

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

Regular Meeting  
Tuesday, December 15, 2015  
—MINUTES—

**CALL MEETING TO ORDER:**

Chairman Sweeney called the meeting to order at 7:30 pm in the Auditorium of the Bridgewater Raritan Regional High School, 600 Garretson Road, New Jersey 08807

**OPEN PUBLIC MEETING ANNOUNCEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 12, 2015 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Board Secretary before the public meeting.

However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

**ROLL CALL:**

Don Sweeney – present	Alan Fross -- present
Pushpavati Amin – present	Roger Pearly, Alt. #1 – present
Paul Riga – absent	James Weideli, Alternate #2- present
Michael Kirsh – absent	Dawn Gutschall Alternate #3 – present
Evans Humenick – present	John Fallone Alternate #4 - present
Beth Powers – present	

Others present: Board Attorney Larry Vastola, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle, Ann Marie Lehberger, Planning Secretary

**MINUTES FOR APPROVAL:**

November 17, 2015, Regular Meeting (*pending*)

November 24, 2015, Special Meeting (*pending*)

December 1, 2015, Regular Meeting (*pending*)

The foregoing minutes will be presented for Board consideration when completed. No action was taken.

**MEMORIALIZING RESOLUTIONS:**

**HAROLD BROWN.** –206 Hancock Ave (*pending*)

Block 118 Lots 1.01

#15-030-ZB- Simple Variance – roof over porch

TIME: 120=2/17/16

DECISION: Approved with conditions 11/24/15

Eligible to Vote: Mr. Sweeney, Mr. Humenick, Mr. Kirsh, Mr. Pearly, Mr. Weideli, Ms. Gutschall, Mr. Fallone

-----  
**NY SMSA LIMITED PARTNERSHIP DBA VERIZON WIRELESS** – 49 Old York. Rd. (*pending*)

Block 134 Lots 6

#15-019-ZB- Minor Site Plan with Variances

TIME: 120=2/12/16

DECISION: Approved with conditions 11/24/15

Eligible to Vote: Mr. Sweeney, Mr. Humenick, Mr. Kirsh, Mr. Pearly, Mr. Weideli, Ms. Guttschall, Mr. Fallone

The foregoing resolutions will be presented for Board consideration when completed. No action was taken.

**HEARING AND DELIBERATIONS:**

**QUICK CHEK CORP**

Block 400 Lots 1 & 2

#14-033-ZB- Preliminary & Final Major Site Plan w/ Variances

TIME: 120=12/31/15

See attached Transcription dated December 15, 2015 prepared by: Latitisa Russell, C.C.R. of Schulman, Wiegmann & Associates, 216 Stelton Road, Suite C-1, Piscataway, NJ 08854.

The QuickChek application was carried to February 2, 2016 at 7:30 pm. at The Somerset County Vocational and Technical School  
in the Auditorium with no additional notice required.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,

Ann Marie Lehberger, Planning Secretary

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING

IN RE: QUICK CHEK CORP. \*  
Block 400 Lots 1 & 2 \*  
#14-033-ZB-Preliminary \*  
& Final Major Site Plan \*  
w/Variances \*  
- - - - - \*

SCHULMAN, WIEGMANN & ASSOCIATES  
CERTIFIED COURT REPORTERS  
216 STELTON ROAD  
SUITE C-1  
PISCATAWAY, NEW JERSEY 08854  
732-752-7800

Page 2	Page 4
<p>1</p> <p>2 TRANSCRIPT of the stenographic</p> <p>3 notes of the proceedings in the above-entitled</p> <p>4 matter as taken by and before LATTISA RUSSELL, CCR</p> <p>5 #30XI00234100, RPR and Notary Public of the State</p> <p>6 of New Jersey, held at the Somerset County</p> <p>7 Vocational and Technical School, 14 Vogt Drive,</p> <p>8 Bridgewater, New Jersey, December 15, 2015</p> <p>9 commencing at 7:30 p.m.</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>1</p> <p>2 INDEX</p> <p>3</p> <p>4 WITNESS DIRECT</p> <p>5 ROGER GREENWAY</p> <p>6 By: Mr. Robertson 10</p> <p>7 Ms. Suarez 19</p> <p>8 -----</p> <p>9 ROBERT HEFFERNAN</p> <p>10 By: Mr. Robertson 40</p> <p>11 Ms. Suarez 52</p> <p>12 Mr. Fross 95</p> <p>13 -----</p> <p>14 CHRISTINE COFONE</p> <p>15 By: Mr. Robertson 100</p> <p>16 -----</p> <p>17 PUBLIC SPEAKER PAGE</p> <p>18 Philip Eng 21</p> <p>19 Lihao Tang 25</p> <p>20 Mahesh Chandra 28</p> <p>21 C.P. Kelkar 29, 39, 84</p> <p>22 Angela Bodino 32, 94</p> <p>23 Qian Dong 34</p> <p>24 Anthony Casale 37</p> <p>25 Sharon Wrenn 55</p>
Page 3	Page 5
<p>1 APPEARANCES:</p> <p>2</p> <p>3 DiFRANCESCO, BATEMAN, COLEY, YOSPIN,</p> <p>4 KUNZMAN, DAVIS, LEHRER &amp; FLAUM, P.C.</p> <p>5 BY: WILLIAM ROBERTSON, ESQUIRE</p> <p>6 15 Mountain Boulevard</p> <p>7 Warren, New Jersey 07059</p> <p>8 Counsel for the Applicant</p> <p>9</p> <p>10</p> <p>11 WALTER HAYDEN, P.A.</p> <p>12 BY: HEATHER SUAREZ, ESQUIRE</p> <p>13 5 Becker Farm Road</p> <p>14 Roseland, New Jersey 07068</p> <p>15 Counsel for Bridgewater Residents United</p> <p>16</p> <p>17</p> <p>18 BOARD MEMBERS:</p> <p>19</p> <p>20 Donald Sweeney, Chairman</p> <p>21 Dawn Guttshall</p> <p>22 James Weideli</p> <p>23 Roger Pearly</p> <p>24 Michael Kirsh</p> <p>25 Evans Humenick</p> <p>Alan Fross</p> <p>Pushpavati Amin</p> <p>Lawrence Vastola, Board Attorney</p> <p>Thomas Forsythe, P.E. Board Engineer</p> <p>Scarlett Doyle, PP, Township Planner</p>	<p>1 PUBLIC SPEAKER PAGE</p> <p>2 Carol Shi 56</p> <p>3 Walter Morse 59, 60, 93</p> <p>4 Kevin Hoppel 62</p> <p>5 Audience Member 62</p> <p>6 Arindam Basu 65</p> <p>7 Debra Kurtz 67</p> <p>8 Feng Xig 70</p> <p>9 Jill Thomas 72</p> <p>10 Ashesh Shah 77</p> <p>11 Brian Komline 78</p> <p>12 Zhe He 79</p> <p>13 Ashok Thimmappa 80</p> <p>14 Julie Harte 82</p> <p>15 Andrew Leven 86</p> <p>16 Michael Leonard 87</p> <p>17 Richard Rosenberg 88</p> <p>18 Raj Ish 89</p> <p>19 Steve Kolavitch 91</p> <p>20 Jing Li 92</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 - - -  
2 EXHIBITS  
3 - - -

NO.	DESCRIPTION	PAGE
4 A-23	Air Quality Analysis Report	43
5 A-24	Mr. Heffernan's Report	43
6 A-25	Aerial Photograph	106
7 A-26	Rendering of the Proposed Building by GK&A Architects	111

1 BOARD SECRETARY: Ms. Powers?  
2 MS. POWERS: Here.  
3 BOARD SECRETARY: Mr. Fross?  
4 MR. FROSS: Here.  
5 BOARD SECRETARY: Chairman Sweeney?  
6 CHAIRMAN: Here.  
7 BOARD SECRETARY: Mr. Pearly?  
8 MR. PEARLY: Here.  
9 BOARD SECRETARY: Mr. Weideli?  
10 MR. WEIDELI: Here.  
11 BOARD SECRETARY: Ms. Guttschall?  
12 MS. GUTTSCHALL: Here.  
13 BOARD SECRETARY: Mr. Fallone?  
14 MR. FALLONE: Here.  
15 CHAIRMAN: Thank you. There's  
16 apparently still been a bit of confusion about one  
17 aspect of the process of this hearing and that's  
18 with respect to the use variances that are being  
19 applied for as opposed to the other bulk variances  
20 that are being applied for. So let me just in  
21 spend 30 seconds to try to clarify that issue.  
22 Okay.  
23 The key here are the use variances that  
24 are being requested. If the use variances should  
25 not be granted, all of the other variances that are

1 - - -  
2 HEARING OFFICER: Call to order the  
3 Tuesday, December 15th regular meeting of the  
4 Bridgewater Township Zoning Board of Adjustment.  
5 Adequate notice of this meeting has been given in  
6 accordance with the Open Public Meetings Act.  
7 Please be aware the Zoning Board of Adjustment  
8 policy for public hearings no new applications will  
9 be heard after 10:15 p.m. and no new testimony will  
10 be taken after 10:30.

11 Hearing assistance is available upon  
12 request. Accommodation will be made for  
13 individuals pursuant to the Americans with  
14 Disabilities Act provided the person with the  
15 disability provides 48 hours advanced notice of the  
16 planning department secretary before the public  
17 meeting. However, if the individual should require  
18 special equipment or services, seven days advanced  
19 notice excluding weekends and holidays may be  
20 necessary. Ann Marie, would you call the roll,  
21 please?

22 BOARD SECRETARY: Ms. Amin?

23 MS. AMIN: Here.

24 BOARD SECRETARY: Mr. Humenick?

25 MR. HUMENICK: Here.

1 required for this project are moot. They will  
2 never ever be heard. That's why we spent some time  
3 at the start of our last meeting talking about the  
4 need to focus on testimony that was relevant to the  
5 use variance. What's not terribly relevant to the  
6 use variances, for example, is the engineer's  
7 report that deals with waste water treatment  
8 amongst the slew of other issues and that's why we  
9 try to get away from questions directed towards  
10 their engineer that had to do with site plan type  
11 issues. We will discuss site plan if, if and I  
12 underline if, we get to the point where the  
13 applicant is granted the use variance, variances  
14 that he needs in order to proceed with this  
15 application.

16 So what we're really focused on  
17 initially now is the use variance. There will be a  
18 vote. I don't think we'll get there tonight. I'd  
19 love to. I don't think we'll get there tonight.  
20 There will be a vote at some point on the use  
21 variance. If the board decides to grant the  
22 applicant the use variance he's requested, we will  
23 proceed with the additional hearings related to the  
24 site plan issues. But for right now, what we're  
25 focused on is the use variance. So with that in

1 mind, Counselor, I believe you are up in terms of  
2 who your next witness is.

3 MR. ROBERTSON: Thank you, Mr.  
4 Chairman. William P. Robertson from the law firm  
5 of DiFrancesco, Bateman, Kunzman, Davis, Lehrer &  
6 Flaum on behalf of the applicant, Quick Chek. This  
7 is a continuation of the hearing that concluded on  
8 December 1st. At the December 1st hearing we heard  
9 the testimony of the applicant's traffic engineer,  
10 Mr. Olivo. Tonight, we have testimony from the  
11 applicant's air quality professional, Mr. Roger  
12 Greenway. Also, we have testimony from Roger P.  
13 Heffernan, who is a certified licensed appraiser  
14 and we also have here tonight the applicant's  
15 planner, Christine Cofone. We will do our best to  
16 get through all of those witnesses this evening.  
17 Unless there are any questions of myself, I would  
18 propose to start right away with Mr. Greenway.

19 CHAIRMAN: Let's do that.

20 - - -  
21 ROGER GREENWAY: Having  
22 been duly sworn, testifies as follows:

23 - - -  
24 CHAIRMAN: Would you give us your name  
25 please and professional address?

1 MR. GREENWAY: My name is Roger  
2 Greenway. I'm a principal with the firm of RTP  
3 Environmental Associates located at 239 U.S.  
4 Highway 22 East in Green Brook.

5 CHAIRMAN: Mr. Greenway, would you give  
6 us a very brief summation of your qualifications,  
7 please?

8 MR. GREENWAY: Environmental scientist  
9 with more than 35 years of experience. I have a  
10 bachelors and masters from Rutgers in environmental  
11 science and meteorology, an MBA from Fairley  
12 Dickinson. I published four books on environmental  
13 topics. Two on air pollution published by McGraw  
14 Hill. I have testified in many boards and before  
15 the staff of the U.S. Senate and House of  
16 Representatives committees drafting clean air act  
17 amendments.

18 CHAIRMAN: Anyone on the board have any  
19 additional questions about this witness's  
20 qualifications?

21 MR. ROBERTSON: We'll offer  
22 Mr. Greenway as an expert in the field of air  
23 quality.

24 CHAIRMAN: Please proceed.

25 MR. ROBERTSON: Mr. Greenway, you have

1 been engaged by the applicant in connection with  
2 air quality study; is that correct?

3 CHAIRMAN: Mr. Robertson, I don't know  
4 that folks can hear you unless you speak directly  
5 into that microphone.

6 MR. ROBERTSON: I'll just ask my  
7 introduction and then step out of the way.

8 CHAIRMAN: That's fine.

9 MR. ROBERTSON: Mr. Greenway, you have  
10 been engaged by the applicant in connection with an  
11 air quality study at this particular location; is  
12 that correct?

13 MR. GREENWAY: Yes, it is.

14 MR. ROBERTSON: Would you describe for  
15 the board what you did in that air quality study?

16 MR. GREENWAY: I was asked to describe  
17 the study that I undertook and the results. When  
18 you're looking at something like this proposed  
19 project the air quality impacts could occur from  
20 two principal types of activities. The first is  
21 dispensing fuel to the vehicles and of course,  
22 filling the underground fuel storage tanks and also  
23 from the emissions of the vehicles that are used in  
24 the property.

25 So to estimate what the air quality

1 impacts from the development could be, we first  
2 looked at the underground storage tanks and you've  
3 heard ample testimony before as to how many tanks  
4 and what sizes they are. We estimated about 2.2  
5 million gallons of gasoline would transit the tanks  
6 in a given year. Meaning, the tanks would be  
7 filled and emptied into vehicle at about that rate,  
8 which is based on one tank truck a day. We also  
9 estimated that, approximately, 60,000 gallons of  
10 diesel fuel will be dispensed in a similar manner.  
11 So when you're filling the tanks, there are some  
12 vapors in the tanks. If you look at the air space  
13 in the tank above the fuel level that will be  
14 saturated with vapors of diesel fuel or gasoline  
15 depending on what's in the tank. In many gas  
16 stations when you fill the tank, those vapors will  
17 be pushed out into the atmosphere.

18 In this design we're using a permeator  
19 which will control over 99 percent of those  
20 emissions. So the emissions from the tank filling  
21 and emptying into the vehicles will be over 99  
22 percent lower than they would be at gas stations  
23 that don't have this technology.

24 The other form of emissions is from the  
25 trucks and cars that would be utilizing the site

both for fueling and with convenience store. To estimate those emissions we looked at the traffic report with the peak hour in the morning and the afternoon. We looked at a national average of distribution of vehicles and we use what they call emission factors which are published by the Federal government. The USEPA sets emissions for vehicles nationally and some states like California set their own that go beyond that, but the USEPA set standards for vehicles which all the auto makers and truck makers have to comply with. These emission factors tell us how much emissions, how much pollution per vehicle mile or for riding how much emissions per minute are coming out of the vehicles of different age groups. So we use this in looking at the size of the site and the travel distances, the amount of fuel dispensed. We calculated what the air pollution emissions from the site would be if it were developed in the manner proposed and began operation. We then put these in an air quality dispersion model called air mod, which is a model to predict what the impact from emissions might be to the surrounding area. This is a USEPA developed air quality dispersion model that's recognized by DEP and one of the

gasoline vapors, for benzene, which is a constituent of gasoline and to some extent diesel fuel and for fine particulates, which are emitted in two ways. They are emitted by the gasoline vehicles using the site from tire wear, from brake wear and things of that nature. They are not considered hazardous or toxic, but the diesel particulates could be.

So we looked at these and we calculated the emissions now from transiting vehicles and from idling vehicles onsite and we modeled those using the same model. Then what you do is, you take the predicted concentration of each of these pollutants and multiply it by a unit risk factor. The unit risk factor is provided by NJDEP and it tells you for each microgram for diesel particulates, gasoline vapors or benzene in the air what the risk in the million is. You've all probably heard it's one in a million risk or ten in a million risk of something, some adverse health effect happening from eating some kind of food or by breathing some kind of pollution.

By doing this, just to get to the point, the concentration of all three of these resulted in concentrations when you apply the unit

acceptable models for these type of studies.

