each one and each 16 board member will have the opportunity to discuss it and 17 then we'll have our experts pros and cons. 18 MR. ALPER: We have had conditions come up 19 while in the meeting, so I just want to make sure 20 everyone understands. 21 CHAIRMAN BAGOFF: Thank you. 22 Mr. Cardoza. 23 MR. CARDOZA: No questions. 24 CHAIRMAN BAGOFF: Counsel Person Scarpa. 25 COUNCILWOMAN SCARPA: Yeah, I have a similar	31 1 area, that scares me when there's a gray area. 2 THE WITNESS: The, I guess I will talk to 3 number 4. But generally with stormwater it's a lot of 4 -- it's gray essentially. I mean, we're doing design 5 calculations based on production and quantity of peak 6 flow and you never observe that with an eye in the 7 field, right. Once it's built it's real dependant on 8 the design. Number 4, that's the number of tests, I 9 guess in the context of gray being for this. But this 10 is number of tests. 11 COUNCILWOMAN SCARPA: You said alternative 12 methods are used, that's a gray area. 13 THE WITNESS: You're right. 14 COUNCILWOMAN SCARPA: What are alternative 15 methods? Who determines what they are. 16 THE WITNESS: The DEP puts together their BMP 17 Manual, that's recommendations to the whole state how to 18 build and design stormwater basins. So they talk about 19 that you can have alternative stormwater measures, 20 removal rates, calculation methods may be utilized, 21 subject to any limitations specified in this chapter, 22 provided the design engineer demonstrates to the review 23 agency in accordance with 7:8, that the proposed measure 24 and it's design will contribute to achievement of the 25 design and performance standards established by this
30 1 question about the accountability and who would be 2 inspecting. So am I understanding that it's either one 3 of our Township employees that we actually hold everyone 4 accountable for, including -- 5 CHAIRMAN BAGOFF: Well, each subject, the 6 building department would takeover what they're supposed 7 to do. Our township engineer or CME will do it but 8 somebody, whoever's required to do inspections would do 9 the inspection. And that would be documented in the 10 final application conditions and we have our planner and 11 our engineer to guide us. 12 COUNCILWOMAN SCARPA: I have one other 13 concern. You talked about this being an area that's a 14 gray area. That's kind of a concern of mine, which is 15 that a lot of the, you said DEP approved it. You know, 16 and that's why we're okay. Just what are those gray 17 areas and what are the problems or fixes? 18 THE WITNESS: I truthfully don't remember 19 what topic was -- 20 COUNCILWOMAN SCARPA: It was on the basins. 21 You said, if there less than what the manual suggests, 22 alternative methods would be -- 23 MR. KLEIN: Number 4. 24 COUNCILWOMAN SCARPA: It was number 4. 25 Alternative methods would be used, but that's a gray	32 1 chapter. So they don't lay out the framework of what an 2 alternative method is. You essentially submit your 3 plans, they review it, they're the ones that put 4 together the stormwater regulations, the BMP Manual and 5 then they review this application. When I said gray, I 6 meant that it's not outlined as far as an alternative 7 method to do a number of tests, it's based on how, I 8 guess, their review of it and if it's appropriate. 9 COUNCILWOMAN SCARPA: Okay. Thanks. 10 CHAIRMAN BAGOFF: All done? 11 COUNCILWOMAN SCARPA: Thank you. 12 CHAIRMAN BAGOFF: Thank you. 13 Mr. Wilkes. 14 MR. WILKES: No questions. 15 CHAIRMAN BAGOFF: Okay. Thank you. 16 Okay, so that is it, as far as this evening. 17 Thank you. 18 So what's going to happen, our next meeting 19 the objector will provide their last expert to give, 20 however long it takes for him or her to give their 21 testimony. And after that we'll have public comment. 22 Public comment will be in person. After, the board will 23 discuss, we have another -- another one of our experts 24 testify. We have two more testifying for the board and 25 then we will have public comment. We'll start public

33 1 comment on the 29th in person in town hall. 2 And Ms. McGovern, you want to talk about the 3 Master Plan. 4 MS. McGOVERN: Right. So the Master Plan 5 revision that came about as a result of the comments 6 from the public and the board, if you recall we had our 7 public comment session on September 10. We will be 8 getting a revised Fourth Round Plan probably Monday or 9 Tuesday the board will have it, it will also be put up 10 on the website, the board is going to get it at the same 11 time as the public and because of notice requirements to 12 make sure it's in the newspaper or get it to the parties 13 that need to have it and serve it on contiguous towns 14 around us. On November 10, which is a Monday, at 6:00 15 PM in person we will have a hearing to hopefully 16 finalize the Fourth Round Plan with those revisions and 17 the board and public comments are limited to the 18 revisions, we already had three hours of public comment 19 on the entire plan. 20 (Whereupon, a short recess is taken.) 21 THE PUBLIC: Mr. Chairman, if I may. I have 22 a question. 23 Seth Weisleder, 17 Howell Drive. As you 24 stated we're here for the public comment, can you 25 provide additional transparency on public comment on how	35 1 to say what they need to say. So we want to give those 2 people their voice for the board to hear. So we want to 3 be fair to the public and also listening, people who 4 have a lot to say, but most of the people said before 5 and if not, then we're going to give them their three 6 minutes and we'll go from there. And if the board feels 7 that they need more time, then the board will adjust and 8 we will give them more time. So it's going to be what 9 these comments are, how the board can use that 10 information and the board will then always adjust it 11 based on the public need. We have been very, very 12 forthcoming and we're members of the public too. So as 13 Ms. McGovern said, on the 10th we will start --I'm 14 sorry, on the 29th we will start public comment, after 15 our experts and the objectors testimony. 16 THE PUBLIC: Thank you for allowing me to 17 address that. Thank you. 18 CHAIRMAN BAGOFF: You're very welcome. 19 Mr. Afran. 20 MR. AFRAN: Do we know when the CME report 21 comes in on the structural issues? 22 MS. MCGOVERN: I'm told, I'm told within the 23 next day. 24 MR. AFRAN: Okay. So it's expected that 25 would be presented on the 29th?
34 1 much time residents will be allowed. We sat through 21 2 hearings, we have all given our time, once again this 3 evening, and for some reason there always seem to be 4 some disagreement and this is frustrating because we've 5 been here 21 meetings and we have a lot to say and we 6 would like to understand the expectations of public 7 comment and how much time we will have and if we will be 8 able to yield time to another member or how that's going 9 to work. Thank you. 10 CHAIRMAN BAGOFF: So right now you get three 11 minutes, which is what we normally get, and as we have 12 seen before there have been areas of public comment 13 throughout the entire application. The people have had, 14 and the board has listened, to the public comment. So 15 we will limit it to three minutes and we're going to ask 16 that, there will probably be many people who want to say 17 things that people will have the right to say them and 18 not a second time. So if everybody's completed then we 19 can hear something else. But the goal is that public 20 comment is the comment and if everybody is saying the 21 same thing then we'll ask you to raise your hand if you 22 all say the same thing because the goal of public 23 comment is that the board hears the comments and takes 24 that into consideration. So saying it 17 times does not 25 help the public and there's always people who don't get	36 1 MS. McGOVERN: Right. 2 MR. AFRAN: Okay. I wanted to know that 3 because it was alluded to just now. 4 CHAIRMAN BAGOFF: Yes. 5 MR. AFRAN: We will have that and I would 6 like to get a copy of it sent that day, if I can. 7 MS. McGOVERN: I will do that. 8 MR. AFRAN: I appreciate that. 9 But there is one other matter brought to my 10 attention, there's a representative from the Montclair 11 Environmental Commission who wishes to make a statement 12 on the record. 13 CHAIRMAN BAGOFF: Public comment. Public 14 comment. That's where it belongs. Public comment. 15 MR. AFRAN: Well, it's -- 16 CHAIRMAN BAGOFF: Thank you. Public 17 comment. 18 MR. AFRAN: At what time tonight -- 19 CHAIRMAN BAGOFF: Public comment. 20 MR. AFRAN: Just so that the individual 21 understands, they're coming back on the 29th to make a 22 statement that they're here for right now? 23 CHAIRMAN BAGOFF: If we have public comment 24 on the 29th, yes, absolutely. It can go to public 25 comment.