So what did we look at? We looked at first carbon monoxide, which is principally an emission from the vehicles. It's not emitted from the fuel storage. It's emitted by the idling vehicles onsite and the transiting vehicles onsite. We looked at particulate matter and we looked at nitrogen oxides. So these are the principle combustible-related emissions that come from motor vehicles and what we found when we did the modeling that the off site impacts of these pollutants were too low to actually plot. The program that we used will give us a plot of the concentration of the emissions around the surrounding area and the lowest level that would plot is 10 percent of the air quality standard. None of the levels exceeded the level for plotting. For those principle criteria pollutants it was absolutely no impact.

The other thing we looked at is the risk from benzene emissions from gasoline vapor emissions and from the diesel particulates because these are what we call hazardous or toxic pollutants and they are toxic only if they are above a certain level. So for these, we use similar emission factors for diesel vapors, for

risk factor, they were well under one under million. To put that in perspective, what DEP says, if the risk is acceptable if it's between one in a million and ten in a million and if it's under one in a million, it's considered negligible. So the impact of these potentially hazardous is negligible from the construction and the operation on the site.

MR. ROBERTSON: Mr. Greenway, you did prepare a report which has been submitted to the board. I don't know if the board would like to have that marked as an exhibit.

CHAIRMAN: Fine it's up to you, Counsel. Does anyone on the board have any questions for this witness? And before anyone tries to ask any questions, we've got a limited number of mikes that we are going to have to deal with here. For so just wait until one gets to you before you actually ask your question. Do we have a questions from the board for Mr. Greenway? No, we do not. Scarlett, anything from you?

MS. DOYLE: No.

CHAIRMAN: Mr. Vastola?

MR. VASTOLA: No.

CHAIRMAN: Anyone from the audience

1 have a question for this witness? Now if you  
2 recall the procedure, we've been following here, if  
3 you have a question, come up to the podium, use the  
4 microphone. Sign in. There is a piece of paper  
5 and a pen up there, so we have a record of your  
6 name and address. Give us your name and address as  
7 you speak and we'll take it from there. You are  
8 on.

9 MS. SUAREZ: Good evening.

10 CHAIRMAN: We're also going to work  
11 with our three-minute limit, please. Thank you.

12 MS. SUAREZ: Mr. Chairman, point of  
13 order, I was not aware that a three-minute limit  
14 would apply to attorneys.

15 CHAIRMAN: No, it does not. You're  
16 correct. It applies for members of audience.

17 You're representing a subset of that group. So  
18 please proceed, Ms. Suarez.

19 MS. SUAREZ: Thank you, Mr. Chairman.  
20 Good evening, ladies and gentleman. As the  
21 Chairman indicated, I'm Heather Suarez. I'm an  
22 attorney at Walder Hayden and I'm here this evening  
23 representing my clients, Bridgewater Residents  
24 United and I had indicated that representation when  
25 I was last here.

1 asking Mr. Cahill if there would be additional  
2 reports and two of the reports that Mr. Cahill  
3 indicated would be updated were an environmental  
4 impact statement and a new traffic report and given  
5 that Mr. Greenway indicates that he was present  
6 during that testimony on November 17th, I'm asking  
7 Mr. Greenway if he recalls that the applicant's  
8 engineer indicated that there would be an updated  
9 traffic report as part of this application.

10 MR. GREENWAY: I don't recall that  
11 being stated.

12 MS. SUAREZ: Okay. And Mr. Greenway,  
13 at this point the only traffic report that you've  
14 relied on relative to your testimony here this  
15 evening is the report that you indicated was dated  
16 October 30th of 2015, correct?

17 MR. GREENWAY: 2015, that's correct.

18 MS. SUAREZ: 2015. Thank you. One  
19 other comment that I would like to make for the  
20 record. The report that Mr. Greenway has been  
21 testifying about has been identified as December  
22 7th and it would appear that at this point that  
23 report, I'm not sure what date it actually hit the  
24 board's file, but point of order it would appear  
25 that it did not provide sufficient time for all of

1 - - -  
2 CROSS-EXAMINATION  
3 BY MS. SUAREZ  
4 - - -

5 Mr. Greenway, you testified that you  
6 had reviewed a traffic report. Can you please  
7 identify the date of the traffic report that you  
8 utilized?

9 MR. GREENWAY: October 30, 2015.

10 MS. SUAREZ: And Mr. Greenway, were you  
11 present during the testimony of Mr. Cahill on  
12 November 17th?

13 MR. GREENWAY: Yes.

14 MS. SUAREZ: Do you have a recollection  
15 that during that testimony at the questioning of  
16 the board chairperson the board asked Mr. Cahill if  
17 he would be agreeable to providing an updated  
18 traffic report in accordance with certain of the  
19 comments that had been made by the various  
20 municipal officials? Do you recall that?

21 MR. ROBERTSON: Are you referring to  
22 Mr. Cahill or Mr. Olivo, the traffic engineer?

23 MS. SUAREZ: No. I'm referring to  
24 Mr. Cahill. When I was here on November 17th,  
25 there were questions from the board as I recall

1 the interested residents here to review that  
2 report. So I would like that noted for the record.  
3 Thank you.

4 CHAIRMAN: Any other questions for this  
5 witness? Did you sign in?

6 MR. ENG: I'm going to.

7 CHAIRMAN: Thank you very much.

8 MR. ENG: Good evening. My name is  
9 Phillip Eng. I just have a couple questions here.  
10 Does your study reflect the recent rise of these  
11 mega stations in terms of traffic when you're  
12 calculating your pollution estimates?

13 MR. GREENWAY: I'm not sure what you  
14 mean by mega station.

15 MR. ENG: Well, these large convenience  
16 stores request, 12 to 16 pumps. According to the  
17 NJDOT they had to revise all their traffic numbers  
18 to take into account these type of stations where  
19 in the past we didn't have these.

20 MR. GREENWAY: I based, my report on  
21 the traffic engineer's study, which is based on the  
22 proposed design.

23 MR. ENG: In your report you -- a lot  
24 of things were -- the way it was worded it was a  
25 lot of predictions and estimates. Are there any

1 real facts in terms of meaning that, you know, have  
2 you compared your predictions and estimates to an  
3 actual air quality, like a before-and-after study?  
4 Have you checked the air quality before these mega  
5 stations went in compared to after they've been in  
6 place?

7 MR. GREENWAY: The purpose of the  
8 modeling is to predict the potential consequence of  
9 something that isn't built yet. So it's not really  
10 possible to do what you're saying until after  
11 construction. Monitoring could be done to measure  
12 the results, but the studies have all been -- the  
13 models have been developed over -- this particular  
14 models have been developed over 20 years and widely  
15 used for USEPA and DEP and for planning purposes.  
16 It's very well accepted. It's very little doubt  
17 that the model is accurate.

18 MR. ENG: Have they ever checked the  
19 air quality after these stations were put in place?

20 MR. GREENWAY: I've never been asked to  
21 do a monitoring after a station has been put in  
22 place.

23 MR. ENG: In your report and based on  
24 these models, what is the average age of the fleet  
25 to determine your modeling?

1 what is the percentage of the cars that or did they  
2 take this into consideration vehicles with the  
3 check engine light on?

4 MR. GREENWAY: No.

5 MR. ENG: You know what it means when  
6 the check engine light is on?

7 MR. GREENWAY: It could mean various  
8 things depending on the vehicle and what the fault  
9 is.

10 MR. ENG: It means that the vehicle is  
11 polluting 1.5 times greater than the standard of  
12 living.

13 MR. GREENWAY: It may be other reasons.  
14 It could be a faulty oxygen sensor.

15 MR. ENG: Right. The reason for the  
16 light to come on it means it exceeds 1.5 times the  
17 standard of living. That's why the light comes on.  
18 Are you aware -- the point I'm trying to make is  
19 that medium-duty diesel trucks is a big problem in  
20 terms of emissions.

21 CHAIRMAN: Sir?

22 MR. ENG: Yes?

23 CHAIRMAN: Ask the question. Don't  
24 make a point. Ask the question.

25 MR. ENG: Yes, sir. All right. Are

1 MR. GREENWAY: We looked at vehicles  
2 prior to 2008, which met a different emission  
3 standard than those after 2008. We assumed that 50  
4 percent of the vehicles would be newer than 2008  
5 and meet the newer emission standards.

6 MR. ENG: In that report, do they  
7 include medium duty diesel trucks?

8 MR. GREENWAY: Yes.

9 MR. ENG: What is the percentage?

10 MR. GREENWAY: 30 percent of the  
11 vehicles we assume would be light-duty trucks. I  
12 don't have a figure for medium duty.

13 MR. ENG: Are you aware that  
14 medium-duty diesel trucks are self-inspected and  
15 therefore, there are no emission standards for  
16 them?

17 MR. GREENWAY: I am not aware of that,  
18 no.

19 MR. ENG: Are you aware like examples  
20 of medium-duty diesel trucks. Like, a Ford F-450,  
21 those used by landscapers and contractors and flat  
22 beds, like, box trucks.

23 MR. GREENWAY: I'm aware those trucks  
24 exist, yes.

25 MR. ENG: Also, in that fleet study,

1 you aware that the EPA and the State of New Jersey  
2 has spent millions of dollars trying to update, you  
3 know, older diesel engines in their fleets?

4 MR. GREENWAY: That the State of New  
5 Jersey is doing that?

6 MR. ENG: Yes.

7 MR. GREENWAY: No.

8 MR. ENG: Because how many medium-duty  
9 diesel trucks do you think will be running through  
10 the Quick Cheks refueling?

11 MR. GREENWAY: I'd have to review the  
12 traffic study. I don't know if it was a number  
13 given for medium-duty diesel trucks.

14 MR. ENG: All right. Thank you.

15 CHAIRMAN: Thank you. Listen, I'm  
16 going to repeat one of the things that was said  
17 last time around. There is no applause meter up  
18 here. You don't get points based on how much noise  
19 you make. Let's just try to ask questions, get  
20 answers and move through this as quickly as we can  
21 while uncovering as many relevant facts as we can.  
22 I appreciate your cooperation. Thank you.

23 MR. TANG: My name is Lihao Tang.  
24 L-I-H-A-O. Last name T-A-N-G. My address is 72  
25 Shields Lane. So I got a question. You said that

1 you research of all your modeling is based on the  
2 traffic report; is that right?

3 MR. GREENWAY: Yes.

4 MR. TANG: So that means you have to  
5 use how many cars are on this site, but lots a time  
6 I have a question to the traffic expert about the  
7 trip generation and I just asked -- I used NJDOT  
8 number and get a number, which is significant  
9 larger than the trip generation show on the traffic  
10 report. I think -- is your traffic expert here?

11 CHAIRMAN: No, the traffic guy is not  
12 here.

13 MR. TANG: Then my question is --

14 MR. ROBERTSON: Mr. Chairman, that's  
15 not what I suggested. The question is, is it for  
16 this witness?

17 CHAIRMAN: I understand, but your  
18 traffic guy is not here.

19 MR. ROBERTSON: He's here. I just  
20 didn't want any misunderstanding.

21 CHAIRMAN: Thank you very much.

22 MR. TANG: So your report give, like,  
23 233 trips in the a.m. hours, rush hours.

24 CHAIRMAN: Hold on. Hold on one  
25 second. We are not asking traffic questions of the

1 tell us how many studies you did?

2 CHAIRMAN: Please speak into the  
3 microphone.

4 MR. CHANDRA: Hello, Mr. Greenway. If  
5 you can you tell us how studies you need for Quick  
6 Chek or any other similar business before this  
7 studies? How many studies you have done?

8 MR. GREENWAY: I've done, I think,  
9 three other ones for Quick Chek and four or five  
10 for another similar-type project.

11 MR. CHANDRA: And did you do any  
12 studies for township opposing Quick Chek or  
13 opposing these businesses?

14 MR. GREENWAY: I have not been asked by  
15 a township to do that, no.

16 MR. CHANDRA: If you can give us your  
17 studies that you did, your projections and what  
18 happened after, can you provide the information on  
19 your projects and what were the results after those  
20 businesses were established those places based on  
21 your studies?

22 MR. GREENWAY: There was no monitoring  
23 done after the studies were completed.

24 MR. CHANDRA: If you want to put any  
25 weight on your studies we will appreciate if you

1 environmental guy.

2 MR. TANG: I understand. The  
3 environmental model is based on the numbers of trip  
4 generation from the traffic report.

5 CHAIRMAN: That's correct and this is  
6 not the time to go over the traffic guy's  
7 testimony. We did that two weeks ago for  
8 two-and-a-half hours. We are not doing it again  
9 tonight.

10 MR. TANG: The NJDOT number I have  
11 gives 244 in the a.m. peak hour and 356 in the p.m.  
12 hour, which is more than 20 percent larger than the  
13 numbers in your traffic report. So if you use  
14 these numbers, do you think that would change your  
15 predictions?

16 MR. GREENWAY: First of all, it's not  
17 my traffic report. Secondly, the answer is no  
18 because the numbers for the vehicle emissions were  
19 too low to plot. They were significantly too low  
20 to plot. So if they went by 20 percent they still  
21 would be too low to plot.

22 MR. TANG: Thanks.

23 MR. CHANDRA: Good evening. My name is  
24 Mahesh Chandra, 15 Purcell Road, Bridgewater. I  
25 got a question for Mr. Greenway. Could you please

1 give us actual results after your studies after  
2 those businesses were established.

3 CHAIRMAN: Sir, he said he doesn't have  
4 those results.

5 MR. CHANDRA: Thank you very much.

6 CHAIRMAN: Thank you.

7 MR. KELKAR: Hello. My name is C.P.  
8 Kelkar and I live on 32 Shaffer Road. I have a PhD  
9 in chemical engineering and I work on some of the  
10 topics, which he's talking about, so I appreciate  
11 and I understand chemistry a little bit more than  
12 quite a few people here in the audience. I  
13 completely agree with you. My concern is more with  
14 benzine and soot emissions rather than CO-2 or nox  
15 emissions. Cars recently are very efficient when  
16 it comes to that. I go back to your model and I  
17 understand that you are not in the business of  
18 corroborating your model, but I have seen some  
19 published reports, which talk about benzine  
20 emissions rising as gas stations are built close to  
21 the residence and there is a certain foot distance  
22 guideline for it. Let me ask you a question.  
23 What's the baseline benzine emissions? What's the  
24 baseline noise emission in the environment, let's  
25 say in Bridgewater Township, around the area you're

1 proposing to build the Quick Chek?

2 MR. GREENWAY: There is no -- there is  
3 a number throughout the State of New Jersey and the  
4 numbers, I'm thinking from memory, are one  
5 microgram per cubic meter.

6 MR. KELKAR: Yes. What is your  
7 estimate because in your report you're just stating  
8 the risk and I fully understand how you calculate  
9 the risk, but I want to take it down into more  
10 absolute terms. What would be your estimate that  
11 the benzene emissions would rise to say within 100  
12 feet or 150 feet, that's where that Bogart Street  
13 will be, what will be the rise in benzene emissions  
14 after the Quick Chek is in place?

15 MR. GREENWAY: My report did address  
16 that. It's actually close to the 400 feet from the  
17 tank beds and from the center of the site to the  
18 nearest house either on Bogart Drive or to the east  
19 and the impact there would be under one microgram  
20 per cubic meter.

21 MR. KELKAR: Because I've seen several  
22 studies in North Carolina and Connecticut where  
23 they have stated in excess of minimum 400 feet as  
24 the minimum distance required by townships where  
25 these mega gas stations can be placed because my

1 concern is benzene and soot emissions. So as Quick  
2 Chek is a business have they and maybe, this is a  
3 question not for you to ask. Maybe, I will ask it  
4 to somebody else, but have they done this post  
5 monitoring to give comfort to the people here in  
6 the audience that, yes, the benzene emissions will  
7 not be higher than what is already currently in the  
8 environment you're reading?

9 MR. GREENWAY: The thing is the  
10 emissions and the impact to be 100 times higher  
11 than we are predicting. It would be still  
12 acceptable. If the predictions were some level of  
13 concern, I would agree that would be a worthwhile  
14 thing to do, but the predicted impacts are so low,  
15 I don't think it would be worthwhile to do such a  
16 study.

17 MR. KELKAR: I totally agree when you  
18 talk about model. You're in the business of  
19 predicting models, but we also have an example with  
20 Volkswagen where models can be used and they can go  
21 wrong. So where my question comes to you is, it  
22 would behoove you to share with us data which  
23 states that okay here was a station, here you built  
24 and here was the background benzene emission and  
25 here's what the benzene emission was after and we

1 can even show it and split it by what it was during  
2 daytime rush hour and what it was in the evening.

3 CHAIRMAN: He's already testified that  
4 they've done no such monitoring.

5 MR. KELKAR: But I would then ask the  
6 board that it's -- there are several reports I've  
7 seen from the EPA where they have linked and I'm  
8 sure you guys understand benzene is a very serious  
9 carcinogen and that should be an area of concern  
10 for us.

11 CHAIRMAN: Thank you.

12 MR. KELKAR: Thank you.

13 MS. BODINO: My name is Angela Bodino.  
14 I live at 21 Deer Run Drive. My question is that  
15 in the context of this historic decision made about  
16 controlling climate change and we're hearing to  
17 fossil fuels are best kept in the ground, isn't it  
18 a time when we should be considering drawing away,  
19 backing away from the increasing the amount of  
20 fossil fuels and emissions? Do we really need  
21 this? Do we really need to do all these studies  
22 given the fact that we are in the historic moment  
23 of reducing our reliance on these oil emissions?

24 CHAIRMAN: That's an interesting  
25 question, but not quite frankly, it's not up to the

1 Bridgewater Township Zoning Board of Adjustment to  
2 make a determination about that. We have certain  
3 regulations that the DEP promulgates that anyone  
4 applying for this kind of variance or anyone  
5 building this kind of facility has to meet. If you  
6 really are interested in pursuing this I suggest  
7 you talk to the DEP and suggest to them that they  
8 revise those standards and but that is not  
9 something this board is going to even pretend to  
10 try to do.

11 MS. BODINO: I think our perhaps  
12 Bridgewater Residents United should take that on  
13 because it's serious.

14 CHAIRMAN: I'd love to see them do  
15 that. Thank you very much.

16 MS. BODINO: It's the planet. It's not  
17 only Bridgewater. It's planet.

18 CHAIRMAN: But this is the Bridgewater  
19 Zoning Board.

20 MS. BODINO: This is our context of  
21 staying healthy and we know that this is not a  
22 healthy environment to be increasing our reliance  
23 on fossil fuels.

24 CHAIRMAN: Thank you very much.

25 MS. BODINO: Thank you.

1 MS. DONG: Good evening. My name is  
2 Qian Dong and I live in Bridgewater, 74 Huntley  
3 Way. Q-I-A-N, that's my first name. A follow-up  
4 question on your testimony on one of the questions  
5 raised by the fellow resident, my fellow resident.  
6 So you have answered the number of cars is too low  
7 to be applied in your model. So I'm just wondering  
8 can you tell us what is the number that would be  
9 high enough for you to be -- for you to consider to  
10 be put in your model?

11 MR. GREENWAY: No. No, I didn't say  
12 that the number of cars were too low to put in the  
13 model. The actual number of cars predicted by  
14 traffic engineer were put into the model. What the  
15 model does is, it takes the emissions from the  
16 vehicles and calculate the air pollution  
17 concentration offsite and the model then will plot  
18 those concentrations if they are at least ten  
19 percent of standard. For example, carbon monoxide,  
20 the one-hour standard is 35 parts per million. So  
21 if the concentration isn't over 3.5 there is no  
22 plot.

23 MS. DONG: I understand. So that is  
24 based on the number of cars from the traffic  
25 engineer?

1 MR. GREENWAY: It's based on the number  
2 of cars for carbon monoxide and trucks and lead in  
3 particulates, but for diesel the gasoline vapors  
4 it's based on tank emptying as well as a number of  
5 cars.

6 MS. DONG: Okay. Thank you. Another  
7 question is, you have mentioned you used model to  
8 do the prediction and to draw your conclusion of  
9 the impact of the air quality, correct?

10 MR. GREENWAY: Yes.

11 MS. DONG: I'm a statistician. So I  
12 know that every model has assumptions. Can you  
13 tell us what are the assumptions in your model that  
14 you are using?

15 MR. GREENWAY: I've already listed some  
16 of the most important ones, which is the number of  
17 vehicles and tank filling. The BP emissions  
18 factors are specified by the federal government.  
19 So that's not an assumption. The model uses  
20 meteorological data from Newark International  
21 Airport. It predicts the dispersion of the  
22 emissions to the surrounding environment.

23 MS. DONG: Am I understanding correctly  
24 that those numbers you mentioned, the standard of  
25 the national standards, are those averaging

1 national standards, even New Jersey national  
2 standards or New Jersey standards? Is there any  
3 number that you particularly consider the factors  
4 that Bridgewater especially in this particular site  
5 is highly dense with population, have you  
6 considered any of those in your model?

7 MR. GREENWAY: First of all, the  
8 standards are national standards.

9 MS. DONG: National standards -- I just  
10 want to clarify.

11 MR. GREENWAY: National --

12 CHAIRMAN: Excuse me, ma'am. You asked  
13 him a question. Let him answer it.

14 MS. DONG: I just want to make sure  
15 it's a national standard, right.

16 MR. GREENWAY: But New Jersey has also  
17 adopted them. So in the New Jersey regulations, as  
18 well.

19 MS. DONG: Okay. That means you did  
20 not consider the fact that New Jersey is highly  
21 populated and this particular site is highly dense  
22 with population, correct?

23 MR. GREENWAY: Well, in my opinion the  
24 site is not highly populated. I've done work in --

25 CHAIRMAN: Please.

1 MS. DONG: Can you give me an example  
2 of a highly populated, dense area?

3 MR. GREENWAY: Any of the major cities  
4 in New Jersey. Elizabeth, Newark, Trenton,  
5 Morristown. Those are densely populated.

6 MS. DONG: Bridgewater in your opinion  
7 is not. Thank you. Thanks for your great answer.

8 CHAIRMAN: Thank you.

9 MR. CASALE: Good evening, board  
10 members, Mr. Greenway. My name is Anthony Casale.  
11 I'm at 382 Route 28 in Bridgewater. Mr. Greenway,  
12 did Quick Chek hire you to do a model of air  
13 quality for this gas station and Quick Chek?

14 MR. GREENWAY: They hired me to do an  
15 air quality analysis of what the potential impacts  
16 of this project would have on air quality.

17 MR. CASALE: Okay. Did they hire you  
18 to do any actual current studies of any of their  
19 locations that they currently have?

20 MR. GREENWAY: No.

21 MR. CASALE: Are you aware of  
22 Hillsborough Route 206 gas station and mega Quick  
23 Chek?

24 MR. GREENWAY: I use it fairly often,  
25 yes.

1 MR. CASALE: Okay. Could you agree  
2 this location -- are you aware that this facility  
3 in Hillsborough is similar to the proposed Quick  
4 Chek in Bridgewater?

5 MR. GREENWAY: I honestly haven't  
6 compared the site plans for both of them, but it's  
7 probably fairly similar, yes.

8 MR. CASALE: And Quick Chek did not  
9 have you do an actual study of the air quality at  
10 that facility?

11 MR. GREENWAY: I was not asked to do a  
12 study for that. That may have been before we did  
13 some work together.

14 MR. CASALE: Okay. Thank you very  
15 much.

16 CHAIRMAN: Thank you.

17 MR. KELKAR: Hi, this is C.P. again and  
18 I'll ask you a quick follow-up question.

19 CHAIRMAN: Before you do that, would  
20 you sign in again, please?

21 MR. KELKAR: I already did that. You  
22 mentioned which one of my neighbors corrected is  
23 you said that closest residence is 400 feet away.  
24 In reality, it's more like 200 feet away and so I'm  
25 looking at some other studies done in the Denville

1 area and they actually plotted what is the model  
2 risk of cancer versus distance from the gas station  
3 and the difference between 200 and 400 feet is  
4 quite a bit. If it was 400 feet, I would have had  
5 a tendency to agree with your conclusions.

6 MR. ROBERTSON: Mr. Chairman, I think  
7 it has to be a question. I'm not familiar. We  
8 haven't been presented with any study. If there is  
9 a question for this witness, that's fine.

10 CHAIRMAN: Question?

11 MR. KELKAR: My question to you would  
12 be, do you realize you misspoke when you said it  
13 was 400 feet when in reality it's 200 feet?

14 MR. GREENWAY: What I'm measuring the  
15 400 feet from is not the edge of the property, but  
16 the location permeator vents and the idling  
17 transiting areas, which is the central portion of  
18 the site. It's 420 feet from the house to the east  
19 and it's over 400 feet to Bogart. So I used the  
20 figure 400 feet with my calculations.

21 MR. KELKAR: Thank you.

22 CHAIRMAN: Thank you. Counselor, next  
23 witness, please.

24 MR. ROBERTSON: Robert Heffernan.  
25 - - -

1 ROBERT HEFFERNAN, after  
2 having been first duly sworn, testified as:

3 - - -  
4 CHAIRMAN: State your name and  
5 professional address, please.

6 MR. HEFFERNAN: Robert F. Heffernan.  
7 My address is -- I'm with the firm of Robert F.  
8 Heffernan & Associates. The address is Post Office  
9 Box 611, Oldwick, New Jersey.

10 CHAIRMAN: Spell your last name please.

11 MR. HEFFERNAN: H-E-F-F-E-R-N, as in  
12 Nancy, A-N.

13 CHAIRMAN: Mr. Heffernan, would you  
14 give us a brief summary of your qualifications,  
15 please?

16 MR. HEFFERNAN: Yes, I'm a designated  
17 real estate appraiser designated by the Real Estate  
18 Appraiser Institute as an SRA, senior residential  
19 appraiser. I am a licensed appraiser in the State  
20 of New Jersey with a general license, which allows  
21 me to appraise any type of property in the state.  
22 I've been an appraiser for, approximately, 44  
23 years. My current employment is with my own firm,  
24 Robert F. Heffernan & Associates.

25 Prior to that, I was with the firm of

1 Professional Appraisal Associates as principal in  
2 Summit, New Jersey. Prior to that, I was with the  
3 firm of Krauser & Welsh in Morristown, New Jersey  
4 as an appraiser and consultant.

5 I'm a graduate of the University of  
6 Rhode Island with a degree in business. I have  
7 taken appraisal courses through the Society of Real  
8 Estate Appraisers and the Appraisal Institute.

9 CHAIRMAN: That's fine. That's fine.  
10 You've testified before board as I recall in the  
11 past, right?

12 MR. HEFFERNAN: I've testified before  
13 this board.

14 CHAIRMAN: Thank you very much. Anyone  
15 else on the board have any questions about  
16 qualifications? Please proceed.

17 MR. ROBERTSON: Chairman, the  
18 qualifications are extensive. If the board doesn't  
19 want to hear them live, I would like to at least  
20 submit them so they are part of the board.

21 CHAIRMAN: Thank you.

22 MR. ROBERTSON: Mr. Heffernan, you were  
23 requested to conduct an analysis of this project on  
24 your analysis on nearby residential properties, is  
25 that correct?

MR. HEFFERNAN: Yes, that's correct. I was asked by Quick Chek to provide real estate testimony here in regard to this testimony, the proposed application and in regard to that, I told them, obviously, I can't provide testimony without doing some sort of an analysis or study. It was determined that the best study that could be done would be to study other facilities especially since Quick Chek has so many within the state, to study other facilities that they do have that are currently operating and to isolate whether or not there have been any residential sales within those neighborhoods and whether those residential sales have been impacted by the operation of the convenience store, gasoline filling station. So we undertook that study over the last several weeks and I apologize that we were not able to get it to you ten days ahead of time, but I do have copies of my report here and can distribute it to you.

MR. ROBERTSON: Would you describe the study that you conducted, Mr. Heffernan?

MR. HEFFERNAN: What we did was, we were supplied a list of Quick Chek facilities that were relatively similar to this that exist within the state, within the tri-state area. We isolated

those that were located in Central Jersey in our area of expertise and there were nine such stations that we felt that compelled to --

MR. VASTOLA: The air quality analysis report should be marked A-23 and this report should be marked -- Mr. Heffernan's report should be marked A-24. Do you agree?

CHAIRMAN: I agree.

(At which time, the air quality analysis report and Mr. Heffernan's report were received and marked as A-23 and A-24 for identification.)

MR. ROBERTSON: Mr. Vastola, we have 24 and 25. That appears to be correct, Mr. Vastola. In the transcript I'm looking at, the December 1st and if there is another exhibit, that we thought was marked, we'll get to that. You are correct. That's what we have.

MR. HEFFERNAN: So in regard to what I had been mentioning, we ended up looking at nine different locations of Quick Cheks in Central New Jersey. If you need me to tell you exactly which ones they were, I'd be happy to do that. I do have

that information, but in terms of trying to keep the time reasonable, what we found -- in order to do a study of this nature and let me just explain this very quickly. The Appraisal Institute talks about the fact that there is external obsolescence that can be rendered on properties by forces outside the property. Those forces we sometimes refer to externalities. They are external to the property, itself. So sometimes we have a condition where a neighboring facility to a particular type of residential property could affect its property value and its price. So often times we will look at how can we isolate these affects of these externalities and typically, that is done by paired data analysis study and the reason that we use that is because it is -- there isn't really enough significant data that we can use a statistical type of approach to it and certainly when an appraiser works on an appraisal and tries to determine how to make an adjustment for an externality, he's going to prepare properties. He'll compare one property that had the externality to another property without the externality and isolate what the difference between those two sale price represents. That would be the affect of the externality. So

this is the manner in which we decided we needed to approach this particular study and what we did was we looked for Quick Cheks that had residential properties relatively close by.

So out of the nine locations that Quick Chek had that were in the Central Jersey area, the area of our expertise, we found that there were three properties that had residential subdivisions nearby and that those particular properties -- with those particular properties, there were several sales that had taken place within the last several years that we could isolate and if you look at my study and of course, there is a lot of information here, which I encourage you to read, which would describe the subject property, the proposed project, but you've heard all that so far. The particular property in question is at the intersection of Route 22 and 28 and both Route 22 and 28 are relatively heavily traveled roads. They do get a lot of exposure to traffic and obviously, at all times of day, but at rush hour it's much more concentrated, much more difficult.

So the property in question is commercially zoned. So there is the ability to build certain types of commercial types of

1 operations there. Unfortunately, the gas station  
2 wasn't one of those and that's why these use  
3 variance is being asked for.

4 The property has some unique factors to  
5 it. From the standpoint of what I look at, there  
6 is an existing house, historic house on the site  
7 and barns on the site. It's used as a farm stand.  
8 That's pretty much been testified to that that  
9 would continue if the board would allow it. In  
10 addition to that, the applicant plans to put the  
11 Quick Chek on the property and the Quick Chek would  
12 be located more towards the central and easterly  
13 side of the property and between that proposed  
14 facility and the road and there is a relatively  
15 substantial buffer. I believe there were  
16 renderings that were presented to the board that  
17 shows views of what the property would look like.  
18 I had exposure to that and I considered it.  
19 There's a copy of that rendering in my report. So  
20 I want you to know that that is something that we  
21 were aware of and something that we are also  
22 considering on relying, as well.

23 If you look at page 34 of my report,  
24 the first facility that we found residential sales  
25 within the general locale of the Quick Chek was in

1 Whippany. This is located on 2 Parsippany Road.  
2 It's actually, on the corner of Parsippany Road and  
3 Whippany Road in Whippany, which is actually  
4 Hanover Township. If you look at page 36 of my  
5 report, you'll see a copy of a map. It shows the  
6 condominium subdivision that's known as Oak Ridge  
7 Condominiums. It shows Parsippany Road and you see  
8 that on the right-hand side at the corner of  
9 Parsippany Road and the road adjacent to that --

10 CHAIRMAN: He doesn't have something we  
11 can project on the screen. Please proceed,  
12 Mr. Heffernan.

13 MR. HEFFERNAN: I did not have a  
14 display of this, so I can't project it. If you  
15 look at the bottom right-hand side of the drawing,  
16 you'll see where the location of the Quick Chek is  
17 that's noted on the drawing and you see also on  
18 that map there are yellow colorings of particular  
19 units that have marketed in 2015 in that  
20 subdivision and those are noted with numbers. I  
21 know those numbers are small. I apologize, but as  
22 I reduce these things sometimes they are a little  
23 smaller, but you can see they are --

24 CHAIRMAN: Mr. Heffernan, nobody in the  
25 audience has a copy of this map in front of them.

1 It does them no good to hear you describe it  
2 because they can't see it. Would you please cut to  
3 the chase and summarize your findings?

4 MR. HEFFERNAN: All right. I was  
5 hoping that the board was following it. I would be  
6 happy to cut to the chase. To cut to the chase, if  
7 look at the graph of the chart on page 35 on the  
8 report --

9 CHAIRMAN: Please do not interrupt the  
10 witness. He will provide his testimony. If you  
11 want to ask him a question afterwards, you may to  
12 do that. I said, no questions for him. Let him  
13 testify.