37 1 MR. AFRAN: Well, there have been multiple 2 omissions from other municipalities -- 3 CHAIRMAN BAGOFF: The boards been very 4 forthcoming with that and, yes, thank you and it could 5 go to public comment on the 29th. Thank you. 6 MR. AFRAN: Thank you. 7 MR. PANNULLO: One question on the floor 8 from -- 9 CHAIRMAN BAGOFF: I'm sorry. Hold it. Come 10 up, be identified and come to the microphone. 11 MR. PANNULLO: Thank you. Joseph Pannullo, 12 200 foot notice area, West Highlands Essex Fells. I 13 understand November 5 is going to be the Fourth Round 14 Housing Element, then I heard November 10. Is it just 15 the 10th? 16 MS. McGOVERN: It's just the 10th. November 17 5 we have an agenda with two other applications, two 18 site plans, unrelated to anything. 19 MR. PANNULLO: Thank you. Appreciate it. 20 CHAIRMAN BAGOFF: Okay. 21 The next Planning Board Special Meeting will 22 be held October 19, 2025 at 6:30 PM in person, council 23 chambers. 24 The next Planning Board Regular Meeting will 25 be November 5, 2025, 7:30 PM via zoom.	39 1 CERTIFICATE 2 I, ERIC S. FISHMAN, a Shorthand Reporter 3 and Notary Public of the State of New Jersey do hereby 4 certify that the foregoing is a true and accurate 5 transcript of the testimony as taken stenographically by 6 and before me at the time, place and on the date 7 hereinbefore set forth, to the best of my ability. 8 I DO FURTHER CERTIFY that I am neither a 9 relative nor employee nor attorney nor counsel of any of 10 the parties to the action; and that I am neither a 11 relative nor employee of such attorney or counsel; and 12 that I am not financially interested in the action. 13  14 15 16 ERIC S. FISHMAN, S.R. 17 18 19 20 Dated: <u>11/19/2025</u> 21 22 23 24 25
38 1 The next Special Meeting will be November 2 10, 2025 in person for public comment finishing and the 3 affordable housing in council chambers at 6:00 PM. 4 (Hearing concludes at 7:24 PM.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	40 1 SIGNATURE PAGE/ERRATA SHEET 2 3 WITNESS: 4 CASE REFERENCE: 5 6 INSTRUCTIONS TO WITNESS 7 After you have read your transcript, please note any errors in transcript 8 on this page. Do not mark on the transcript itself. Please sign and date this sheet as 9 indicated below. If additional lines are required for corrections, attach additional sheets. 10 11 ERROR OR AMENDMENT/REASON FOR CHANGE 12 13 14 15 16 17 18 19 20 21 22 23 I have read my transcript and subscribed to its accuracy, to include the 24 corrections or amendments noted above or hereto attached: 25 Signature of Witness Date

0	496 [1] - 4:3	address [1] - 35:17 addressed [1] - 24:9 adeu [1] - 15:1 adjust [2] - 35:7, 35:10 affect [1] - 25:5 affordable [1] - 38:3 AFRAN [55] - 2:10, 4:14, 4:18, 5:16, 5:19, 5:22, 6:2, 6:8, 6:13, 7:5, 7:15, 7:18, 8:2, 8:10, 8:16, 8:19, 8:25, 9:9, 9:14, 9:18, 9:22, 9:24, 10:5, 10:10, 11:1, 11:8, 11:10, 11:17, 11:23, 12:2, 12:5, 12:11, 12:18, 13:2, 13:6, 13:8, 13:13, 13:17, 13:19, 13:25, 14:4, 15:2, 15:4, 15:8, 22:18, 35:20, 35:24, 36:2, 36:5, 36:8, 36:15, 36:18, 36:20, 37:1, 37:6 Afran [2] - 4:13, 4:15 aftran [4] - 13:23, 14:8, 15:3, 35:19 AGENCY [1] - 1:23 agency [1] - 31:23 agenda [2] - 15:7, 37:17 ago [4] - 8:7, 8:23, 15:7, 15:25 agree [1] - 23:25 ahead [2] - 18:6, 24:14 allowed [1] - 34:1 allowing [1] - 35:16 alluded [1] - 36:3 Alper [1] - 28:8 ALPER [6] - 1:10, 28:9, 28:15, 28:19, 29:2, 29:18 alternate [1] - 22:6 alternative [8] - 20:18, 30:22, 30:25, 31:11, 31:14, 31:19, 32:2, 32:6 AMBOY [1] - 2:4 AMENDMENT/REASON [1] - 40:8 amendments [1] - 40:23 analysis [1] - 16:20 AND [1] - 1:1 announced [1] - 11:11 anyway [2] - 6:23, 14:5	appearing [2] - 2:5, 2:8 appearing [1] - 2:12 applicant [13] - 4:3, 4:7, 4:10, 10:23, 14:16, 14:19, 16:16, 16:23, 18:16, 20:19, 20:24, 23:13, 28:21 Applicant [1] - 2:5 applicants [5] - 10:13, 11:21, 15:16, 15:24, 16:11 application [9] - 6:19, 11:3, 14:21, 17:6, 17:7, 29:6, 30:10, 32:5, 34:13 applications [2] - 20:20, 37:17 appreciate [2] - 36:8, 37:19 approach [1] - 19:20 appropriate [1] - 32:8 approval [1] - 29:5 approve [1] - 11:3 approved [9] - 20:21, 20:22, 22:8, 22:23, 23:10, 23:12, 24:1, 29:9, 30:15 April [1] - 25:15 APTE [1] - 1:14 area [15] - 19:9, 19:11, 19:14, 19:15, 20:7, 20:9, 23:25, 24:3, 30:13, 30:14, 31:1, 31:12, 37:12 areas [7] - 19:3, 19:7, 21:19, 22:3, 30:17, 34:12 arguing [2] - 5:21, 5:24 argument [2] - 11:19 associated [1] - 22:22 assumption [1] - 29:4 attach [1] - 40:7 attached [1] - 40:23 attention [1] - 36:10 attorney [4] - 6:7, 11:21, 39:9, 39:11 attributed [1] - 22:1 August [2] - 15:6, 15:14 AUGUST [1] - 3:4 automatic [1] - 28:16 available [2] - 8:25, 25:19 AVENUE [2] - 1:24, 2:4	aware [2] - 7:15, 7:18 axe [1] - 14:19
07052 [1] - 2:8 07095 [1] - 2:4 07960 [1] - 1:24 08540 [1] - 2:11	5 5 [4] - 27:3, 37:13, 37:17, 37:25		B	