14 MR. HEFFERNAN: Just to be obviously  
15 helpful here, this project is within 600 to 1,000  
16 feet of the Quick Chek. So there were a total of  
17 seven sales that took place in 2015 and if I adjust  
18 those sales for the differences between them and  
19 using sale number two as a subject, they all fall  
20 into line between 424,000 and 425,950 in terms of  
21 price. So that there really -- what this  
22 demonstrates is that all of these properties  
23 regardless of how close or how far away from the  
24 Quick Chek they are, are relatively the same in  
25 price. So there really is no difference from a

1 locational standpoint as you get further away from  
2 the Quick Chek.

3 This is also demonstrates the fact of  
4 having seven or eight sales within this development  
5 selling within 30 to 60 days of being on the market  
6 that the Quick Chek is not affecting their  
7 marketability at 600 to 800 feet away.

8 If you look at page 38, we did a study  
9 of the Quick Chek facility in Rahway. This  
10 facility is located on the corner of East Scott  
11 Avenue and Route Number 1&9. It happens that at  
12 685 East Scott Avenue in Rahway there was a  
13 residence, which is one property removed from the  
14 service station which sold in 2008. It's was a  
15 1700 square foot cape cod. We compared that with  
16 three other cape cods located in the Rahway market  
17 that sold fairly close to 2008 after making  
18 adjustments to those sales to make them look as  
19 much like the East Scott property as possible.  
20 Those adjustments indicated a range of sales prices  
21 from 275 to 285, which indicates that the property  
22 next to the gas station which sold for \$280,000 was  
23 not affected by its location in terms of its sale  
24 price. That property is within, approximately, 80  
25 feet of the Quick Chek.

1 Lastly, there is a facility in South  
2 Bound Brook, New Jersey which is located adjacent  
3 to a subdivision of condominium that is known as  
4 Canal Crossing and at that particular facility,  
5 there was a total of -- at that subdivision there  
6 were a total of nine sales that took place in 2015.  
7 They are displayed for you on a map that follows  
8 page 47 and there is -- as we look at those sales  
9 in relation to other sales within the subdivision,  
10 the sales that were closest to the Quick Chek sold  
11 for the same price as those that were further away  
12 or the furthest away from the Quick Chek. So there  
13 is really no difference in terms of a locational  
14 factor in that particular situation. So we look at  
15 one of the sales that was the closest to the Quick  
16 Chek, which was number 14 -- 14 Tory Jack Terrace  
17 and we compared that way similar attached or  
18 similar-sized attached property that sold at 34  
19 Armstrong Street in South Bound Brook around the  
20 same time, same year 2015. That property was  
21 adjusted slightly for size, for the fact that it  
22 had a basement in the property at Tory Jack did  
23 not, after completing those adjustments, it  
24 reflects a value to that property of 248,600 when  
25 compare it to the subject that sold for 250,000

1 questions for this witness? I see no response.  
2 Have at him, folks.  
3 MS. SUAREZ: Good evening. Heather  
4 Suarez. In light of the fact that the report that  
5 the board members have a copy of and which counsel  
6 for the applicant handed to me at the start of this  
7 witness's testimony, I would ask the board to  
8 permit me and perhaps any of the other interested  
9 people here this evening to have an opportunity to  
10 review this report and have this witness testify at  
11 the next hearing since we have been severely  
12 prejudiced by being handed a multipage report at  
13 the commencement of this witness's testimony.

14 MR. VASTOLA: No.

15 MS. SUAREZ: For the record, is it  
16 possible for counsel to the board to provide an  
17 explanation as to the basis of that determination?

18 MR. VASTOLA: You can review the report  
19 it. You heard his testimony. You can ask him  
20 questions about it.

21 MS. SUAREZ: The gentleman has based  
22 his testimony on a multipage report.

23 MR. VASTOLA: So you want the next  
24 meeting, which is going to be on February 3rd, by  
25 the way, you want to be able to come back and ask

1 nearest Quick Chek.  
2 When we did this particular analysis,  
3 it was indicative to us that there was really not a  
4 substantial price difference that we could  
5 recognize in terms of properties that were located  
6 within a relatively close distance to the Quick  
7 Chek facilities.

8 So I would have to testify to you that  
9 considering the location of this particular  
10 property considering the buffering, considering the  
11 distance to the closest residence, that I do not  
12 believe that there will be any negative affect on  
13 value in terms of this Quick Chek operation.

14 CHAIRMAN: Mr. Heffernan, one question  
15 for you. I think I'm not quite sure I heard a  
16 comment you made at the start of your testimony.  
17 You said something about you were using a paired  
18 data analysis study and the reason for that was  
19 that, I thought what you said it is not enough data  
20 for a statistically significant study. Is that  
21 what you said?

22 MR. HEFFERNAN: In terms of this, yes,  
23 there is not enough --

24 CHAIRMAN: Thank you very much. Thank  
25 you very much. Anyone on the board have any

1 him questions about that report?

2 MS. SUAREZ: After I have had an  
3 opportunity to read the report.

4 MR. VASTOLA: How much time do you  
5 need? Can you take you a half hour to go back  
6 there and read it come back and ask questions?

7 MS. SUAREZ: I'm sorry. The report is  
8 multipages. I'm trying to do my job. I'm sorry.  
9 I cannot practice law in half hour.

10 MR. VASTOLA: I'm not asking you to  
11 practice law. You haven't asked one relevant  
12 question yet. Everything you've asked has been an  
13 attempt to delay this hearing and we are not going  
14 to accept it. That's it.

15 MS. SUAREZ: Will all due respect, I'm  
16 not in any way trying to delay this hearing. I'm  
17 simply trying to represent my clients in a  
18 competent and thorough manner, I telephoned counsel  
19 for the applicant and asked him for the order of  
20 his witnesses. His schedule was such that he was  
21 not able to share that information with me at any  
22 time prior to this hearing and told me the  
23 witnesses that he would be presenting shortly  
24 before this hearing. This evening, approximately,  
25 half hour before this hearing started did I learn

1 for the first time that the applicant intended to  
2 introduce the testimony of an appraiser. I then  
3 learned during that appraiser's beginning of his  
4 testimony that he had a written report, which was  
5 now being entered into the record.

6 My clients have repeatedly every single  
7 day gone to the board secretary trying to get  
8 materials and have received only materials --

9 MR. VASTOLA: Is that what you want?

10 Okay. But you better have some good questions.

11 MS. SUAREZ: I appreciate that.

12 CHAIRMAN: Please let's try to proceed  
13 in a grown-up manner. If we continue with  
14 disruptions and outbursts, I will adjourn the  
15 meeting. Let's just ask question and get answers.  
16 Do you have another question?

17 MS. SUAREZ: Given that counsel has, as  
18 I understand it, agreed to my request to allow me  
19 to question him to February 3rd, I have no  
20 questions this evening. Thank you.

21 CHAIRMAN: Thank you. Next.

22 MR. VASTOLA: You will have him here at  
23 this meeting?

24 MR. ROBERTSON: We will have him here  
25 at the next meeting. I would indicate again, we

1 only received it today. It certainly would have  
2 been supplied. Given the expedited schedule of  
3 these hearings, we've been meeting every two weeks  
4 since November 17th. Mr. Heffernan was asked to  
5 prepare it based upon comments from members of the  
6 public. He did it as expeditiously as possible and  
7 in order not to delay this hearing, we asked  
8 Mr. Heffernan to come today and he completed his  
9 report so that he could provide the testimony,  
10 which he has provided and provided a copies of the  
11 report immediately upon receipt.

12 CHAIRMAN: So he'll be available at the  
13 next meeting.

14 MS. SUAREZ: Counsel provided me a  
15 copy. Thank you.

16 MS. WRENN: I'm Sharon Wrenn. 14 Jenna  
17 Drive, Bridgewater. I have a question about the  
18 three Quick Chek facilities that you cited in your  
19 testimony. Do each of these facilities have gas  
20 stations and if so, how many pumps?

21 MR. HEFFERNAN: First of all, yes, they  
22 all do have gas filling stations and in my report,  
23 I've indicated the number of pumps at each and I  
24 can give that to you if you just give me a second.  
25 The location in Hanover is a 5,496 foot -- square

1 foot store. There are six gasoline pumps, 41  
2 parking spaces on the site. 12 fueling stations,  
3 six pumps, two stations each pump.

4 The Rahway facility has a store which  
5 is 4,943 square feet. There are eight pumps, 16  
6 filling stations and there are 32 parking spaces on  
7 the site.

8 South Bound Brook, the Quick Chek the  
9 convenience store is 4,543 square feet. There are  
10 six gasoline pumps with 12 stations, 39 parking  
11 spaces.

12 MS. WRENN: Great. Thank you. Can you  
13 testify as to whether these facilities are 24/7 in  
14 hours of operation?

15 MR. HEFFERNAN: They are all 24/7.

16 MS. WRENN: Thank you.

17 CHAIRMAN: Thank you.

18 MS. SHI: My name is Carol Shi, 63  
19 Shaffer Road, Bridgewater. My understanding of  
20 your appraisal --

21 MR. HEFFERNAN: I'm sorry. Could you  
22 speak into the microphone? I can't hear you.

23 MS. SHI: Is that better? My  
24 understanding of your appraisal is location base  
25 comparing to houses nearby and far. Can you define

1 what is nearby and what is far? What's the  
2 distance?

3 MR. HEFFERNAN: Well, if you -- you  
4 know, I don't have the measurement, the exact  
5 measurements, other than what I told you in  
6 relation to how close those facilities were. On  
7 the condominiums we're looking at the ones that  
8 were at the furthest edge of the development in  
9 relation to those that were closest to the Quick  
10 Chek.

11 MS. SHI: My question is, I don't have  
12 to -- it don't have to be the exact number of yards  
13 or feet. It's when you're talking about the nearby  
14 and far, what's the relative concept? Is it within  
15 the same town, same community? What's the relative  
16 distance?

17 MR. HEFFERNAN: I'm sorry. Didn't  
18 understand that.

19 MS. SHI: When you say you compared two  
20 houses. One is near by the QC. The other is far  
21 away from the QC. Can you define the nearby and  
22 far?

23 MR. HEFFERNAN: When you look at the  
24 report, you'll that see there is a location map  
25 showing where the comparables --

1 MS. SHI: Can you give the audience and  
2 the board a relevant number?

3 MR. HEFFERNAN: Okay. In terms of our  
4 study in Rahway the comparable sales were a quarter  
5 of a mile away from the Quick Chek, two miles away  
6 from the Quick Chek and 1.92 miles away from the  
7 Quick Chek and the subject was within 81 feet.

8 MS. SHI: Okay. My question to you is,  
9 if QC got approved in Bridgewater in this  
10 community, do you consider the factor that people  
11 are not waiting to even come to this community and  
12 to buy a house? So in that -- do you consider that  
13 factor?

14 MR. HEFFERNAN: I didn't understand  
15 that question. I'm sorry.

16 MS. SHI: Okay. Sorry. In other  
17 words, you compare a house nearby is like a quarter  
18 mile from the QC. The other is two mile away from  
19 the QC.

20 MR. HEFFERNAN: No, no, no. I think  
21 you're mistaken. The house that was subject to an  
22 approximate location to the Quick Chek was within  
23 81 feet. The three houses we compared with that,  
24 which were not approximate to the Quick Chek, were  
25 quarter of a mile, two miles and 1.92 miles.

1 QC. I don't think it's correct.

2 And my second question to you is, did  
3 you do the appraisal based on the time before and  
4 after? Before QC is built and after QC is built,  
5 do you have appraisal survey on that?

6 MR. HEFFERNAN: No, because the market  
7 has been in decline over the last eight to ten  
8 years and so --

9 CHAIRMAN: The answer is no.

10 MS. SHI: Thank you.

11 CHAIRMAN: Thank you.

12 MR. HEFFERNAN: No, that's not true,  
13 but thank you for answering for me.

14 MR. MORSE: Walter Morse, 43 Kiser  
15 Lane. In the condo complex, whether you're the  
16 first house or the last house, you're still driving  
17 by the Quick Chek. So I don't -- do you think  
18 that's a fair comparison using condos as opposed to  
19 single-family homes?

20 MR. HEFFERNAN: When you go in and out  
21 of your home, do you drive Route 28? I just have a  
22 question. I'm asking something.

23 MR. MORSE: Yes.

24 MR. HEFFERNAN: Do you drive Route 28?

25 MR. MORSE: Yes.

1 MS. SHI: Okay. That's good enough.

2 MR. HEFFERNAN: They could not have  
3 possibly been affected.

4 MS. SHI: My question is, how do you  
5 guarantee a house in a quarter mile or two mile  
6 away from the QC, they are not possibly -- their  
7 price are impact by the QC? How do you guarantee  
8 that?

9 MR. HEFFERNAN: I'm sorry?

10 MR. MORSE: How do you guarantee the  
11 price does not change based on two miles away or 81  
12 feet away?

13 MR. HEFFERNAN: What price?

14 MR. MORSE: The price of the home. The  
15 sales price of the home that you're quoting?

16 MR. HEFFERNAN: They were in comparable  
17 neighborhoods. So yes, I mean, those prices are  
18 reasonable prices.

19 MS. SHI: If I were people trying to  
20 buy a house, if QC is setup and built here, I'm not  
21 even going to consider a Bridgewater, this resident  
22 community. That's my point. So you my question to  
23 you is, you compared 81 feet and two miles and you  
24 made assumption that two miles is far away enough  
25 not going to -- the price is going to impact by the

1 MR. HEFFERNAN: Do you see the property  
2 that's right next to this on the other side?

3 MR. MORSE: Everyday. Everyday.

4 MR. HEFFERNAN: Did that affect your  
5 decision to buy your house?

6 MR. MORSE: It's not a 24/7 unit that's  
7 going to be a lot larger and it's also going to be  
8 a lot more light. So that wasn't a consideration.  
9 If I had to buy a house right now and a Quick Chek  
10 is there, I'm not buying the house. You asked the  
11 question.

12 MR. HEFFERNAN: That's your opinion.

13 MR. MORSE: So next, Rahway. When you  
14 appraised those homes, you said you made  
15 adjustments based on the square footage of the  
16 house. Did you also look at the rooms, the size of  
17 the rooms, so you try to put them on par with each  
18 other?

19 MR. HEFFERNAN: Yes, a full comparison  
20 was made and if you see the report, you'll see a  
21 grid that was utilized to do that.

22 MR. MORSE: So in the beginning of your  
23 testimony, you stated unfortunately this commercial  
24 property is not zoned for a gas station. Why do  
25 you think it's unfortunate?

1 MR. HEFFERNAN: Well, it's unfortunate  
2 for the applicant, that the property is not zoned  
3 for that.

4 MR. MORSE: Unfortunate for the  
5 applicant. Not unfortunate for the residents.  
6 Thank you.

7 CHAIRMAN: Thank you.

8 MR. HOPPEL: Hello. Kevin Hoppel, 16  
9 Dear Run Drive. I'm not sure if it's appropriate  
10 at this point in time, but if the board will allow,  
11 can I make a few brief safety concerns or would it  
12 be more appropriate later on in the meeting?

13 CHAIRMAN: It would be more appropriate  
14 when we get to the point where anybody is free to  
15 come up and tell us what they think about this  
16 application. But now is not the time.

17 MR. HOPPEL: I'll return at that point.

18 CHAIRMAN: Thank you very much.

19 AUDIENCE MEMBER: Eight Francis Drive.

20 CHAIRMAN: Did you sign in?

21 AUDIENCE MEMBER: Yes, I did. I will  
22 take half a minute to give a certain background.  
23 When the Challenger plane crashed they call not  
24 somebody who built it, but somebody a scientist  
25 called Richard Feinman to look at the (inaudible).

1 He had never built anything, but he is a respected  
2 scientist. Why was he called? Because he had  
3 tremendous amount of common sense. Right? So what  
4 I'm saying is, in all this data and analysis we  
5 should not lose of common sense.

6 So let me ask you this. When you  
7 compare three things to it is a hypothetical, what  
8 is going to happen, Right? That is your best  
9 estimate. 2000 years ago (inaudible) still good  
10 today. Everybody appreciates that. But  
11 hypotheticals, you have to put (inaudible). What  
12 was the Quick Chek in Whippany before it was built?  
13 It was already a preexisting gas station, right?

14 MR. HEFFERNAN: I'm sorry. I can't  
15 make out what you're saying.

16 CHAIRMAN: He asked, the Quick Chek in  
17 Whippany, what was it before it was a Quick Chek?  
18 Was it a gas station?

19 MR. HEFFERNAN: I did not research  
20 that.

21 CHAIRMAN: He doesn't know.

22 AUDIENCE MEMBER: Okay. I used to work  
23 there. It is where Lucent Technologies corner of  
24 Route 10 and Whippany Road. So it was a  
25 preexisting gas station.

1 CHAIRMAN: Thank you. Do you have a  
2 question for him?

3 AUDIENCE MEMBER: My question is, when  
4 you come up with these -- what is the judgment used  
5 because in this case, you do not even seem to know  
6 what was the preexisting situation before. What is  
7 the comparison? Am I supposed to throw out my  
8 common sense to listen to your numbers?

9 MR. HEFFERNAN: No, you're not. But  
10 the fact of the matter is --

11 AUDIENCE MEMBER: You are not prepared.

12 CHAIRMAN: You asked him a question.  
13 Let him answer. Don't interrupt him. Let him  
14 answer.

15 MR. HEFFERNAN: The fact is what is  
16 existing there now is a Quick Chek convenience  
17 store and gasoline station. If that is having a  
18 negative effect on property values in that  
19 neighborhood, it would be recognized in the sales  
20 that are taking place now. Regardless of what it  
21 was previously, that has no bearing on it.

22 AUDIENCE MEMBER: Well, if it was  
23 previously a broken down gas station and now it's  
24 become a nicer gas station, obviously, it might not  
25 have any effect. But if it was a housing complex

1 and an office complex and you put a Quick Chek  
2 there, then it would have a negative effect.  
3 That's all I want to say.

4 CHAIRMAN: You made your point. Thank  
5 you very much. Next.

6 AUDIENCE MEMBER: Please don't throw  
7 out common sense with the board. And last point --

8 CHAIRMAN: No more points. You got a  
9 question?

10 MR. BASU: Arindam Basu, 17 Jarman  
11 Place. First of all, thank you for providing some  
12 of the sales information that you -- the sales  
13 information that you provided before. You  
14 mentioned about one specific property of 14 Tory  
15 Jack Terrace in Bound Brook. You're absolutely  
16 right that it sold in 2015 for 260,000. Did you  
17 know -- my question, that property, how much the  
18 property was sold initially?

19 MR. HEFFERNAN: Initially? I do know  
20 that. I have it in my notes, if you want me to  
21 fish through my notes to get it.

22 MR. BASU: 332,000.

23 MR. HEFFERNAN: Correct. Right. I  
24 assume that's correct, if you got the number. When  
25 did that sell, by the way, originally?

1 MR. BASU: Originally, 2006.  
 2 MR. HEFFERNAN: 2006. So it's been  
 3 nine years. Nine years, where the market has been  
 4 going down at the rate of four-and-a-half percent.  
 5 CHAIRMAN: Mr. Heffernan, we don't need  
 6 the comments. Just respond to the question,  
 7 please.  
 8 MR. HEFFERNAN: I thought that would be  
 9 an answer to what he's getting to.  
 10 CHAIRMAN: It was not.  
 11 MR. BASU: So the price actually  
 12 dropped and you projected to the entire audience  
 13 over here that nothing has impacted and your point  
 14 was the Quick Chek over there had nothing do with  
 15 it. It may not have anything to do with it.  
 16 MR. HEFFERNAN: No, because all of the  
 17 other properties dropped at the same rate since  
 18 they were first purchased.  
 19 MR. BASU: This specific property is  
 20 lower than what it sold at lower than the average  
 21 sales price in the Township of Bound Brook.  
 22 MR. HEFFERNAN: You want me to  
 23 understand why?  
 24 MR. BASU: I'm just stating facts. I  
 25 don't think you do know why.

1 MR. HEFFERNAN: I do know why.  
 2 MR. BASU: Because this evening I'm  
 3 seeing a tendency of all of the witnesses of  
 4 projecting facts and figures and studies which have  
 5 never been corroborated, has never been checked or  
 6 verified. It's never been verified. It's  
 7 completely baseless.  
 8 CHAIRMAN: Sir, do you have a question?  
 9 MR. BASU: I did ask my question.  
 10 Thank you very much.  
 11 CHAIRMAN: Thank you very much.  
 12 MR. ROBERTSON: I don't think the  
 13 witness had an opportunity to answer it.  
 14 CHAIRMAN: Go ahead.  
 15 MR. HEFFERNAN: The difference in price  
 16 is that the unit that sold for 260,000 had 1640  
 17 square feet, five rooms, two bedrooms,  
 18 three-and-a-half baths. The larger units are 2096,  
 19 they are selling around \$300,000. They have eight  
 20 rooms, three bedrooms, two-and-a-half baths.  
 21 CHAIRMAN: Thank you very much.  
 22 MR. HEFFERNAN: So there is a  
 23 difference.  
 24 CHAIRMAN: Next.  
 25 MS. KURTZ: Hi. My name is Debra

1 Kurtz, 413 Route 28. These three Quick Cheks that  
 2 you mentioned, what is the rest of the environment  
 3 around there? Is it just a Quick Chek and then all  
 4 the other properties are homes or is it a Quick  
 5 Chek and several other gas stations and grocery  
 6 stores and --  
 7 CHAIRMAN: Which location?  
 8 MS. KURTZ: The three locations that  
 9 you mentioned.  
 10 MR. HEFFERNAN: All three of them?  
 11 MS. KURTZ: Yes.  
 12 MR. HEFFERNAN: One of them, the one in  
 13 Rahway is on the corner of East Scott and Route  
 14 1&9. Route 1&9 is commercial in nature and behind  
 15 that is all residential. In the Parsippany -- 2  
 16 Parsippany Road location in Whippany, they are the  
 17 corner of Parsippany Road and Whippany Road  
 18 diagonally across -- not diagonally across the  
 19 street. Across the street is a Catholic church and  
 20 then there are other commercial properties along  
 21 Whippany Road. And then as you go further down  
 22 Parsippany Road in a northerly direction, it's  
 23 mostly residential.  
 24 MS. KURTZ: What about the third one?  
 25 MR. HEFFERNAN: Bound Brook, South

1 Bound Brook along Main Street it's mostly  
 2 commercial uses and then behind it, it's mostly  
 3 residential. There are aerial maps in my report  
 4 that show pretty much what the surrounding  
 5 neighborhoods look like.  
 6 MS. KURTZ: So by commercial, do you  
 7 mean, like, retail or do you mean office?  
 8 MR. HEFFERNAN: Office, retail,  
 9 combination, service uses.  
 10 MS. KURTZ: So it would be hard to tell  
 11 then whether Quick Chek specifically would have any  
 12 particular bearing on sales versus it could be the  
 13 whole community, which would be different than what  
 14 Bridgewater is.  
 15 MR. HEFFERNAN: Well, I don't think  
 16 it's terribly different than what Route 22 is like.  
 17 Route 22 has a lot of commercial uses on it.  
 18 MS. KURTZ: Okay. One more question.  
 19 Did any of these homes that were within say 600 to  
 20 1,000 feet that you mentioned, did any of them have  
 21 wells?  
 22 MR. HEFFERNAN: In the three locations  
 23 that we looked at it was all city water.  
 24 MS. KURTZ: Do you think that if a home  
 25 or say six or eight homes within say 400 to 1,000

1 feet, if they had those wells, do you think that  
2 those homes might be a little less attractive once  
3 they had a 64,000 gallons of gasoline nearby to a  
4 new buyer?

5 MR. HEFFERNAN: In terms of that, I  
6 think there was testimony that was provided by the  
7 engineers in regard to how those tanks are guarded  
8 from leaks. So I would rest on that testimony.

9 MS. KURTZ: Okay.

10 CHAIRMAN: Thank you. Thank you very  
11 much.

12 MR. XIG: Good evening. My name is  
13 Feng Xig. My address is 42 Purcell Road.  
14 Mr. Heffernan, my question to you is, when were you  
15 hired by Quick Chek to do this real estate market  
16 analysis?

17 MR. HEFFERNAN: When?

18 MR. XIG: Yeah.

19 MR. HEFFERNAN: Toward the early part  
20 of November. I don't have the specific date  
21 because I don't have the signed contract with me.

22 MR. XIG: That strikes us odd because  
23 the first hearing for Quick Chek application was  
24 either in, maybe, early July or early June. So  
25 that means Quick Chek -- can I say that Quick Chek

1 the date Mr. Heffernan was hired for this analysis.

2 CHAIRMAN: He said he was hired in  
3 November. This application was first heard in  
4 June. You're right.

5 MR. XIG: All right. That's what my  
6 question is. Thank you.

7 CHAIRMAN: Thank you.

8 MS. THOMAS: Hi. Jill Thomas, 8 King  
9 Drive. Do you have any studies that show the  
10 appreciation values in our neighborhood, which is  
11 the neighborhood surrounding?

12 MR. HEFFERNAN: I'm sorry? Do I have  
13 any studies showing the --

14 MS. THOMAS: Home appreciation values.

15 MR. HEFFERNAN: Appreciation?

16 MS. THOMAS: Yes.

17 MR. HEFFERNAN: Since when? Over what  
18 time period?

19 MS. THOMAS: Past five years.

20 MR. HEFFERNAN: They've gone down.

21 MS. THOMAS: In our neighborhood? Do  
22 you have studies to show that because that's not  
23 true?

24 MR. HEFFERNAN: What neighborhood?

25 MS. THOMAS: The whole back

1 initial intention does not include real estate  
2 market analysis in your application. Can I say  
3 that?

4 MR. HEFFERNAN: I can't answer that.

5 MR. ROBERTSON: It's not a question  
6 this witness can answer and the plans were  
7 significantly modified in November.

8 MR. XIG: That means the only modified  
9 -- significantly modified is the elimination of the  
10 exit off Route 28; am I right?

11 MR. ROBERTSON: It's not a question  
12 this witness can answer, sir.

13 MR. XIG: Maybe, you can answer because  
14 that strikes us. You know, the time -- the  
15 beginning of time for us to review this multipage  
16 document because the judgement --

17 MR. ROBERTSON: The witness is being  
18 made available in February, sir.

19 CHAIRMAN: We've already addressed this  
20 issue.

21 MR. XIG: No, no. I'm very confused.  
22 I believe most of audience is also confused because  
23 the initial application sounds to me did not  
24 include the real estate market analysis; am I  
25 right? Because the first hearing was way ahead of

1 neighborhood between Route 28 and Milltown Road.  
2 The houses have appreciated in value.

3 MR. HEFFERNAN: The Kiser Farm  
4 development?

5 MS. THOMAS: It's the whole Vanderveer,  
6 Milltown section.

7 MR. HEFFERNAN: No, but I can tell you  
8 the studies we've done in Bridgewater and what have  
9 you and other areas are indicating that the market  
10 is in decline. It's stabilized in 2013, but  
11 between 2006 --

12 MS. THOMAS: We have a --

13 MR. HEFFERNAN: I'm sorry. I'm almost  
14 done. Between 2006 and 2012 the market was  
15 declining at the rate of, approximately,  
16 four-and-a-half percent per year in this area.

17 MS. THOMAS: What's this area? How are  
18 you defining that?

19 MR. HEFFERNAN: I'm sorry?

20 MS. THOMAS: What is this area? How  
21 are you defining this area?

22 MR. HEFFERNAN: I'm defining that as  
23 Central New Jersey.

24 MS. THOMAS: So as you stated before  
25 that it's probably more applicable to look at

1 current house prices. There was a house that was  
 2 for sale at three different points since this  
 3 application went up. The house price has dropped  
 4 almost \$50,000 and it was pulled off the market  
 5 finally in September. The other comparable houses  
 6 are selling for \$75,000 more in the same  
 7 neighborhood. How do you explain that difference?  
 8 MR. HEFFERNAN: \$75,000 more than what?  
 9 MS. THOMAS: Than the house that was  
 10 pulled off the market without a sale right next to  
 11 the Quick Chek?  
 12 MR. HEFFERNAN: So what does that  
 13 demonstrate?  
 14 MS. THOMAS: It demonstrates that the  
 15 house price --  
 16 CHAIRMAN: That was the question for  
 17 you, Mr. Heffernan.  
 18 MS. THOMAS: The house did not sell --  
 19 in your expert opinion --  
 20 MR. HEFFERNAN: I can't even interpret  
 21 what you're talking about.  
 22 MS. THOMAS: The house was pulled off  
 23 the market at a rate of 13 percent sales price  
 24 lower than other houses in the neighborhood because  
 25 of its proximity to Quick Chek.

1 explain the difference between a house that sold  
 2 here for X number of dollars and one that didn't  
 3 sell over there, he doesn't have the answer to  
 4 that. All that he can tell you is what he's told  
 5 us already. They've looked at the sale of homes  
 6 around three different Quick Cheks and although  
 7 they don't have enough data for a statistically  
 8 significant study, they do come to the conclusion  
 9 that regardless of how far or how close a home  
 10 sells, how far or how close a home is to a Quick  
 11 Chek, there is no difference in the sales price  
 12 between it and another home that may be further  
 13 away. That's all he can tell you. When you get to  
 14 the details about this house and that house, he  
 15 can't answer that.  
 16 MS. THOMAS: I understand, but this is  
 17 our neighborhood and he's not looking at our  
 18 neighborhood.  
 19 CHAIRMAN: I understand this is your  
 20 neighborhood and I get the fact that you all feel  
 21 very strongly about that. Believe me and we're  
 22 here with one thing in mind and that's to do what's  
 23 best for Bridgewater. Okay. Let's just proceed.  
 24 Stick to the questions that he can answer based on  
 25 his expertise and his study.

1 MR. HEFFERNAN: Because of its  
 2 proximity to Quick Chek?  
 3 MS. THOMAS: Yes, the proposed site.  
 4 This house was pulled off the market and not sold  
 5 because it was right next to the proposed site.  
 6 Can you give any other explanation?  
 7 CHAIRMAN: He can't explain it.  
 8 MR. ROBERTSON: Mr. Chairman, not only  
 9 that. It was a comment and it assumes certain  
 10 information as true, which isn't necessarily true.  
 11 MS. THOMAS: The house was listed in  
 12 June for \$594,000.  
 13 MR. ROBERTSON: Excuse me, ma'am. You  
 14 don't know why it was pulled off or why it  
 15 was reduced.  
 16 MS. THOMAS: It didn't sell.  
 17 MR. ROBERTSON: It didn't have anything  
 18 to do with this application.  
 19 MS. THOMAS: You can't say that.  
 20 CHAIRMAN: Listen. Let me say a few  
 21 words about appraising. It's a very imprecise --  
 22 it's not even a science, but it's a very imprecise  
 23 process. Lots of things are factored in, size of a  
 24 home, shape of a home. When you try to ask  
 25 Mr. Heffernan what's the difference or how do you

1 MR. SHAH: Hi, Ashesh Shah, 11 Francis  
 2 Drive, Bridgewater. I have question about South  
 3 Bound Brook condominiums. Do you know how much  
 4 they were built for and what price they were going  
 5 for?  
 6 MR. HEFFERNAN: Yes, I do.  
 7 MR. SHAH: How much?  
 8 MR. HEFFERNAN: In 2006, a model that  
 9 is now selling for \$260,000 sold for \$332,813. In  
 10 2006, a model which now sells for \$305,000 sold for  
 11 \$421,092. In 2006, a model which sold for \$264,000  
 12 in 2015 was selling for 358,777.  
 13 CHAIRMAN: All right. Thank you.  
 14 MR. HEFFERNAN: In every case, they  
 15 were selling for about 30 to 35 percent higher when  
 16 they were built, which holds true to the amount of  
 17 depreciation that's happened in the market since  
 18 2006.  
 19 MR. SHAH: Okay. I'll tell you, I have  
 20 three businesses in South Bound Brook.  
 21 CHAIRMAN: You're about to ask a  
 22 question, right?  
 23 MR. SHAH: This is my question because  
 24 I own three properties over there. I know what I'm  
 25 telling. Quick Chek opened two years ago. So

1 compare the condominiums, which are selling for 425  
2 and 310 right are now selling for 249 and 259 and  
3 there are almost seven condominiums empty and I can  
4 bring that figure next time at the meeting if you  
5 want.

6 CHAIRMAN: Thank you.

7 MR. KOMLINE: Brian Komline, 5 Decker  
8 Lane. Sir, since you have given us three  
9 comparable locations, I would like to ask you the  
10 question. Are you aware that before the Quick Chek  
11 in South Bound Brook was built, there was already a  
12 gas station. There was already a pizza place.  
13 There was already a liquor store. There was  
14 already a restaurant. There was already a sub  
15 shop, et cetera, et cetera, et cetera?

16 MR. HEFFERNAN: No, I'm not aware of  
17 what was there before. I am aware of what's there  
18 now and I compared prices that have happened since  
19 the Quick Chek has been established.