1	605-9391 [1] - 1:25 6:00 [2] - 33:14, 38:3 6:30 [2] - 1:2, 37:22		bad [1] - 26:14 BAGOFF [77] - 1:9, 4:1, 4:12, 4:16, 5:12, 5:18, 5:21, 5:24, 6:5, 6:9, 7:2, 7:13, 7:16, 7:20, 8:8, 8:14, 8:24, 9:2, 10:6, 10:21, 13:1, 13:3, 13:7, 13:9, 13:15, 13:18, 13:22, 14:3, 14:7, 14:11, 14:13, 15:3, 15:10, 15:21, 17:5, 17:16, 17:23, 18:1, 18:3, 18:5, 19:1, 19:25, 20:25, 21:3, 21:9, 21:12, 22:10, 22:13, 23:2, 23:14, 23:20, 24:4, 24:14, 24:18, 24:21, 25:6, 28:3, 28:5, 28:8, 28:24, 29:11, 29:21, 29:24, 30:5, 32:10, 32:12, 32:15, 34:10, 35:18, 36:4, 36:13, 36:16, 36:19, 36:23, 37:3, 37:9, 37:20 BAQUERIZO [1] - 1:14 based [8] - 17:6, 20:6, 20:9, 22:5, 27:11, 31:5, 32:7, 35:11 basin [15] - 17:11, 18:9, 19:4, 19:7, 20:9, 21:16, 21:22, 21:24, 22:1, 22:2, 27:4, 27:7, 27:10, 27:22, 27:23 basins [14] - 17:2, 18:11, 19:12, 19:13, 20:5, 20:11, 21:19, 21:20, 26:1, 26:16, 27:14, 28:10, 30:20, 31:18 behalf [4] - 2:5, 2:8, 2:12, 4:10 belongs [1] - 36:14 below [2] - 22:2, 40:7 berm [1] - 19:5 best [2] - 7:25, 39:7 between [4] - 18:8, 21:15, 25:3, 26:13 big [2] - 20:6, 20:9 bit [1] - 18:23 Block [1] - 4:2 BMP [7] - 20:3,	
1 1 [3] - 17:5, 19:13, 25:10 10 [6] - 2:11, 15:15, 33:7, 33:14, 37:14, 38:2 102 [1] - 2:7 10th [3] - 35:13, 37:15, 37:16 11 [1] - 19:13 12 [1] - 24:10 120-acre [1] - 4:5 13 [2] - 24:6, 24:13 1440 [1] - 1:24 15 [7] - 3:4, 9:25, 13:5, 13:10, 13:13, 15:6, 15:14 15-minute [1] - 5:7 17 [2] - 33:23, 34:24 179 [1] - 4:2 19 [1] - 37:22	7 732 [1] - 1:25 7:24 [1] - 38:4 7:30 [1] - 37:25 7:8 [1] - 31:23			
2	8 8 [1] - 19:13 89 [1] - 1:23			
2 2 [4] - 5:8, 8:11, 8:22, 18:7 20,000 [1] - 20:8 200 [1] - 37:12 2025 [11] - 1:2, 3:4, 5:9, 15:6, 15:14, 15:16, 24:6, 24:13, 37:22, 37:25, 38:2 21 [3] - 11:9, 34:1, 34:5 22 [1] - 1:2 285-5331 [1] - 1:25 29th [8] - 5:10, 8:6, 33:1, 35:14, 35:25, 36:21, 36:24, 37:5	9 9 [1] - 19:13 973 [1] - 1:25			
3	A ability [2] - 10:19, 39:7 able [1] - 34:8 absolutely [2] - 13:16, 36:24 absurd [1] - 12:25 acceptable [1] - 22:8 accepted [3] - 20:23, 22:7, 22:25 accordance [1] - 31:23 accountability [1] - 30:1 accountable [1] - 30:4 accuracy [1] - 40:22 accurate [5] - 17:14, 18:22, 25:12, 25:17, 39:4 achievement [1] - 31:24 action [2] - 39:10, 39:12 ADAMS [1] - 1:15 additional [10] - 6:1, 7:11, 8:11, 21:6, 25:1, 26:11, 26:17, 33:25, 40:7			
3 3 [2] - 9:5, 24:7 32 [1] - 4:2				
4				
4 [6] - 1:24, 25:25, 30:23, 30:24, 31:3, 31:8 45 [1] - 12:17 459 [1] - 2:4				

20:12, 20:14, 21:3, 22:5, 31:16, 32:4 BOARD [1] - 1:8 board [38] - 5:13, 5:14, 5:16, 5:17, 6:3, 6:12, 6:18, 7:20, 8:15, 10:8, 10:12, 10:17, 11:3, 12:14, 14:14, 14:18, 15:14, 22:16, 24:19, 25:3, 29:8, 29:13, 29:16, 32:22, 32:24, 33:6, 33:9, 33:10, 33:17, 34:14, 34:23, 35:2, 35:6, 35:7, 35:9, 35:10 Board [5] - 1:14, 2:8, 22:25, 37:21, 37:24 boards [3] - 10:23, 14:23, 37:3 BOLAND [1] - 2:7 bottom [4] - 18:8, 19:7, 21:16, 27:7 Bplocker@ huttshim.com [1] - 2:3 BRAEBRUN [1] - 2:11 brief [2] - 5:7, 8:3 briefly [1] - 28:9 bring [1] - 12:23 brought [1] - 36:9 BRUCE [1] - 2:10 Bruce [1] - 4:15 BRYAN [1] - 2:3 Bryan [1] - 4:9 bubbling [2] - 27:8, 28:20 build [1] - 31:18 building [6] - 17:11, 21:1, 21:2, 21:4, 22:10, 30:6 built [3] - 23:21, 28:10, 31:7 BY [1] - 2:3	carving [1] - 27:16 CASE [1] - 40:3 case [9] - 6:3, 6:9, 10:10, 10:13, 10:14, 10:18, 13:21, 16:16, 19:11 certain [1] - 21:5 certainly [3] - 12:18, 26:15, 26:17 certify [1] - 39:4 CERTIFY [1] - 39:8 Chair [2] - 12:7, 28:5 chairman [2] - 4:14, 8:23 Chairman [7] - 1:9, 1:9, 4:8, 11:5, 11:6, 11:20, 33:21 CHAIRMAN [77] - 4:1, 4:12, 4:16, 5:12, 5:18, 5:21, 5:24, 6:5, 6:9, 7:2, 7:13, 7:16, 7:20, 8:8, 8:14, 8:24, 9:2, 10:6, 10:21, 13:1, 13:3, 13:7, 13:9, 13:15, 13:18, 13:22, 14:3, 14:7, 14:11, 14:13, 15:3, 15:10, 15:21, 17:5, 17:16, 17:23, 18:1, 18:3, 18:5, 19:1, 19:25, 20:25, 21:3, 21:9, 21:12, 22:10, 22:13, 23:2, 23:14, 23:20, 24:4, 24:14, 24:18, 24:21, 25:6, 28:3, 28:5, 28:6, 28:8, 28:24, 29:11, 29:21, 29:24, 30:5, 32:10, 32:12, 32:15, 34:10, 35:18, 36:4, 36:13, 36:16, 36:19, 36:23, 37:3, 37:9, 37:20 chambers [2] - 37:23, 38:3 change [3] - 26:6, 27:9 CHANGE [1] - 40:8 changed [2] - 23:9, 26:10 chapter [2] - 31:21, 32:1 characterize [1] - 8:13 checking [1] - 15:8 clarification [1] - 27:2 clarifications [1] - 25:7 clarify [1] - 29:2 clear [5] - 6:4, 10:14, 11:6, 11:8, 11:10 CME [13] - 3:4, 5:13, 6:15, 6:16, 7:6, 11:11, 11:13, 14:14, 15:13, 28:25, 30:7, 35:20 CME's [3] - 5:5, 10:16, 15:14 collapses [1] - 13:21 collusion [1] - 11:22 coming [4] - 7:7, 12:3, 27:12, 36:21 comment [36] - 5:20, 5:25, 6:25, 7:3, 16:18, 16:23, 17:12, 17:21, 19:9, 20:1, 21:13, 23:23, 32:21, 32:22, 32:25, 33:1, 33:7, 33:18, 33:24, 33:25, 34:7, 34:12, 34:14, 34:20, 34:23, 35:14, 36:13, 36:14, 36:17, 36:19, 36:23, 36:25, 37:5, 38:2 commenting [1] - 5:25 comments [9] - 15:19, 24:6, 24:9, 24:10, 24:16, 33:5, 33:17, 34:23, 35:9 Commission [1] - 36:11 comparison [2] - 10:25, 19:3 completed [4] - 7:3, 7:4, 7:5, 34:18 completing [1] - 7:9 compliant [1] - 26:20 concentrated [1] - 21:19 Concentration [1] - 23:5 concepts [1] - 4:25 concern [2] - 30:13, 30:14 concludes [1] - 38:4 conclusion [1] - 11:24 condition [4] - 17:6, 17:12, 19:1, 19:20 conditioned [1] - 28:15 conditions [7] - 29:3, 29:7, 29:10, 29:14, 29:18, 30:10 confirmed [2] - 8:4, 8:5 connection [1] - 7:8 cons [1] - 29:17 conservative [5] - 16:9, 19:17, 19:20, 19:23 consideration [1] - 34:24 construct [1] - 20:5 construction [17] - 16:24, 17:10, 17:19, 18:14, 18:25, 21:7, 21:8, 25:2, 25:11, 25:12, 26:22, 27:6, 27:18, 27:19, 27:20, 28:16, 29:4 consultant [1] - 10:24 contains [1] - 8:11 context [1] - 31:9 contiguous [1] - 33:13 continue [2] - 16:23, 18:24 contractor [4] - 17:21, 17:24, 28:11, 28:22 contribute [1] - 31:24 control [1] - 27:5 convoluted [1] - 12:22 copy [1] - 36:6 corner [1] - 4:5 Corp [1] - 2:12 correct [2] - 5:18, 22:12 corrections [2] - 40:7, 40:23 council [2] - 37:22, 38:3 Council [1] - 1:12 COUNCILWOMAN [8] - 29:25, 30:12, 30:20, 30:24, 31:11, 31:14, 32:9, 32:11 counsel [3] - 29:24, 39:9, 39:11 course [2] - 18:22, 27:21 COURT [1] - 1:23 create [2] - 12:22, 17:16	10:2 decision [3] - 9:20, 14:6, 29:9 deep [1] - 18:19 deeper [3] - 26:2, 26:8, 26:19 definitely [3] - 18:13, 23:25, 26:24 delayed [4] - 9:3, 9:4 demonstrates [1] - 31:22 DEP [16] - 20:2, 20:15, 20:21, 20:22, 22:6, 22:7, 22:23, 22:25, 23:11, 25:15, 25:18, 30:15, 31:16 DEPARTMENT [1] - 1:1 department [1] - 30:6 dependant [1] - 31:7 describe [1] - 17:17 DESCRIPTION [1] - 3:3 design [10] - 20:5, 25:5, 26:15, 27:1, 31:4, 31:8, 31:18, 31:22, 31:24, 31:25 designed [1] - 23:21 destination [1] - 23:7 detail [1] - 25:4 determine [3] - 20:19, 26:7, 26:8 determined [1] - 26:22 determines [1] - 31:15 develop [1] - 4:3 DEVELOPMENT [1] - 1:1 development [1] - 4:4 DIANA [1] - 2:7 difference [1] - 6:22 different [1] - 23:8 differs [1] - 19:10 dig [4] - 16:6, 16:7, 18:18, 20:19 directly [2] - 21:20, 21:21 disagree [1] - 11:4 disagreement [1] - 34:4 discoloration [2] - 16:2, 16:8 discomfort [1] - 4:22 discrepancy [1] - 19:15 discuss [4] - 23:22, 29:13, 29:16, 32:23
C	D	Date [1] - 40:25 date [3] - 24:11, 39:6, 40:6 dated [2] - 5:8, 8:11 Dated [1] - 39:20 days [1] - 8:7 deal [1] - 4:25 dealing [1] - 10:11 decided [2] - 4:23,

calcs [1] - 23:4 calculate [2] - 23:8, 23:17 calculated [1] - 23:12 calculation [2] - 23:11, 31:20 calculations [2] - 26:17, 31:5 CARDOZA [2] - 1:11, 29:23 cardoza [1] - 29:22 Care [2] - 2:12, 4:15

CHANGE [1] - 40:8 changed [2] - 23:9, 26:10 chapter [2] - 31:21, 32:1 characterize [1] - 8:13 checking [1] - 15:8 clarification [1] - 27:2 clarifications [1] - 25:7 clarify [1] - 29:2 clear [5] - 6:4, 10:14, 11:6, 11:8, 11:10 CME [13] - 3:4, 5:13, 6:15, 6:16, 7:6, 11:11, 11:13, 14:14, 15:13, 28:25, 30:7, 35:20 CME's [3] - 5:5, 10:16, 15:14 collapses [1] - 13:21 collusion [1] - 11:22 coming [4] - 7:7, 12:3, 27:12, 36:21 comment [36] - 5:20, 5:25, 6:25, 7:3, 16:18, 16:23, 17:12, 17:21, 19:9, 20:1, 21:13, 23:23, 32:21, 32:22, 32:25, 33:1, 33:7, 33:18, 33:24, 33:25, 34:7, 34:12, 34:14, 34:20, 34:23, 35:14, 36:13, 36:14, 36:17, 36:19, 36:23, 36:25, 37:5, 38:2 commenting [1] - 5:25 comments [9] - 15:19, 24:6, 24:9, 24:10, 24:16, 33:5, 33:17, 34:23, 35:9 Commission [1] - 36:11 comparison [2] - 10:25, 19:3 completed [4] - 7:3, 7:4, 7:5, 34:18 completing [1] - 7:9 compliant [1] - 26:20 concentrated [1] - 21:19 Concentration [1] - 23:5 concepts [1] - 4:25 concern [2] - 30:13, 30:14 concludes [1] - 38:4 conclusion [1] - 11:24 condition [4] - 17:6, 17:12, 19:1, 19:20 conditioned [1] - 28:15 conditions [7] - 29:3, 29:7, 29:10, 29:14, 29:18, 30:10 confirmed [2] - 8:4, 8:5 connection [1] - 7:8 cons [1] - 29:17 conservative [5] - 16:9, 19:17, 19:20, 19:23 consideration [1] - 34:24 construct [1] - 20:5 construction [17] - 16:24, 17:10, 17:19, 18:14, 18:25, 21:7, 21:8, 25:2, 25:11, 25:12, 26:22, 27:6, 27:18, 27:19, 27:20, 28:16, 29:4 consultant [1] - 10:24 contains [1] - 8:11 context [1] - 31:9 contiguous [1] - 33:13 continue [2] - 16:23, 18:24 contractor [4] - 17:21, 17:24, 28:11, 28:22 contribute [1] - 31:24 control [1] - 27:5 convoluted [1] - 12:22 copy [1] - 36:6 corner [1] - 4:5 Corp [1] - 2:12 correct [2] - 5:18, 22:12 corrections [2] - 40:7, 40:23 council [2] - 37:22, 38:3 Council [1] - 1:12 COUNCILWOMAN [8] - 29:25, 30:12, 30:20, 30:24, 31:11, 31:14, 32:9, 32:11 counsel [3] - 29:24, 39:9, 39:11 course [2] - 18:22, 27:21 COURT [1] - 1:23 create [2] - 12:22, 17:16
--

D
Date [1] - 40:25 date [3] - 24:11, 39:6, 40:6 dated [2] - 5:8, 8:11 Dated [1] - 39:20 days [1] - 8:7 deal [1] - 4:25 dealing [1] - 10:11 decided [2] - 4:23,

discussing [1] - 29:6 discussion [2] - 22:24, 29:8 DO [1] - 39:8 document [2] - 17:17, 20:15 documentation [1] - 10:7 documented [2] - 16:17, 30:9 documents [1] - 15:17 done [8] - 6:6, 12:16, 18:5, 25:20, 26:11, 27:15, 27:18, 32:10 doubt [2] - 7:3, 10:10 down [3] - 19:8, 21:18, 29:10 dragging [1] - 7:25 drive [1] - 4:22 Drive [1] - 33:23 DRIVE [2] - 2:7, 2:11 drop [2] - 23:6, 23:18 dry [1] - 20:7 dug [1] - 18:16 during [16] - 16:24, 17:10, 17:18, 18:14, 18:25, 21:1, 21:2, 21:4, 21:7, 22:10, 23:15, 25:2, 25:11, 26:22, 27:6, 27:17	39:16 error [2] - 6:3, 11:2 ERROR [1] - 40:8 errors [1] - 40:6 ESQ [3] - 2:3, 2:7, 2:10 ESQS [2] - 2:2, 2:6 essence [1] - 20:22 essentially [4] - 20:23, 21:21, 31:4, 32:2 ESSEX [1] - 1:5 Essex [3] - 4:1, 4:10, 37:12 established [1] - 31:25 estimate [1] - 18:17 estimation [2] - 16:10, 20:25 etc [1] - 15:18 evaluating [1] - 27:22 evening [6] - 4:8, 4:14, 4:17, 14:25, 32:16, 34:3 eventually [1] - 29:8 evidence [1] - 6:21 exactly [1] - 17:17 exception [2] - 21:10, 23:12 Excuse [1] - 12:5 EXHIBIT [1] - 3:3 expect [5] - 22:11, 26:15, 26:25, 28:13, 28:21 expectations [1] - 34:6 expected [1] - 35:24 experienced [1] - 4:21 expert [17] - 5:13, 5:14, 5:17, 6:14, 6:17, 6:18, 6:21, 6:25, 7:8, 8:13, 10:12, 10:15, 10:23, 10:24, 32:19 experts [5] - 6:12, 10:9, 29:17, 32:23, 35:15 