20 MR. KOMLINE: How can you make that a  
21 comparable area to where we live?

22 MR. HEFFERNAN: It doesn't matter  
23 whether the area is specifically comparable in  
24 terms of house prices because when we try and  
25 isolate these differences, we try and isolate them

1 MR. HEFFERNAN: That are currently on  
2 the market?

3 MR. HE: The past one. The one you  
4 show us?

5 MR. HEFFERNAN: Do I have --

6 MR. HE: Do you have the number of  
7 offers for each of the house you showed us?

8 MR. HEFFERNAN: I don't understand.

9 CHAIRMAN: Do you have data on the  
10 number of offers made for each of the homes you  
11 studied when they were for sale?

12 MR. HEFFERNAN: No.

13 MR. HE: Of course, because as you  
14 know, housing prices demand and supply and you know  
15 how many offers you need to outbid for my house in  
16 Bridgewater? 13 offers. I outbid them and I add  
17 20,000 to the list price. That's two years ago and  
18 based on what you heard today, no one is buying the  
19 houses now. So that's my point.

20 CHAIRMAN: Thank you. No more points.  
21 Questions.

22 MR. THIMMAPPA: This is Ashok  
23 Thimmappa. I live at 74 Walters Brook Drive. Sir,  
24 I wanted to ask you, you know, since you are a real  
25 estate expert, when you sell a house --

1 on a percentage basis and apply it on a percentage  
2 basis.

3 MR. KOMLINE: Sir, you assess land and  
4 houses as a living, correct? Does land and  
5 location have anything to do with your prices?  
6 It's an honest question.

7 MR. HEFFERNAN: It does not have  
8 anything to do with the study that we did in terms  
9 of --

10 MR. KOMLINE: Of course not. That  
11 makes no sense. Thank you, sir.

12 MR. HEFFERNAN: In terms of isolating  
13 the problem with a gas station affecting market  
14 value, it's going to affect it whether it's a  
15 \$200,000 neighborhood or a \$400,000 neighborhood or  
16 a million dollar neighborhood.

17 CHAIRMAN: Thank you, Mr. Heffernan.  
18 Next please.

19 MR. HE: Last name, H-E. First name,  
20 Z-H-E, 14 Purcell Road. My question is, do you  
21 have the data on the number of offers the houses  
22 that you listed there?

23 MR. HEFFERNAN: The number of  
24 offerings?

25 MR. HE: Right, the number of offers.

1 MR. HEFFERNAN: I sorry. I don't sell  
2 houses.

3 MR. THIMMAPPA: Okay. I'll ask the  
4 question another way. The studies you've done what  
5 is the lowest and highest price in the houses in  
6 that area?

7 MR. HEFFERNAN: What is the lowest and  
8 the highest prices?

9 MR. THIMMAPPA: The appraise range in  
10 that area.

11 MR. HEFFERNAN: I can tell you what  
12 prices that the properties that we studied sold  
13 for, but I can't with any accuracy tell you what  
14 every property in that neighborhood sold for.

15 MR. THIMMAPPA: No, I'm not talking  
16 about every property. I was talking about the ones  
17 you studied. My point is and let me make it very  
18 quick, my point is, the houses in the Bogart  
19 neighborhood, the Stratton Meadows, the appraised  
20 ranges are above 500k and all the houses you talked  
21 about is in the 200k range and --

22 CHAIRMAN: Thank you very much. We  
23 need a question.

24 MR. THIMMAPPA: My question is, can you  
25 make a study comparing apples to oranges? That's

1 all. Thank you.

2 MR. HEFFERNAN: I'm sorry. I didn't  
3 understand it.

4 CHAIRMAN: You didn't need to  
5 understand. It had to do with fruit. That was  
6 outside of your area of expertise.

7 MS. HARTE: Hi, my name is Julie Harte.  
8 I live at 389 Garretson Road. From an earlier  
9 question the lady who was asking if you thought  
10 that people who had wells and live nearby if that  
11 were a deterrent to buyers and I think you said no;  
12 is that correct?

13 MR. HEFFERNAN: No, I said that I would  
14 defer any testimony in that regard to the expert  
15 who testified regarding the engineering of these  
16 tanks.

17 MS. HARTE: No, no, no. I'm not asking  
18 a question about safety. I'm asking a question  
19 about people making offers, real estate, purchasing  
20 because people Google things. I mean, people look  
21 up things all the time. So the information that's  
22 out there on the internet may or may not be  
23 correct. But I Googled, should I buy a house near  
24 a gas station. First hit I get, is Scientific  
25 American, which is telling me no.

1 I just think it's naive to say that it's not going  
2 to affect real estate values.

3 CHAIRMAN: A good point.

4 MR. HEFFERNAN: I'm not saying it's not  
5 -- I'm saying that it was testimony with regard to  
6 safety these tanks, then I would defer to the -- in  
7 terms of wells in that area.

8 MS. HARTE: I'm talking about  
9 perception.

10 CHAIRMAN: You heard what he's going to  
11 give you for an answer. Next. You again.

12 MR. KELKAR: You have said that you had  
13 very little data to work with, which is why you had  
14 to do this paired comparison or whatever you talked  
15 about; is that correct?

16 CHAIRMAN: He's already affirmed that.

17 MR. HEFFERNAN: Not specifically. What  
18 I said was that there was not a plethora of sales  
19 that could be utilized to get statistical analysis  
20 and that this particular method that we utilize is  
21 an accepted and proven methodology of coming up  
22 with an adjustment number.

23 MR. KELKAR: So then my question would  
24 be, why did you focus your analysis just on Quick  
25 Cheks, itself because if I were you, I would have

1 MR. ROBERTSON: Mr. Chairman, this is  
2 not a question.

3 MS. HARTE: It is a question because  
4 I --

5 CHAIRMAN: It is a question. It is a  
6 question and your witness refused to answer it.  
7 The question was, if you look at two homes that are  
8 identical in all other aspects, one of which has  
9 city water and one of which has a well and it's  
10 located next to a gas station, would you expect to  
11 see a difference in the value of those two homes?  
12 That was the question.

13 MR. ROBERTSON: My only concern was you  
14 began your statement about an article on Scientific  
15 American.

16 CHAIRMAN: Forget Scientific American.  
17 Answer the question.

18 MS. HARTE: No. I'm sorry. Excuse me.  
19 I'm not talking about the article. I'm talking  
20 about the information that people access, the way  
21 people look at when they are going to buy a home,  
22 if you look and say, real estate values near gas  
23 stations, you will see things that are deterring  
24 buyers. Zillow will say they've got their comment  
25 boards and again, it's no, no, no. Don't do it and

1 looked at price of real estate before and after a  
2 gas station is built next to it. The fact that  
3 it's Quick Chek is completely moot. It could be a  
4 Sunoco gas station and it would have a same impact  
5 on real estate prices and doing that would probably  
6 give you a much more statistically robust analysis  
7 than sharing with us --

8 CHAIRMAN: Okay. Your question was  
9 asked and can we get an answer?

10 MR. HEFFERNAN: Yeah. The reason that  
11 that is not usually done is because we have a  
12 situation in the real estate market where real  
13 estate market conditions aren't typically stable.  
14 Prices are either going up or down. So that when  
15 we look at sales that happen before a service  
16 station went in and after a service station, they  
17 have to be somehow equated for the of either  
18 appreciation or the depreciation that's happened.

19 MR. KELKAR: But then it would behoove  
20 you more to have more data.

21 MR. HEFFERNAN: And we need to be able  
22 to find the data. In other words, we have to find  
23 the sale that happened just before and just after.  
24 It doesn't always -- it's not always even. It's  
25 like a needle in a haystack often times.

1 MR KELKAR: Then you're trying to make  
2 my point is because --

3 CHAIRMAN: Don't make points.

4 MR. KELKAR: He's complaining because  
5 of lack of data.

6 CHAIRMAN: Don't make points. Ask the  
7 question.

8 MR. HEFFERNAN: I will tell you that  
9 when I teach the appraisal courses and they ask me  
10 how do I come up with an adjustment, I tell them to  
11 use the paired data analysis because that is what  
12 is advised and that is what appraisers use. That's  
13 what we utilize here.

14 CHAIRMAN: Thank you.

15 MR. LEVEN: Andrew Leven, 2 Holmes  
16 Court. Seeing how difficult it is to formulate  
17 questions, I think we can all see that, I'm going  
18 to try a different approach. Sir, I'd like you to  
19 answer Chairman Sweeney's question, if you would.  
20 That is the question about homes that have private  
21 wells within several 100 feet of a \$64,000 gas  
22 station tank versus homes that have city water at  
23 the same distance. Using your paired analysis,  
24 apples to apples --

25 MR. HEFFERNAN: It's not a study that I

1 MR. HEFFERNAN: I'm saying that the  
2 information that we've provided is in the report.  
3 If they are areas that were on city water, they  
4 were on city water.

5 MR. LEVEN: Sir, when you're teaching  
6 your appraisal class, is that what you tell your  
7 students, that I'm going to rely upon what the  
8 engineer said and the information that's in the  
9 report? That's what's in the report? That's what  
10 you're teaching them?

11 MR. LEONARD: My name is Michael  
12 Leonard. I live at 3905 French Drive and I want to  
13 ask a question. How many shopping malls do we have  
14 here in Bridgewater as it is?

15 MR. HEFFERNAN: It wasn't part of my  
16 study.

17 CHAIRMAN: He's not going to answer the  
18 answer to that. He's an appraiser.

19 MR. LEONARD: We have enough shopping  
20 malls. That's my statement.

21 CHAIRMAN: Thank you.

22 MR. ROSENBERG: Richard Rosenberg at 9  
23 Stillwell Court. You talked a lot about home  
24 values have declined since 2006. Would you say  
25 that also applies to 2014 and 2015?

1 performed.

2 MR. LEVEN: What impact would that  
3 have, in your experience as a professional --

4 MR. HEFFERNAN: I said, it's not a  
5 study that I performed.

6 MR. LEVEN: Let me ask you this, sir.  
7 You were talking about paired analysis and making  
8 adjustments to similarly situated properties. In  
9 your professional view, is a home that is on a  
10 private well within several 100 feet of 64,000  
11 gallons of gas similar to a home that is not on a  
12 private well, but is on city water, are they apples  
13 and apples?

14 MR. HEFFERNAN: I would look for a  
15 situation where I could make a comparison to make a  
16 judgement about it.

17 MR. LEVEN: Did you find such a  
18 situation?

19 MR. HEFFERNAN: No, I did not.

20 MR. LEVEN: Is your -- are you telling  
21 this zoning board that the comparison that you did  
22 make of the three sites that are on city water  
23 should be considered by them to be apples to match  
24 up with the apples that are present here in  
25 Bridgewater? Is that your testimony?

1 MR. HEFFERNAN: No. The market  
2 stabilized at the end of the 2012 as best as we can  
3 tell from sales.

4 MR. ROSENBERG: As best as we can tell  
5 values have gone up by 20 percent. Just check my  
6 tax assessments for that one.

7 MR. HEFFERNAN: If you want to have a  
8 one way conversation, that's fine. I'd be happy to  
9 do that.

10 MR. ROSENBERG: I apologize, Mr.  
11 Chairman.

12 CHAIRMAN: Asked and answered.

13 MR. ROSENBERG: I'll just leave it at  
14 that.

15 CHAIRMAN: Thank you very much. Last  
16 man up.

17 MR. ISH: Hi, Raj Ish. I live very  
18 close to the Kiser Lane and when Quick Chek comes,  
19 I can view from my backyard. I want to get to the  
20 fact that you said there is a decline in the sales  
21 value of the houses in past three years or five  
22 years or six years. I've been looking for a house  
23 since 2012 in Bridgewater. I've been living in a  
24 rental and I bought a house next to Kiser Lane,  
25 which is very approximate to your Quick Chek, but

Page 90	Page 92
<p>1 there is no decrease in value. I pay more. My</p> <p>2 taxes increased and how you explain this? Why do</p> <p>3 you see a decrease in Bridgewater? I see</p> <p>4 Bridgewater is strong and how does it correlate</p> <p>5 your taxes -- the raise of the taxes from last</p> <p>6 year?</p> <p>7 CHAIRMAN: I think that's well outside</p> <p>8 the bounds of your study, is that right,</p> <p>9 Mr. Heffernan?</p> <p>10 MR. HEFFERNAN: It's not in my study,</p> <p>11 no.</p> <p>12 CHAIRMAN: He can't answer that.</p> <p>13 MR. ISH: That is a tax value to the</p> <p>14 property tax increase. Does it correlate the</p> <p>15 value.</p> <p>16 CHAIRMAN: He's answered about what's</p> <p>17 happened to general trends in home prices since</p> <p>18 2006. They declined through 2012, but they've</p> <p>19 stabilize Bridgewater.</p> <p>20 MR. ISH: Not in Bridgewater?</p> <p>21 CHAIRMAN: Was that Bridgewater or all</p> <p>22 of Central Jersey, Mr. Heffernan?</p> <p>23 MR. HEFFERNAN: It's probably pretty</p> <p>24 much the eastern coast, but probably New Jersey.</p> <p>25 CHAIRMAN: It's New Jersey. It's New</p>	<p>1 station, all things being equal, which would you</p> <p>2 buy?</p> <p>3 MR. HEFFERNAN: You're asking my</p> <p>4 personal opinion, not my professional opinion.</p> <p>5 MR. KOLAVITCH: Yes, I am.</p> <p>6 MR. HEFFERNAN: I'm not here to give my</p> <p>7 personal opinion.</p> <p>8 MR. KOLAVITCH: I think you've answered</p> <p>9 the question.</p> <p>10 CHAIRMAN: Thank you very much. Next.</p> <p>11 MS. LI: Hi, Mr. Chairman, my board and</p> <p>12 Mr. -- I'm sorry I forgot your last name. I have a</p> <p>13 simple question. When we buy a house, I know</p> <p>14 you're in the real estate industry, when we buy a</p> <p>15 house, so one of the things you need to obtain</p> <p>16 before you close the house is, you need to obtain</p> <p>17 homeowner insurance.</p> <p>18 MR. HEFFERNAN: I'm sorry. What?</p> <p>19 MS. LI: Homeowner insurance. You need</p> <p>20 to have homeowner insurance before you close house.</p> <p>21 My question is that, when we buy a new house,</p> <p>22 standard question, are you aware they are asking</p> <p>23 the insurance company is asking how far your house</p> <p>24 from a gas station? Are you aware of that?</p> <p>25 MR. HEFFERNAN: I have no idea how</p>
Page 91	Page 93
<p>1 Jersey.</p> <p>2 MR. ISH: Can we be specific next time</p> <p>3 to Bridgewater and bring some market analysis?</p> <p>4 MR. HEFFERNAN: If my client is willing</p> <p>5 to pay for it.</p> <p>6 MR. KOLAVITCH: My name is Steve</p> <p>7 Kolavitch. I live at 21 Kiser Lane and I just want</p> <p>8 to verify that for the record, you're stating that</p> <p>9 a gas station within a 1,000 feet or 2,000 or 500</p> <p>10 feet of a residential area does not affect the</p> <p>11 value of a home? Is that what you're saying?</p> <p>12 MR. HEFFERNAN: That's what the --</p> <p>13 MR. KOLAVITCH: I'm asking your</p> <p>14 opinion.</p> <p>15 MR. HEFFERNAN: That is what our</p> <p>16 research indicates.</p> <p>17 MR. KOLAVITCH: Now, I'm asking your</p> <p>18 opinion. In your opinion, would you agree with</p> <p>19 that?</p> <p>20 MR. HEFFERNAN: I stand behind my</p> <p>21 research, yes.</p> <p>22</p> <p>23 MR. KOLAVITCH: And if you had the</p> <p>24 opportunity to buy two homes, one within 1,000 feet</p> <p>25 of a gas station and one five miles from a gas</p>	<p>1 insurance companies do their ratings. I am not an</p> <p>2 expert in that field.</p> <p>3 MS. LI: You are not aware they are</p> <p>4 asking for premium, a higher premium, for a close</p> <p>5 to gas station.</p> <p>6 CHAIRMAN: He said he's not aware how</p> <p>7 insurance companies run their business. He can't</p> <p>8 answer that question. Don't ask it again. He</p> <p>9 still can't answer it and don't ask it in a</p> <p>10 different format because he still can't answer it.</p> <p>11 Okay?</p> <p>12 MS. LI: Okay. Thank you.</p> <p>13 CHAIRMAN: Thank you.</p> <p>14 MR. MORSE: Walter Morse, 43 Kiser</p> <p>15 Lane. When we started, did you say that you've</p> <p>16 been an expert in this field for the last 40 years?</p> <p>17 MR. HEFFERNAN: I'm sorry? You're</p> <p>18 going to have to speak into the microphone.</p> <p>19 MR. MORSE: Did you say that you are an</p> <p>20 expert in this field for the last 40 years? You've</p> <p>21 been working in this field for the past 40 years?</p> <p>22 MR. HEFFERNAN: Yes, I've been a real</p> <p>23 estate appraiser since 1971.</p> <p>24 MR. MORSE: And do you know what people</p> <p>25 usually ask when they are buying real estate, what</p>

1 they usually ask, one of the questions? It's three  
2 words.

3 MR. HEFFERNAN: One of the questions  
4 who asks?

5 MR. MORSE: If you're buying, a buyer.

6 MR. HEFFERNAN: Do I know one of the  
7 questions?

8 MR. MORSE: Do you know what people  
9 usually try and you know --

10 MR. ROBERTSON: Is there a question,  
11 Mr. Chairman?

12 MR. MORSE: The answer to the question  
13 would be location, location, location. So,  
14 therefore, I don't understand when you're saying a  
15 house next to a gas station and a house four miles  
16 away from a gas station, there is no impact on the  
17 price.

18 CHAIRMAN: He's given you the results  
19 of his research. You can agree or disagree, but  
20 it's not a debate.

21 MR. MORSE: You're right. Thank you.

22 CHAIRMAN: Thank you.

23 MS. BODINO: Angela Bodino, 21 Dear Run  
24 Drive. Are residents close to a mega gas station  
25 entitled to a reduction in their property taxes as

1 a trend that you picked up?

2 MR. HEFFERNAN: If you want, I can go  
3 through all of the sales that I used and tell you  
4 what the days on the market was. None of them were  
5 on the market for over 100 days or 120 days. So  
6 the marketing periods were within 30 to 120 days.  
7 I mean, I can go through each one and give them to  
8 you if you'd like.

9 CHAIRMAN: Mr. Robertson, I believe you  
10 have one witness left and that would be your  
11 planner?

12 MR. ROBERTSON: If I could, Mr.  
13 Chairman, just briefly to circle back to  
14 Mr. Heffernan just to clarify some things that he  
15 was questioned about. Mr. Heffernan, there was a  
16 question about the statistical significance of  
17 other studies and you indicated that it there were  
18 not sufficient statistics, which is why you  
19 conducted this study. Would you just elaborate for  
20 the board and the public a little bit more about  
21 that and why you conducted this study?

22 MR. HEFFERNAN: Just to be somewhat  
23 helpful, I think the Chairman referred to an  
24 appraisal as an imprecise-type analysis and I would  
25 tend to disagree with that. It's really not

1 a matter of law? Yes or no?

2 MR. HEFFERNAN: That's up to the  
3 assessor.

4 MS. BODINO: As a matter of law?

5 MR. HEFFERNAN: That's up to the  
6 assessor, ma'am. I can't speak for the assessor.

7 MS. BODINO: Our research suggests the  
8 opposite. That is a matter of law.

9 CHAIRMAN: He's saying it's up to the  
10 tax assessor. Thank you very much.

11 MR. FROSS: Mr. Heffernan, in your  
12 study, did you look at days on market for any of  
13 the homes that were sold and was there a  
14 correlation between distance from the gas station  
15 and the length that a home was on the market before  
16 it sold?

17 MR. HEFFERNAN: I have all that  
18 information because it's provided. I can tell you  
19 that the property on East Scott Street was on the  
20 market for 50 days prior to it being sold and  
21 that's the property within 81 feet within the Quick  
22 Chek.

23 MR. FROSS: In general, was there a  
24 trend in your research? You can always pick out  
25 one outsider in any research project, but was there

1 imprecise and if you look back at appraisals that  
2 have been done in my office, we have a very good  
3 record of being close to sales price of properties,  
4 but that context of this is not going to help us  
5 here, but one thing that I would like to say is  
6 that it takes a significant amount of data and it  
7 takes more than 30 days or 60 days to accumulate in  
8 order to put together a reasonable statistical  
9 analysis and it needs to be a random sampling and  
10 the problem is that with most of these Quick Chek  
11 locations that we were able to isolate, nine in the  
12 Central Jersey area, there was not a significant  
13 number of sales to do that type of analysis. So  
14 I'm just saying that if we were in a situation  
15 where we had many of these Quick Cheks in very  
16 highly-populated areas where there is a  
17 tremendously active real estate market, which is  
18 not the case right now, perhaps there would be  
19 enough sales to do a greater in depth type of  
20 statistical study. That's not the way that we can  
21 do the study right now because of the lack of the  
22 sales. So we've isolated sales, again, that are  
23 close to these Quick Cheks as possible to determine  
24 whether or not there appears to be any difference  
25 because of the location and the distance from the

1 Quick Chek. There does not seem to be -- the sales  
2 are not indicating that. They are indicating that  
3 ones that are closest to the Quick Cheks are  
4 selling for the same price of the ones that are a  
5 greater distance away.

6 MR. ROBERTSON: Mr. Heffernan, in your  
7 professional opinion, based upon your long years of  
8 experience and training and in your education in  
9 this field, do you have an opinion as to whether or  
10 not this method of analysis, this paired data  
11 analysis, was an appropriate study for the analysis  
12 that was performed?

13 MR. HEFFERNAN: Yes, it absolutely was.

14 MR. ROBERTSON: Is this type of  
15 study --

16 CHAIRMAN: Counselor, if you have more  
17 questions, you need to speak to in the microphone.

18 MR. ROBERTSON: I'm sorry. With regard  
19 to the paired data analysis, are you satisfied that  
20 the study and analysis that you conducted was an  
21 appropriate study and that you are satisfied with  
22 the results of that study?

23 MR. HEFFERNAN: Yes, I do believe it  
24 was an adequate study and I am satisfied with the  
25 results of that study.

1 MR. ROBERTSON: And would you please  
2 restate your conclusion as a result of the study?

3 CHAIRMAN: I don't think we need to  
4 hear it restated. It's been stated at least two or  
5 three times already. So that's fine. Thank you.  
6 No. We're done. No more questions for this  
7 witness. Counselor, I believe you have a planner  
8 to testify?

9 MR. ROBERTSON: Yes, we do have the  
10 applicant's planner. Christine Cofone is here  
11 tonight. I would indicate to the board, it was my  
12 anticipation that the appraiser would be concluded  
13 tonight having been extended into the next meeting  
14 and I do not anticipate that we will conclude with  
15 Ms. Cofone tonight. I would simply like to reserve  
16 the right to have her recalled after the appraiser  
17 is cross-examined. Her testimony was to follow all  
18 of the fact witnesses because they provide a  
19 foundation. I am not looking to adjourn the  
20 hearing. We will present her tonight, but I would  
21 like to reserve the right to recall her if and  
22 based upon the questioning of Mr. Heffernan at the  
23 February 3rd hearing.

24 CHAIRMAN: That's fine.

25 MR. ROBERTSON: The applicant would

1 call Christine Cofone.

2 - - -  
3 CHRISTINE NAZZARO COFONE,  
4 after having been first duly sworn, testified as  
5 follows:  
6 - - -

7 CHAIRMAN: Would you give us your name  
8 and address, please?

9 MS. COFONE: Sure. My name is  
10 Christine Nazzaro, N-A-Z-Z-A-R-O, Cofone,  
11 C-O-F-O-N-E. Business address 125 Half Mile Road,  
12 Suite 200, Red Bank, New Jersey.

13 CHAIRMAN: And Ms. Cofone, you've  
14 testified in front of this board a whole lot of  
15 times?

16 MS. COFONE: Yes.

17 CHAIRMAN: You're still licensed in New  
18 Jersey?

19 MS. COFONE: I'm still duly licensed in  
20 New Jersey. I have testified before this board and  
21 about 360 other boards throughout the State of New  
22 Jersey. I've been practicing consulting planning  
23 for, approximately, 20 years. I have a masters  
24 degree in city and regional planning from Rutgers  
25 University. My firm in addition to providing

1 testimony before the aforementioned 350 boards, we  
2 also represent municipalities and the casino  
3 redevelopment authority.

4 In addition to that, I've been  
5 qualified as a witness in the state superior court  
6 system and I also teach planning and zoning courses  
7 for the Rutgers Center for Government Services and  
8 in the spring, I taught a course at the Land Use  
9 Institute at Monmouth University.

10 CHAIRMAN: Thank you very much. Please  
11 proceed.

12 MS. COFONE: Good evening. The reason  
13 obviously we're here in front of the Zoning Board  
14 of Adjustment is because the applicant is seeking a  
15 D variance to develop the site with a proposed  
16 retail mart and retail fueling station. None of  
17 those uses are permitted in the existing C-3 zone  
18 district. In addition to that, as your planner has  
19 pointed out, we're seeking two other D variances  
20 because at this time proposing to retain the  
21 existing residence and farm stand on the subject  
22 property. I will submit to the board that neither  
23 of those uses are permitted in the C-3 zone either.

24 I would also like to qualify my  
25 testimony and Mr. Lamont earlier, it is not

1 imperative to this applicant to retain those uses  
2 onsite. It's really an offer on behalf of the  
3 applicant to sort of keep them on the site as they  
4 happen to have an iconic element about them. I  
5 would provide testimony for the retention of them  
6 on the site, but it's not specifically not the  
7 applicant's -- the applicant is not hard and fast  
8 that they have to stay onsite if the board were not  
9 inclined to have them because we are asking for, as  
10 Ms. Doyle points out in her review letter, four  
11 separate D variances and she's qualifying the  
12 application. The site also has an existing office  
13 building that we're proposing to demolish in  
14 conjunction with this application.

15 So we are here for a D-1 use variance  
16 for four separate uses on the property. That being  
17 the retail mart, the retail fuel and the retention  
18 of the farm stand and the single-family home. As  
19 such, we have an obligation to the Board of  
20 Adjustment to demonstrate that the site is  
21 particularly suited for the proposed uses. The  
22 concept of particular suitability is somewhat  
23 elusive in that it is not defined in the land use  
24 law. Nor is it defined anywhere in Bridgewater's  
25 zoning ordinance or master plan. So what it is, is

1 a concept that we need to demonstrate to the board  
2 members that the site particularly suitable in some  
3 way for the proposed use. It doesn't have to be  
4 uniquely suited to that use and we don't have an  
5 obligation to demonstrate to you that no other site  
6 could accommodate the use. Just something about  
7 this property that is particularly suitable for the  
8 proposed use.

9 In addition to that, we have to  
10 demonstrate special reasons because this is a  
11 non-inherently beneficial use and we have to  
12 demonstrate the positive and the negative criteria  
13 as well as Medici reconciliation reconciling the  
14 governing body's continuing omission of the  
15 proposed use with the master plan. It is my  
16 intention is that I will do all that. I don't know  
17 think I will conclude this testimony tonight. I  
18 know the board has heard a lot of the testimony and  
19 the public has heard a lot of testimony. So I will  
20 do my best to get through it, but I ask that your  
21 patience is going to be probably somewhat longer  
22 than the testimony, the Chairman has indicated, I  
23 have been here previously. I don't think we can  
24 quite go through this at the pace that we typically  
25 do, so your patience and indulgence is appreciated.

1 So starting -- the proposal -- I think  
2 if we can put the proposed site plan up, I think  
3 everybody is probably familiar with that from prior  
4 witnesses. You can see the subject property on the  
5 overhead projector. You can see that we are  
6 proposing a 5700 square foot retail mart as well as  
7 the 16 fueling positions under the canopy. I know  
8 there was -- as well, you will see the retention of  
9 the single-family residence and the farm stand on  
10 the western portion of the site. We are proposing  
11 as you can also see absolutely no access to the  
12 subject property from Route 28. We are proposing  
13 to have only access from the Route 22 for the  
14 proposed fueling station and the existing farm  
15 stand will continue to have its access off of 28,  
16 but there will be no interconnection and we will  
17 not have access to the fuel and the retail from 28.  
18 You can also see that we preserved a significant  
19 amount of vegetation along the 28 frontage.

20 So when you're looking at particular  
21 suitability and you're looking at what is it about  
22 this 5.47 acre property that makes it particularly  
23 suitable for the gasoline filling station? If you  
24 were here on November 17th and heard Mr. Cahill's  
25 direct testimony, then you know that when you go in

1 an east to west pattern, there is a significant  
2 grade change of about 30 feet on this property. In  
3 addition to that, the proposed roadway of Route 28  
4 is significantly lower than the first floor  
5 elevation of these proposed structures. So what  
6 that does is, it allows for the site developer to,  
7 basically, tuck the building and the canopy into  
8 the site, so that you're really having a very  
9 filtered view of the property from 28. So I would  
10 submit to the board that one of the factors that  
11 make this site particularly suitable for the  
12 proposed gasoline filling station is the  
13 significant grade change along 28 as you move from  
14 east to west. 22, where we are having a much more  
15 gentle grade change is where we will have our  
16 access from, so that's one of the factors.

17 One of the other factors of this  
18 particular piece of property that in my opinion  
19 renders particularly suitable, this site has 900  
20 feet of frontage along Route 22. It has 900 feet  
21 of frontage along Route 28, as well. Why I think  
22 that's important and particularly to the  
23 suitability argument is that this use as we've  
24 heard from our traffic engineer will, of course,  
25 have a peak hour, an a.m. peak and a p.m. peak as

1 any use would. However, it will also have a  
2 continuous stream of traffic throughout the day.  
3 The 900 feet of frontage along 22 where we intend  
4 to have our sole access for the proposed retail  
5 fuel will allow us to have a proper spacing for a  
6 use that's going to have a more steady stream of  
7 traffic throughout the day. So certainly the  
8 site's frontage along 22 is another factor along  
9 this piece of property rendering it particularly  
10 suitable for the proposed use.

11 In addition to the topography and the  
12 frontage, when you have an opportunity to visit the  
13 area, this one has not been marked yet. Do we need  
14 to mark this?

15 - - -  
16 (At which time, an aerial photograph  
17 from Bohler Engineering was received and marked as  
18 A-25 for identification.)

19 - - -  
20 MS. COFONE: A-25 is an aerial exhibit  
21 that was prepared by Bohler Engineering in  
22 conjunction with input from my office. What it  
23 shows is, it shows the subject property which is  
24 located with green Q in the center of the exhibit  
25 and it also shows -- other area service stations.

1 So what I think the board can take away from this  
2 exhibit, which is A-25 in evidence, is that the  
3 dominant locations are east of the circle, of the  
4 202/206 circle. West of the 202 circle, there is a  
5 gap in-service stations of over three miles. In  
6 addition to that gap in service stations and I have  
7 had an opportunity to drive this corridor in  
8 conjunction with this application, other  
9 applications in Bridgewater, as well as other  
10 applicants that I have represented in the area. So  
11 I have spent a significant amount of time driving  
12 the highway corridor of 22. I would submit to the  
13 board having had an opportunity to stop in the  
14 individual stations represented on A-25, the  
15 offerings at any of these stations are completely  
16 dissimilar to that which is offered by the Quick  
17 Chek retail store. In none of these other  
18 establishments along 22 and there are six or seven  
19 of them to the east of the circle and there is  
20 three or four to the west of the circle, in none of  
21 these other facilities along 22 that have a service  
22 station is the ability to have a retail convenience  
23 opportunity where you can get fresh baked bread,  
24 freshly made soups, freshly prepared sandwiches at  
25 any of the service stations. So there is no other

1 opportunity for this combined use in that corridor.  
2 These four factors in my opinion render the subject  
3 property particularly suitable for the proposed  
4 use.

5 Again, if you can go back to the site  
6 plan, the proposed use is a one story, 26-foot high  
7 retail building and the canopy is about 17 feet.  
8 If you were to compare and contrast that with the  
9 permitted use in the zone, you would be allowed to  
10 have a three-story structure at a height of 45  
11 feet. So the fact that there is that grade change  
12 allowing the building and the canopy to be tucked  
13 into the existing grade and therefore radically  
14 diminish as far as the viewpoint from the adjoining  
15 properties as demonstrated in the prior testimony  
16 by Mr. Cahill, I think that is clearly one of the  
17 factors that the board can rely on and why the site  
18 is so particularly suitable for this proposed use.