exposed [1] - 21:25 expressly [1] - 7:10 extremely [1] - 8:3 eye [1] - 31:6	22:23, 22:24, 32:6, 32:16 faster [1] - 15:20 FAX [1] - 1:25 feet [6] - 18:10, 18:12, 18:19, 21:15, 21:17 Fells [1] - 37:12 few [2] - 15:25, 23:9 field [1] - 31:7 figure [1] - 27:25 file [1] - 10:17 files [1] - 10:12 filled [1] - 12:20 final [1] - 30:10 finalize [1] - 33:16 finalized [1] - 27:16 finally [1] - 29:13 financially [1] - 39:12 fine [2] - 9:23, 14:3 finish [2] - 5:22, 11:13 finishing [1] - 38:2 firm [3] - 4:9, 13:12, 14:15 first [2] - 15:22, 27:15 FISHMAN [3] - 1:23, 39:2, 39:16 fit [1] - 11:6 five [1] - 23:10 fixed [2] - 18:13, 24:1 fixes [1] - 30:17 fixing [1] - 25:4 floor [1] - 37:7 flow [1] - 31:6 fluctuates [1] - 16:5 foot [3] - 20:8, 26:12, 37:12 footprint [1] - 26:19 FOR [1] - 40:8 foregoing [1] - 39:4 forth [2] - 6:1, 39:7 forthcoming [2] - 35:12, 37:4 forward [3] - 11:21, 14:8, 29:15 four [5] - 19:12, 20:10, 20:13, 25:16, 25:21 Fourth [3] - 33:8, 33:16, 37:13 fourth [1] - 20:1 framework [1] - 32:1 frequency [3] - 20:2, 20:17, 25:25 frustrating [1] - 34:4	functions [1] - 5:17 FURTHER [1] - 39:8 future [1] - 25:20	HEADQUARTERS [1] - 1:23 hear [4] - 7:25, 10:8, 34:19, 35:2 heard [6] - 6:10, 6:15, 6:18, 15:25, 20:3, 37:14 hearing [3] - 6:20, 33:15, 38:4 hearings [1] - 34:2 hears [1] - 34:23 held [1] - 37:22 Hello [1] - 14:10 help [1] - 34:25 hereby [1] - 39:3 hereinbefore [1] - 39:7 hereto [1] - 40:23 high [7] - 16:4, 16:10, 18:9, 18:20, 21:16, 25:17, 26:13 higher [2] - 16:19, 16:25 HIGHLANDS [1] - 1:5 Highlands [3] - 4:2, 4:11, 37:12 highlight [1] - 24:23 highlighted [1] - 19:12 hit [1] - 23:6 hitting [1] - 23:18 hold [2] - 30:3, 37:9 holding [2] - 27:22, 27:24 hole [3] - 16:6, 16:7, 18:17 hopefully [1] - 33:15 hour [1] - 4:22 hours [3] - 9:15, 12:19, 33:18 Housing [1] - 37:14 housing [1] - 38:3 Howell [1] - 33:23 hudacsko [2] - 5:2, 10:2 Hudacsko [3] - 4:20, 9:15, 12:3 hUTT [1] - 2:2 Hutt [1] - 4:9 Hydro [1] - 20:10 Hydro's [5] - 15:15, 16:1, 16:17, 18:10, 19:9					
E	e-mail [2] - 14:1, 14:2 easiest [1] - 16:3 effect [1] - 25:12 eight [1] - 15:18 either [2] - 26:1, 30:2 Element [1] - 37:14 elevation [2] - 18:18, 18:20 employee [2] - 39:9, 39:11 employees [1] - 30:3 end [1] - 9:21 Engineer [1] - 1:13 engineer [9] - 12:15, 14:18, 14:24, 16:21, 18:15, 29:1, 30:7, 30:11, 31:22 engineering [3] - 6:19, 14:15, 23:20 entire [2] - 33:19, 34:13 entirely [1] - 22:20 Environmental [1] - 36:11 ERIC [2] - 39:2,	F	fact [3] - 8:4, 16:19, 22:15 fair [2] - 4:23, 35:3 far [9] - 18:17, 18:22, 19:11, 21:6, 22:8,	G	GACCIONE [1] - 2:6 GARY [1] - 1:15 GARY-ADAMS [1] - 1:15 generally [3] - 25:14, 25:15, 31:3 GENIECE [1] - 1:15 geotech [3] - 16:13, 16:21, 18:15 geotechnical [4] - 15:18, 15:24, 16:11, 16:20 given [2] - 10:15, 34:2 goal [2] - 34:19, 34:22 goll [8] - 5:5, 5:11, 7:10, 10:5, 11:12, 11:13, 13:19 Goll [1] - 13:5 goll's [1] - 7:18 grass [1] - 19:5 gray [9] - 20:20, 30:14, 30:16, 30:25, 31:1, 31:4, 31:9, 31:12, 32:5 great [2] - 4:22, 17:23 greater [1] - 26:19 grind [1] - 14:19 ground [7] - 16:5, 18:17, 19:5, 19:8, 21:18, 23:6, 23:18 Groundwater [1] - 21:14 groundwater [3] - 21:22, 22:3, 27:3 GUARINO [2] - 1:9, 28:6 Guarino [1] - 28:5 guess [4] - 27:11, 31:2, 31:9, 32:8 guidance [1] - 20:15 guide [2] - 14:20, 30:11	H	Hadacsko [2] - 12:19, 14:5 half [2] - 4:22, 8:23 hall [1] - 33:1 hand [1] - 34:21 happy [1] - 12:18	I	idea [2] - 6:15, 23:14 identified [1] - 37:10 IH-1 [1] - 4:2

Impacts ^[1] - 22:14 INC ^[1] - 1:5 Inc ^[2] - 4:2, 4:11 include ^[2] - 8:9, 40:22 including ^[1] - 30:4 inclusionary ^[1] - 4:4 indeed ^[2] - 18:12, 19:14 independent ^[2] - 14:17, 14:18 indicated ^[2] - 5:2, 40:7 indicating ^[1] - 4:19 individual ^[1] - 36:20 infiltrate ^[1] - 19:6 infiltrates ^[1] - 21:18 infiltration ^[9] - 19:3, 19:11, 19:13, 19:14, 20:6, 21:19, 24:3, 26:14 information ^[2] - 16:12, 35:10 informed ^[1] - 9:9 injury ^[1] - 4:21 inspected ^[2] - 28:10, 29:1 inspecting ^[2] - 28:22, 30:2 inspection ^[1] - 30:9 inspections ^[2] - 28:11, 30:8 inspector ^[2] - 28:12, 28:14 inspectors ^[2] - 27:21, 28:18 instance ^[1] - 27:7 INSTRUCTIONS ^[1] - 40:5 intentional ^[1] - 19:18 interest ^[3] - 8:1, 12:21 interested ^[1] - 39:12 issue ^[4] - 7:20, 10:16, 21:23, 22:4 issues ^[5] - 5:6, 14:15, 15:5, 35:21 itself ^[1] - 40:6	JOHN ^[1] - 1:11 Jordan ^[1] - 15:13 JORDAN ^[2] - 1:13, 1:18 Joseph ^[1] - 37:11 June ^[2] - 24:6, 24:13 jurisdiction ^[2] - 22:17, 23:1	lines ^[1] - 40:7 listen ^[2] - 11:20, 13:16 listened ^[1] - 34:14 listening ^[1] - 35:3 logically ^[1] - 10:16 LOI's ^[1] - 22:21 look ^[3] - 14:15, 16:8, 17:8 looking ^[1] - 25:21 lower ^[1] - 16:7	23:5 measures ^[1] - 31:19 Meeting ^[3] - 37:21, 37:24, 38:1 meeting ^[17] - 7:21, 7:22, 8:3, 8:4, 9:1, 9:8, 9:12, 11:5, 11:9, 12:7, 12:8, 12:10, 12:12, 13:10, 29:19, 32:18 meetings ^[1] - 34:5 member ^[2] - 29:16, 34:8 members ^[2] - 25:7, 35:12 MEMBERS ^[1] - 1:8 memo ^[3] - 15:14, 15:15, 15:16 met ^[1] - 9:4 method ^[2] - 32:2, 32:7 methods ^[7] - 20:18, 22:7, 30:22, 30:25, 31:12, 31:15, 31:20 mic ^[1] - 15:11 microphone ^[1] - 37:10 might ^[5] - 5:5, 16:7, 19:18, 20:7, 21:20 mine ^[1] - 30:14 minimum ^[1] - 21:17 minor ^[1] - 24:16 minute ^[1] - 14:2 minutes ^[8] - 9:25, 12:17, 13:5, 13:11, 13:13, 34:11, 34:15, 35:6 MLUL ^[1] - 4:25 Monday ^[2] - 33:8, 33:14 Montclair ^[1] - 36:10 month ^[3] - 8:23, 9:8, 15:7 months ^[3] - 15:25, 25:16, 25:21 MORRISTOWN ^[1] - 1:24 most ^[2] - 27:23, 35:4 mottle ^[4] - 19:9, 19:10, 19:13, 19:15 mottling ^[8] - 15:23, 15:25, 16:2, 16:14, 17:18, 25:19, 25:21 MOTTLING ^[1] - 16:1 mound ^[1] - 21:23 Mounding ^[1] - 21:14 mounding ^[5] - 21:17, 21:22, 22:3, 27:3, 27:4	move ^[3] - 10:8, 11:21, 14:7 moved ^[1] - 9:12 MR ^[71] - 4:8, 4:14, 4:18, 5:16, 5:19, 5:22, 6:2, 6:8, 6:13, 7:5, 7:15, 7:18, 8:2, 8:10, 8:16, 8:19, 8:22, 8:25, 9:9, 9:14, 9:18, 9:22, 9:24, 10:5, 10:10, 11:1, 11:8, 11:10, 11:17, 11:23, 12:2, 12:5, 12:11, 12:18, 13:2, 13:6, 13:8, 13:13, 13:19, 13:23, 13:25, 14:4, 14:10, 14:12, 15:2, 15:4, 15:8, 15:12, 15:22, 22:18, 28:4, 28:9, 28:15, 28:19, 29:2, 29:18, 29:23, 30:23, 32:14, 35:20, 35:24, 36:2, 36:5, 36:8, 36:15, 36:18, 36:20, 37:1, 37:6, 37:7, 37:19 MS ^[27] - 8:18, 8:21, 9:3, 9:11, 9:17, 9:20, 9:23, 10:3, 10:22, 11:4, 11:9, 11:15, 11:18, 11:25, 12:4, 12:10, 12:13, 15:6, 17:8, 18:2, 24:11, 24:23, 33:4, 35:22, 36:1, 36:7, 37:16 multifamily ^[1] - 4:4 multiple ^[1] - 37:1 municipalities ^[1] - 37:2 must ^[2] - 10:14, 10:18	
J	K	M		N	
JAMILET ^[1] - 1:14 January ^[1] - 25:15 JERRY ^[1] - 1:9 Jersey ^[4] - 4:15, 22:17, 22:21, 39:3 JERSEY ^[4] - 1:24, 2:4, 2:8, 2:11 jive ^[1] - 25:3	KEN ^[1] - 1:10 kind ^[2] - 22:15, 30:14 KLEIN ^[3] - 1:11, 28:4, 30:23 Klein ^[1] - 28:3 knows ^[1] - 14:13	mail ^[2] - 14:1, 14:2 main ^[1] - 24:25 MALVIKA ^[1] - 1:14 manual ^[1] - 30:21 Manual ^[7] - 20:3, 20:12, 20:14, 21:4, 22:5, 31:17, 32:4 March ^[1] - 15:15 mark ^[1] - 40:6 Master ^[2] - 33:3, 33:4 match ^[1] - 19:21 material ^[1] - 8:12 matter ^[4] - 6:13, 6:14, 8:1, 36:9 Mayor ^[3] - 1:10, 18:3, 25:8 MAYOR ^[8] - 18:4, 25:9, 25:23, 26:7, 26:21, 27:2, 27:13, 28:2 McCartney ^[11] - 1:10, 18:3, 18:4, 25:8, 25:9, 25:23, 26:7, 26:21, 27:2, 27:13, 28:2 MCGOVERN ^[4] - 9:23, 11:15, 15:6, 35:22 McGovern ^[30] - 2:7, 4:19, 8:18, 8:21, 9:2, 9:3, 9:11, 9:17, 9:20, 10:3, 10:21, 10:22, 11:2, 11:4, 11:9, 11:18, 11:25, 12:4, 12:10, 12:13, 17:8, 18:2, 24:11, 24:23, 33:2, 33:4, 35:13, 36:1, 36:7, 37:16 mean ^[2] - 27:11, 31:4 means ^[3] - 21:17, 25:5, 27:16 meant ^[1] - 32:6 measure ^[1] - 31:23 measurement ^[1] -	lack ^[1] - 15:24 landscaping ^[1] - 24:8 larger ^[3] - 17:17, 26:2, 26:8 last ^[11] - 8:3, 8:4, 8:25, 9:5, 10:3, 10:6, 22:4, 23:3, 23:23, 27:8, 32:19 law ^[5] - 6:3, 6:9, 7:1, 10:11, 10:18 law's ^[1] - 10:14 lay ^[1] - 32:1 layoff ^[1] - 9:6 least ^[4] - 18:10, 21:7, 21:15, 23:9 leaving ^[1] - 23:7 LEE ^[1] - 1:11 leg ^[1] - 4:21 legal ^[4] - 4:25, 9:20, 10:7, 10:17 less ^[10] - 18:11, 18:12, 19:14, 19:16, 19:23, 20:8, 20:11, 20:14, 26:12, 30:21 letter ^[5] - 4:18, 5:3, 24:6, 24:7, 24:12 level ^[2] - 16:7, 22:25 lies ^[1] - 16:10 lighting ^[1] - 24:8 limit ^[1] - 34:15 limitations ^[1] - 31:21 limited ^[2] - 5:4, 33:17 Line ^[1] - 40:9 line ^[1] - 27:20 lined ^[1] - 9:7		narrow ^[1] - 10:11 nature ^[2] - 19:17, 24:16 necessarily ^[1] - 19:6 necessary ^[1] - 12:23 need ^[12] - 7:25, 9:16, 9:22, 12:24, 17:3, 17:13, 24:9, 26:10, 33:13, 35:1, 35:7, 35:11 needing ^[1] - 12:8 needs ^[4] - 18:9, 18:13, 21:15, 26:23 never ^[3] - 7:9,

23:22, 31:6 New [4] - 4:15, 22:17, 22:21, 39:3 NEW [4] - 1:24, 2:4, 2:8, 2:11 new [1] - 26:18 newspaper [1] - 33:12 next [9] - 13:10, 13:21, 21:13, 22:14, 32:18, 35:23, 37:21, 37:24, 38:1 night [2] - 12:20, 12:25 NJ [1] - 2:12 nobody [2] - 10:9, 13:1 normally [3] - 6:18, 6:20, 34:11 NORTH [1] - 1:23 northwest [1] - 4:5 Notary [1] - 39:3 note [2] - 18:8, 40:6 noted [1] - 40:23 notes [1] - 25:25 nothing [4] - 8:7, 12:8, 17:3, 25:4 notice [4] - 12:7, 12:13, 33:11, 37:12 November [6] - 33:14, 37:13, 37:14, 37:16, 37:25, 38:1 number [19] - 11:9, 14:15, 17:5, 18:7, 18:19, 20:6, 20:23, 21:11, 24:7, 25:10, 25:25, 27:3, 30:23, 30:24, 31:3, 31:8, 31:10, 32:7	OCTOBER [1] - 1:2 October [1] - 37:22 OF [2] - 1:1, 1:1 offer [2] - 6:21, 6:25 office [1] - 22:16 official [1] - 28:12 Official [1] - 1:15 often [1] - 17:8 omissions [1] - 37:2 on-site [1] - 27:15 once [5] - 6:9, 23:9, 23:21, 31:7, 34:2 one [17] - 7:11, 12:14, 15:22, 16:22, 19:12, 21:8, 22:5, 23:4, 24:25, 27:15, 28:22, 29:15, 30:2, 30:12, 32:23, 36:9, 37:7 ONE [1] - 2:7 ones [1] - 32:3 opportunity [2] - 10:14, 29:16 OR [1] - 40:8 ORANGE [2] - 1:1, 2:8 order [1] - 12:13 original [3] - 5:8, 8:12, 17:15 originally [1] - 16:25 outlined [1] - 32:6 outset [1] - 6:19 outside [2] - 25:18, 25:20 oversight [1] - 19:19 own [1] - 28:22	7:24, 13:4, 34:13, 34:16, 34:17, 34:25, 35:2, 35:3, 35:4 per [1] - 21:8 performance [1] - 31:25 performed [1] - 16:13 period [1] - 26:22 permits [1] - 22:22 person [7] - 7:23, 23:17, 32:22, 33:1, 33:15, 37:22, 38:2 Person [1] - 29:24 pipe [1] - 23:24 pipes [1] - 24:2 place [2] - 27:17, 39:6 Plan [4] - 33:3, 33:4, 33:8, 33:16 plan [4] - 19:10, 19:14, 19:16, 33:19 Planner [1] - 1:14 planner [3] - 12:24, 14:18, 30:10 planning [1] - 28:12 PLANNING [1] - 1:1 Planning [3] - 22:25, 37:21, 37:24 plans [7] - 15:18, 17:12, 17:21, 24:1, 25:4, 32:3, 37:18 PLAZA [1] - 1:23 plocker [4] - 4:7, 4:19, 8:24, 13:22 PLOCKER [5] - 2:2, 2:3, 4:8, 8:22, 13:23 Plocker [2] - 4:9, 4:10 plume [1] - 21:21 PM [5] - 33:15, 37:22, 37:25, 38:3, 38:4 point [12] - 5:1, 17:24, 19:2, 20:13, 21:11, 22:14, 23:3, 25:22, 26:9, 26:20, 26:24, 26:25 points [1] - 29:8 POMACO [1] - 2:6 porous [1] - 23:24 position [1] - 11:2 possibly [1] - 19:18 potential [1] - 7:10 potentially [4] - 5:11, 7:7, 13:20, 17:2 power [1] - 11:5 preliminary [1] - 27:18 prepared [2] - 20:15,	20:24 present [2] - 14:24, 19:22 presentation [1] - 13:14 presented [6] - 14:16, 18:21, 20:21, 22:3, 22:9, 35:25 pretty [1] - 20:14 previous [1] - 29:14 PRINCETON [1] - 2:11 Princeton [6] - 15:15, 16:1, 16:17, 18:10, 19:8, 20:10 problem [1] - 19:22 problematic [1] - 7:24 problems [1] - 30:17 process [3] - 23:15, 28:16, 29:5 produce [1] - 11:11 producing [1] - 11:14 production [1] - 31:5 project [3] - 27:19, 27:20, 28:23 proper [1] - 14:6 property [1] - 4:5 proposed [1] - 31:23 proposing [1] - 4:3 pros [1] - 29:17 provide [6] - 6:6, 8:14, 10:7, 32:19, 33:25 provided [4] - 17:4, 20:13, 24:18, 31:22 Public [1] - 39:3 PUBLIC [2] - 33:21, 35:16 public [41] - 5:19, 5:25, 6:20, 6:24, 7:2, 7:21, 8:1, 14:13, 14:25, 29:3, 29:12, 32:21, 32:22, 32:25, 33:6, 33:7, 33:11, 33:17, 33:18, 33:24, 33:25, 34:6, 34:12, 34:14, 34:19, 34:22, 34:25, 35:3, 35:11, 35:12, 35:14, 36:13, 36:14, 36:16, 36:19, 36:23, 36:24, 37:5, 38:2 put [7] - 15:7, 20:10, 22:1, 27:7, 28:19, 32:3, 33:9 puts [1] - 31:16	Q quantity [2] - 20:2, 31:5 questions [4] - 28:4, 28:6, 29:23, 32:14 quick [1] - 27:20 R raise [1] - 34:21 raises [1] - 21:21 rates [1] - 31:20 rather [3] - 9:14, 12:23, 12:25 RE [1] - 1:5 reach [1] - 29:7 read [2] - 40:6, 40:22 real [1] - 31:7 really [7] - 4:23, 16:19, 22:16, 22:24, 23:22, 26:10, 27:11 reason [4] - 10:1, 11:13, 26:13, 34:3 reasonable [2] - 10:14, 10:19 reasonably [1] - 10:8 reasons [1] - 14:6 rebuttal [4] - 5:13, 5:14, 6:11, 6:14 receiving [1] - 13:24 recess [1] - 33:20 recommend [2] - 19:20, 20:5 recommendation [2] - 26:3, 26:4 recommendations [3] - 20:4, 22:6, 31:17 recommending [2] - 16:22, 26:6 recommends [1] - 25:18 record [2] - 12:22, 36:12 REFERENCE [1] - 40:3 reflect [1] - 27:1 regardless [1] - 19:19 Regular [1] - 37:24 regular [3] - 9:12, 12:10, 12:11 regulations [3] - 14:22, 20:16, 32:4 relation [2] - 14:21, 17:18 relative [2] - 39:9, 39:11 remaining [1] - 5:3 remember [2] -
O Objector [1] - 2:12 objector [9] - 4:13, 4:15, 6:21, 6:24, 7:1, 10:15, 10:17, 10:22, 32:19 objectors [3] - 10:13, 14:17, 35:15 observation [1] - 27:12 observe [5] - 16:4, 16:14, 16:24, 25:19, 31:6 observed [2] - 16:16, 16:18 observing [1] - 16:2 obvious [1] - 27:23 obviously [3] - 9:18, 16:12, 27:19	P P.M [1] - 1:2 page [1] - 40:6 Page [1] - 40:9 PAGE/ERRATA [1] - 40:1 PANNULLO [3] - 37:7, 37:11, 37:19 Pannullo [1] - 37:11 part [3] - 10:16, 19:4, 28:16 participate [1] - 9:13 parties [2] - 33:12, 39:10 party [1] - 20:16 past [2] - 23:9, 23:10 pause [1] - 27:25 pavement [1] - 23:24 PB-24-01 [2] - 1:5, 4:1 peak [1] - 31:5 people [11] - 4:16,			

25:24, 30:18 removal [1] - 31:20 repeat [1] - 22:18 report [21] - 5:6, 5:8, 5:9, 5:23, 6:10, 6:16, 6:19, 7:6, 8:10, 8:12, 10:12, 10:16, 11:11, 11:14, 11:16, 12:15, 13:24, 15:4, 15:17, 24:24, 35:20 REPORT [1] - 3:4 reported [1] - 17:7 Reporter [1] - 39:2 REPORTING [1] - 1:23 represent [1] - 13:23 representative [1] - 36:10 representing [1] - 28:23 require [1] - 28:25 required [4] - 20:11, 25:1, 30:8, 40:7 requirement [1] - 16:14 requirements [2] - 15:23, 33:11 reserved [1] - 12:13 reserving [2] - 7:7, 11:12 residential [1] - 4:4 residents [1] - 34:1 respect [1] - 5:16 respectfully [1] - 8:22 respond [3] - 6:21, 10:19 responding [1] - 6:14 response [3] - 15:15, 15:16, 18:10 rest [1] - 25:2 result [1] - 33:5 review [13] - 6:7, 17:1, 17:3, 17:5, 24:6, 24:7, 24:12, 29:12, 31:22, 32:3, 32:5, 32:8 reviewed [3] - 18:21, 20:21, 22:20 revise [1] - 17:2 revised [3] - 18:15, 23:25, 33:8 revision [1] - 33:5 revisions [2] - 33:16, 33:18 ridge [1] - 13:21 rising [1] - 27:13 risks [1] - 11:2 RIZZO [6] - 1:13,	1:18, 14:10, 14:12, 15:12, 15:22 rizzo [4] - 14:9, 15:1, 25:6, 25:10 Rizzo [1] - 15:13 Road [1] - 4:2 ROBERT [1] - 1:9 Round [3] - 33:8, 33:16, 37:13 rules [1] - 14:22 run [1] - 11:5	SHEET [1] - 40:1 sheet [1] - 40:6 sheets [1] - 40:7 SHIMANOWITZ [1] - 2:2 Shimanowitz [1] - 4:9 short [4] - 13:13, 17:2, 22:15, 33:20 Shorthand [1] - 39:2 show [3] - 10:18, 18:11, 26:18 showing [1] - 20:10 shows [5] - 18:14, 19:10, 19:16, 26:12, 26:14 side [3] - 14:20, 19:5, 28:20 sign [1] - 40:6 SIGNATURE [1] - 40:1 signature [1] - 40:25 signed [2] - 16:12, 16:21 significant [3] - 6:3, 11:2, 11:19 similar [3] - 18:8, 22:4, 29:25 site [3] - 23:8, 27:15, 37:18 size [2] - 26:11, 26:18 slower [1] - 15:20 small [1] - 20:7 smart [1] - 29:7 soil [10] - 15:22, 15:23, 16:3, 16:9, 16:13, 16:24, 20:2, 25:11, 25:25 someone [2] - 28:23, 29:1 sorry [8] - 8:23, 14:5, 15:2, 19:12, 22:18, 24:12, 35:14, 37:9 sort [1] - 28:16 space [1] - 21:25 Special [2] - 37:21, 38:1 special [4] - 7:21, 7:22, 9:8, 9:11 specified [1] - 31:21 SPEEDWELL [1] - 1:24 square [1] - 20:8 staff [4] - 5:17, 5:20, 5:22, 7:6 stages [1] - 27:18 standards [1] - 31:25 start [4] - 29:6, 32:25, 35:13, 35:14	state [2] - 20:17, 31:17 State [3] - 22:17, 22:21, 39:3 statement [2] - 36:11, 36:22 stating [1] - 10:18 stay [1] - 22:2 stenographically [1] - 39:5 still [2] - 25:21, 26:19 storage [1] - 22:1 stormwater [13] - 15:17, 17:1, 19:10, 20:5, 20:16, 24:3, 24:8, 25:3, 31:3, 31:18, 31:19, 32:4 structural [3] - 5:6, 15:5, 35:21 subject [3] - 10:5, 30:5, 31:21 submit [2] - 6:2, 32:2 subscribed [1] - 40:22 sufficient [1] - 21:8 suggest [2] - 11:15, 26:24 suggested [1] - 13:1 suggesting [1] - 13:3 suggests [1] - 30:21 SUITE [2] - 1:24, 2:7 summarizing [1] - 15:14 summation [1] - 5:1 supplement [1] - 5:7 supplemental [3] - 5:9, 8:10, 16:15 supplemented [1] - 26:18 supplementing [1] - 8:12 supposed [5] - 6:18, 7:13, 7:16, 7:23, 30:6 SUSAN [2] - 1:10, 1:12	testify [5] - 4:17, 5:5, 9:15, 12:19, 32:24 testifying [1] - 32:24 testimony [17] - 4:24, 5:8, 6:1, 6:10, 6:25, 7:4, 7:6, 7:9, 8:2, 8:9, 10:25, 16:1, 20:4, 32:21, 35:15, 39:5 testing [19] - 15:18, 15:22, 15:24, 16:13, 16:16, 17:13, 17:18, 17:22, 18:13, 18:24, 20:2, 21:1, 21:4, 25:1, 25:11, 25:16, 25:20, 26:1, 26:11 tests [12] - 20:6, 20:8, 20:11, 20:12, 20:17, 20:19, 20:23, 21:6, 21:11, 31:8, 31:10, 32:7 THE [36] - 17:10, 17:20, 17:24, 18:7, 19:2, 20:1, 21:2, 21:5, 21:10, 21:13, 22:12, 22:14, 22:20, 23:3, 23:16, 23:21, 24:5, 24:13, 24:15, 24:20, 24:25, 25:14, 26:5, 26:9, 26:23, 27:6, 27:14, 28:13, 28:17, 28:21, 30:18, 31:2, 31:13, 31:16, 33:21, 35:16 there'd [1] - 24:2 thereof [1] - 15:24 third [1] - 19:2 three [9] - 9:15, 12:19, 18:11, 19:12, 22:2, 33:18, 34:10, 34:15, 35:5 throughout [2] - 20:3, 34:13 TO [1] - 40:5 today [3] - 5:9, 8:5, 8:6 today's [1] - 29:14 together [4] - 20:10, 22:1, 31:16, 32:4 tomorrow [1] - 8:20 tomorrow's [1] - 14:3 tonight [7] - 7:14, 7:17, 9:12, 11:25, 12:16, 14:1, 36:18 took [3] - 18:16, 18:17, 23:12 topic [1] - 30:19 town [5] - 22:16, 28:12, 28:13, 28:17,
S				
S.R [1] - 39:16 sand [4] - 19:7, 27:7, 27:8, 28:19 sanitary [2] - 23:24, 24:2 sat [1] - 34:1 scares [1] - 31:1 SCARPA [9] - 1:12, 29:25, 30:12, 30:20, 30:24, 31:11, 31:14, 32:9, 32:11 Scarpa [1] - 29:24 schedule [1] - 21:6 scheduled [1] - 9:7 sealed [1] - 16:12 season [2] - 25:12, 25:15 seasonal [7] - 16:4, 16:10, 18:9, 18:20, 21:15, 25:17, 26:13 second [2] - 23:3, 34:18 Secretary [1] - 1:14 secretary [1] - 8:15 see [5] - 11:16, 18:22, 19:24, 27:8, 27:12 seem [1] - 34:3 sees [1] - 11:6 send [1] - 8:20 sent [4] - 4:18, 8:16, 8:19, 36:6 separation [3] - 18:8, 18:11, 26:12 September [6] - 5:8, 8:11, 8:22, 9:5, 13:24, 33:7 series [4] - 15:17, 22:21, 24:6, 24:10 serve [1] - 33:13 session [1] - 33:7 set [1] - 39:7 Seth [1] - 33:23 seventh [1] - 23:3 sewer [2] - 23:24, 24:2				
T				
table [13] - 16:4, 16:5, 16:10, 16:17, 16:19, 16:25, 17:14, 18:9, 20:10, 21:16, 25:13, 25:18, 26:13 tables [1] - 25:17 takeover [1] - 30:6 talks [4] - 15:23, 18:7, 19:2, 20:1 TC [1] - 23:4 test [4] - 16:3, 16:23, 22:11, 23:15				

33:1 towns [2] - 28:20, 33:13 Township [3] - 4:6, 28:23, 30:3 TOWNSHIP [1] - 1:1 township [2] - 28:25, 30:7 transcript [5] - 39:5, 40:6, 40:6, 40:22 transparency [1] - 33:25 travel [1] - 23:7 traveling [2] - 23:24, 24:2 true [1] - 39:4 truthfully [1] - 30:18 try [1] - 8:13 Tuesday [1] - 33:9 twice [1] - 23:9 two [12] - 4:22, 7:14, 8:7, 18:10, 18:12, 21:15, 21:17, 26:12, 32:24, 37:17 type [1] - 24:3 typos [1] - 25:2	Vice [2] - 1:9, 28:5 VICE [1] - 28:6 virtually [1] - 4:24 VITE [1] - 1:14 voice [1] - 35:2 void [1] - 21:25	22:12, 22:14, 22:20, 23:3, 23:16, 23:21, 24:5, 24:13, 24:15, 24:20, 24:25, 25:14, 26:5, 26:9, 26:23, 27:6, 27:14, 28:13, 28:17, 28:21, 30:18, 31:2, 31:13, 31:16, 40:2, 40:5 witness [8] - 4:20, 7:8, 7:11, 7:13, 9:24, 10:4, 10:7, 12:14 WITNESSES [1] - 1:17 witnesses [6] - 5:3, 5:11, 7:14, 9:6, 10:1, 13:20 Woman [1] - 1:12 WOODBIDGE [1] - 2:4 worth [1] - 4:23 wrap [1] - 10:25 writes [1] - 20:16 written [1] - 29:10
U	W	
ultimate [2] - 5:6, 23:7 ultimately [2] - 20:20, 23:10 under [4] - 4:25, 21:20, 21:22, 27:4 understandings [1] - 14:23 unfortunately [1] - 12:16 unit [1] - 4:3 unless [2] - 10:7, 13:20 unrelated [1] - 37:18 up [16] - 9:7, 10:25, 12:20, 14:11, 15:7, 18:14, 21:21, 21:23, 21:25, 26:25, 27:8, 27:12, 28:20, 29:18, 33:9, 37:10 updated [6] - 19:21, 19:24, 26:16, 26:17, 26:23, 27:1 utilized [1] - 31:20	walsh [5] - 5:6, 9:25, 10:4, 13:6, 13:7 Walsh [2] - 7:12, 10:6 walsh's [2] - 8:2, 8:8 wants [2] - 12:7, 27:25 Warner [1] - 4:2 waste [2] - 12:22, 12:25 wasting [1] - 11:25 water [28] - 16:4, 16:5, 16:6, 16:7, 16:10, 16:16, 16:25, 17:14, 18:9, 18:20, 19:4, 19:6, 21:16, 21:18, 21:21, 21:24, 23:6, 23:18, 25:12, 25:17, 25:18, 26:13, 27:8, 27:12, 27:17, 27:23, 27:24 waters [3] - 16:18, 19:8, 28:20 ways [1] - 23:8 website [1] - 33:10 WEDNESDAY [1] - 1:2 week [1] - 13:21 Weisleder [1] - 33:23 welcome [1] - 35:18 West [3] - 4:1, 4:10, 37:12 WEST [3] - 1:1, 1:5, 2:8 wet [2] - 25:14, 25:21 Wetlands [1] - 22:15 wetlands [2] - 22:17, 22:20 whoever's [1] - 30:8 whole [3] - 12:22, 19:7, 31:17 WILKES [2] - 1:12, 32:14 wilkes [1] - 32:13 WILLIAM [1] - 1:12 wishes [1] - 36:11 Witness [1] - 40:25 WITNESS [36] - 17:10, 17:20, 17:24, 18:7, 19:2, 20:1, 21:2, 21:5, 21:10, 21:13,	years [2] - 23:9, 23:10 yesterday [3] - 4:19, 5:3, 12:2 yield [1] - 34:8
	Y	
	Z	
	Zone [1] - 4:2 Zoning [1] - 1:15 zoom [2] - 14:14, 37:25	
V		
vacant [1] - 4:5 verify [1] - 18:25 versus [1] - 19:5 via [1] - 37:25		