19 In addition to the particular  
20 suitability, we have an obligation to demonstrate  
21 to the Board of Adjustment that one or more  
22 purposes of land use law are advanced by the  
23 granting of this application. The purposes of land  
24 use law are not unique here to Bridgewater and they  
25 are found at 40:55D-2 of the Municipal Land Use Law

1 and they are identified by letter and not number.  
2 They are certainly not mine. I did not create them  
3 and the Bridgewater planning staff did not create  
4 them. They are in the land use law and we have an  
5 obligation to demonstrate one or more. One of  
6 those purposes in the land use law is to provide  
7 sufficient space in appropriate locations for a  
8 variety of agricultural, residential, recreational,  
9 commercial and industrial uses and open space, both  
10 public and private according to their respective  
11 environmental requirements in order to meet the  
12 needs of all New Jersey citizens. Again, that  
13 sounds like rigid language. It is because it comes  
14 right out of the statute. So I submit to the board  
15 I think that reliance on G would be appropriate  
16 here. I do think that there is sufficient space on  
17 this 5.47 acre property to handle the use program  
18 that's being contemplated by the applicant. In the  
19 C3 zone, you would be allowed to have 60 percent  
20 coverage for building and parking. The applicant  
21 has proposed about 26.7 percent. So we are  
22 certainly not even coming close to the allowable  
23 coverage in the C3 zone. Similarly, we would be  
24 allowed to have a FAR or floor area ratio and for  
25 anybody that's not familiar with that concept that

Page 110

1 really just talks about the total floor area of  
 2 buildings or structures on a property to the size  
 3 of the lot. The C3 zone allows that number to be  
 4 .07 percent and we're at .03. So I think certainly  
 5 it can be concluded that there is sufficient space  
 6 to handle the subject development program.  
 7 Criteria H of the land use law talks  
 8 about location, design, transportation route, which  
 9 will encourage the free flow of traffic, while  
 10 discouraging location such facilities and routes  
 11 which result in congestion or blight. I was not  
 12 here on December 1st when Mr. Olivo testified.  
 13 However, I did have the opportunity to read his  
 14 transcript cover to cover. So I read his direct,  
 15 as well as questions from the board and questions  
 16 from the public. So I think based on the testimony  
 17 provided by Mr. Olivo, I think you can certainly  
 18 conclude that there will be no adverse impacts to  
 19 the adjoining roadway network and that there can be  
 20 safe and efficient traffic circulation provided to  
 21 and from the site without degrading any of the  
 22 roadway network surrounding the property. So I do  
 23 think it would be appropriate for the board rely to  
 24 on criteria H.  
 25 Criteria I of the land use law talks

Page 111

1 about promoting a desirable visual environment  
 2 through creative development technique, good civic  
 3 design and arrangement. This is another new  
 4 exhibit. I don't think this has been marked  
 5 either.  
 6 - - -  
 7 (At which time, a rendering of the  
 8 proposed building by GK&A Architects was received  
 9 and marked as A-26 for identification.)  
 10 - - -  
 11 MS. COFONE: This is a rendering of the  
 12 proposed building and canopy that was prepared by  
 13 GK&A Architects. The sign program is changing, but  
 14 we're here really just to talk about the use  
 15 tonight and we will be modifying the sign program.  
 16 But for arguments purposes, we'll use this to rely  
 17 on the building and I'll talk about this some more  
 18 in greater detail because when you get to -- for  
 19 the record, A-26 in evidence, which is the  
 20 architectural plans prepared by GK&A & Associates.  
 21 I cannot see the date on that. It's dated 7/30/14  
 22 with revisions current to 4/23/15.  
 23 This is a fairly accurate  
 24 representation of the proposed Quick Chek building  
 25 and the proposed canopy and I'm not going to get

Page 112

1 into all the details of the architecture because  
 2 later in my testimony when I get to the Route 22  
 3 corridor study that was done in 2010, there's about  
 4 two pages in that document devoted to architecture,  
 5 so we'll circle back.  
 6 But for arguments sake right now, in  
 7 talking criteria I, a desirably visual environment,  
 8 I think it would be helpful for the board and for  
 9 the members of the public to see what we're  
 10 proposing here. This is an attractive red brick  
 11 building. We have in this application changed the  
 12 ratio of efface to brick that Quick Chek typically  
 13 does in order to provide a more attractive building  
 14 and enhance the curb appeal on the subject  
 15 property. We're also proposing a canopy, which  
 16 certainly breaks up the building elevations. We  
 17 also have the brick pilasters on the canopy. One  
 18 thing also to keep in mind is that Quick Chek is a  
 19 fairly sleek canopy design. The width of this  
 20 canopy is only three-foot and I think it's also  
 21 important to point out, the lion's share of this  
 22 canopy is not internally illuminated. When you get  
 23 to the sign on the corner, which is I think is  
 24 about 22 or 32 square feet, so a pretty small sign,  
 25 that portion of the canopy will be lit. The rest

Page 113

1 of it is a fairly sleek, unobtrusive structure.  
 2 All four elevations of the building  
 3 will be treated in similar materials and that's  
 4 specifically called for in the master plan and we  
 5 do treat all elevations of the building similarly  
 6 and again, we have the entrances to the building  
 7 clearly delineated. You'll see we have the grills  
 8 to form the transom window. Again, a specific  
 9 requirement in the master plan on the 22 corridor.  
 10 Again, you'll see we have the crown  
 11 moldings on the top. So what I believe to be a  
 12 very attractive, red brick building, somewhat  
 13 classic, timeless architecture in the red brick.  
 14 So I think the board can certainly rely on criteria  
 15 I of the land use law, which talks about providing  
 16 a desirable visual environment through creative  
 17 development technique and good civic design  
 18 arrangement.  
 19 The last purpose of the land use law  
 20 that I'd like to hit on before moving to the  
 21 negative is criteria M, which talks about  
 22 encouraging the coordination of the various public  
 23 and private procedures and activities shaping land  
 24 development with the view of lessening the cost of  
 25 development and to the more efficient use of the

1 land. I think this is really a great application  
2 that efficiently uses irregularly shaped 5.47 acre  
3 piece of property that has frontage on two major  
4 state highways. So I do think that the board can  
5 certainly rely on criteria M in efficient use of  
6 the land. That's the particular suitability and  
7 the positive criteria.

8 The next burden of proof I would like  
9 to talk about for the D variance is the negative  
10 criteria and as I said, you know, I'm out a lot  
11 doing this testimony and I would like to remind  
12 those listening, the voting board members as well  
13 as the public, that the concept of the negative  
14 criteria in the land use law does not ask a board  
15 to hold an applicant to the standard that there  
16 will be no detriment at all. It asks the board,  
17 the applicant, to make a finding that the benefits  
18 of the application outweigh any detriment and I'm  
19 going talking a lot and at length about the benefit  
20 of the redeveloping of this commercial property in  
21 the corridor, but if you can just keep that premise  
22 in the back of your mind when you're considering  
23 the negative criteria because the negative criteria  
24 right out of the land use law, it talks about  
25 substantial detriment. It doesn't ask the board to

1 hold the applicant that there be no detriment  
2 whatsoever when you put a shovel in the ground and  
3 when you are developing a use that is not permitted  
4 in the zoning district.

5 Negative criteria really has two prongs  
6 to it and this is whether you're dealing with a  
7 beneficial use or a non-inherently beneficial use,  
8 which clearly in my opinion this is a  
9 non-inherently beneficial use.

10 The negative criteria has two prongs to  
11 it. The first prong, is what's called the impact  
12 on the public good. The second prong is, of  
13 course, the impact on the zone plan.

14 So we'll start with the public good  
15 because when you talk about the public good, what  
16 you're essentially talking about is the area that  
17 is going to be impacted or surrounded. So you're a  
18 neighborhood, which I appreciate is very important  
19 to all of you and it's important to Quick Chek, as  
20 well. If you were here during the first  
21 proceedings, the first application when Mr. Lamont  
22 talked about Quick Chek as a company, he talked  
23 about how very involved Quick Chek as a company is  
24 in this neighborhood and we are very sympathetic to  
25 that and when you consider the negative criteria

1 and the impact of the public good, there are a  
2 couple factors that I think needs to be kept in  
3 mind.

4 This is a C3 zone. The zoning district  
5 here allows for and I'll crossover into both  
6 impacts because I'll talk about the impact in the  
7 zone plan as well. The zoning districts here  
8 allows for absolutely no residential use. So the  
9 residential use that we're retaining, as Scarlett  
10 pointed out, requires us to seek an additional D  
11 variance because this is not a residential zone.  
12 The zone permits businesses, professional and  
13 service offices and establishments, such as bank  
14 and bank-related functions, credit services,  
15 security and commodity brokers, insurance carriers,  
16 real estate services, advertising services,  
17 employment agencies, consumer and mercantile and  
18 credit and collection services, consulting  
19 services, data processing, engineer and  
20 architectural services and accounting services,  
21 essential services, nursing homes and assisted  
22 living facilities, medical homes and dental  
23 offices, research laboratories and research  
24 activities. That's all permitted as of right.

25 Then when you have a site that fronts

1 on 22 as well in the C3 zone like our property  
2 does, it brings in even more commercial uses. It  
3 brings in health clubs and wellness centers, day  
4 spas and gyms, indoor recreation, except that it  
5 disallows inflatable structures, adult medical  
6 support, medical support centers of limited service  
7 for uses, such as diagnostic MRI facilities,  
8 outpatient rehab centers and outpatient surgical  
9 centers. So this is by all intents and purposes a  
10 commercial district that allows for structures to  
11 be built at a height of three stories and 45 feet.

12 You heard Mr. Olivo's testimony that  
13 35,000 vehicles a day pass on this road network  
14 already. In addition to that, yes and I appreciate  
15 that you have a well-established neighborhood. The  
16 homes are very well-maintained. It's a very stable  
17 residential community in Bogart and beyond going to  
18 the south of the property. But in addition to  
19 that, you also have a gas station that is already  
20 about a half mile from your homes. You have  
21 immediately to the east of the subject property --

22 CHAIRMAN: Let her speak.

23 MS. COFONE: To the east of the subject  
24 property, you have an existing landscape service  
25 use that when I've been out to the site on many

1 occasions, the last time I was out there counting  
2 trucks on the property which was this past Sunday  
3 and I counted about 35 commercial vehicles on that  
4 property, which is immediately to the east of the  
5 subject property, immediately to the east. So this  
6 is an area that is not exclusively devoted to your  
7 residential homes. Appreciating that it is your  
8 neighborhood, I certainly appreciate that.  
9 Recognizing you have a very stable residential  
10 community and we have been very sensitive to that.  
11 We have really tried and I think have been  
12 successful in that effort in preserving that buffer  
13 along 28.

14 I can represent to you that if one of  
15 the aforementioned permitted uses came before the  
16 planning board because they wouldn't come before  
17 this board, the board would not be able to restrict  
18 their access to 28 and in all likelihood, you would  
19 see far more clearing along the 28 corridor than is  
20 being proposed in conjunction with this  
21 application.

22 So I think when you're looking in terms  
23 of the negative criteria, you certainly can  
24 conclude that the subject application would have  
25 less of an impact than in some respects than

1 otherwise permitted use in the zone. A health club  
2 could be open 24 hours. There are many health  
3 clubs throughout the State of New Jersey that are  
4 open 24 hours. So this is certainly not an area  
5 that is marked by exclusively residential uses and  
6 does not have commercial uses in it already. So I  
7 certainly think from a negative criteria standpoint  
8 that the impacts to both the neighborhood and the  
9 zone plan is not particularly significant in  
10 relation to a permitted use.

11 Additionally, we looked at the existing  
12 driveway -- when you're standing on the existing  
13 tectonic driveway and you look at the elevations  
14 that's being proposed in conjunction with the  
15 subject application, the first floor elevation of  
16 our proposed retail building is 135 feet. The  
17 height of the building is 26-and-a-half feet, so  
18 that puts you at about 161 feet. Similarly for the  
19 canopy the first floor elevation of our proposed  
20 canopy is about 133.5 feet. The first floor  
21 elevation of our canopy is 17. So again from that  
22 driveway vantage point 155.5 feet a permitted use  
23 because you wouldn't -- you wouldn't do the same  
24 grading. Our site engineer provided an exhibit.  
25 It's A-10 in evidence that demonstrates this as

1 well that a permitted use would likely be at about  
2 187 feet. So the proposed structure in conjunction  
3 with our application are what we believe  
4 significantly lower and it's significantly less  
5 visually imposing to the neighborhood than an  
6 otherwise permitted use would be.

7 The other thing that I would point out  
8 is our use is somewhat of an anomaly in which  
9 Bridgewater regulates its service stations. We  
10 typically do not consider this a service station  
11 and the reason I say that is because when you look  
12 at how Bridgewater and this is not unique to  
13 Bridgewater to find a service station and you look  
14 at the conditional use standards for a service  
15 station, the conditional use standards, two of the  
16 four standards don't even apply to the use that's  
17 before the board this evening and why I say that is  
18 because it deals with making repairs and it deals  
19 with the sale of vehicles. Quick Chek has never in  
20 its business model engaged in those activities  
21 onsite. So what's being regulated typically and  
22 it's not just here in Bridgewater, what's being  
23 regulated typically in conjunction with a service  
24 station is really not occurring on our property.  
25 So I think that that's important to note.

1 Also, here in Bridgewater when you  
2 define service station in your ordinance the  
3 definition contemplates the sale of other motor  
4 vehicle related items as well as the light repair  
5 of the motor vehicles. So I think when you're  
6 looking at the substantial negative impacts to the  
7 zone plan that that does need to be considered  
8 because I don't think that the application that you  
9 have before you this evening, which is the retail  
10 market and the retail sale of fuel has the same  
11 necessary impacts that another typical service  
12 station might.

13 So with that, there are a number of  
14 planning documents that we reviewed. I should have  
15 said in my opening statements because we don't  
16 submit a formal planning report like some other  
17 witnesses have done Bridgewater does not require a  
18 planning report as a checklist item. So it's not  
19 -- that's not atypical. I've done many use  
20 variances here in Bridgewater. It's just not  
21 something that's typically submitted.

22 So I should have offered earlier in my  
23 testimony that in addition to reviewing the  
24 application submission documents and the reports  
25 prepared by others, we did review a number of the

1 Bridgewater planning documents. In 2010,  
2 specifically in April 13, 2010, Bridgewater adopted  
3 a study specifically to the 22 corridor and in  
4 addition to that study specifically for the 22  
5 corridor, we did review the reexamination reports  
6 and master plans that have been done in the  
7 township.

8 So starting with the 2010 corridor  
9 study, which again is unique to the 11-mile stretch  
10 of Bridgewater that is along 22. So it's not just  
11 a generic or general master plan document. It was  
12 done specifically with the intent of the vision for  
13 the Route 22 corridor.

14 In the beginning of that document on  
15 page six, there is a statement made that the Route  
16 22 corridor is considered to have the greatest  
17 potential for increases of real estate value and  
18 thereby the greatest potential for increase in  
19 rateables. On the next page of that document goes  
20 on to read, a goal of this plan is to increase the  
21 value of existing commercial properties, provide  
22 commercial diversity and promote a heightened value  
23 of vacant parcels. In my opinion, the application  
24 that's before the board tonight does both of those  
25 things. In addition on page eight of that plan,

1 there are a number of goals and objectives  
2 identified. Again, specifically, for the Route 22  
3 corridor. Those goals include protecting and  
4 enhancing the quality of life for Bridgewater  
5 residents, enhancing and increasing tax rateables  
6 for diversity of high value uses, supporting the  
7 existing economic anchors and encouraging  
8 reinvestment into existing facilities, adjusting to  
9 the contemporary needs of commerce and Bridgewater  
10 residents, encourage long-term sustainable site  
11 planning, encourage more flexibility in development  
12 context and promote economic activity in  
13 appropriate locations and offer building design  
14 guidelines where appropriate. I think the  
15 applicant advances every one of those goals. We  
16 are increasing the tax rateable. We are supporting  
17 the economic base. We're adjusting to needs and  
18 services to the traveling public in corridor. We  
19 are enabling flexibility and development and  
20 promoting economic activity in an appropriate  
21 location and we are offering building design  
22 guidelines that are completely consistent with the  
23 design guidelines articulated later in this plan.

24 In addition on page 14 of that report  
25 of the 22 corridor study, there is a statement made

1 that Bridgewater retains the high quality of its  
2 existing commercial stock and recognizes that  
3 adjustments in zoning can be accomplished without  
4 compromising excellence in development and I think  
5 this that application is a clear example of that.  
6 This applicant has worked extensively to introduce  
7 and modify this application to make it one that  
8 takes into consideration how it will impact your  
9 neighborhood.

10 In addition on page 16 of this plan,  
11 it's suggested that the C3 regulations be amended  
12 to permit additional uses to provide business  
13 offerings in the Route 22 corridor. Again, in  
14 fairness, that section goes on to say with service  
15 stations there is a discussion and it concludes  
16 that this use is adequately represented and the  
17 master plan amendment endorses the existing  
18 ordinance and does not recommend additional service  
19 stations as a permitted use in other zones and I  
20 think that that's very important because this  
21 application, likewise, does not suggest that retail  
22 fuel and the retail market should be a permitted  
23 use in other zones. Rather, I believe from a  
24 planning point of view that that statement was put  
25 into the master plan because Bridgewater did not

1 want to see this type of use be an as-of-right use  
2 on every lot in that corridor. Once you make it a  
3 permitted use, that's what happens. It can  
4 proliferate the zoning district and it can be  
5 developed anywhere.

6 Additionally, I think that was put into  
7 the 22 corridor study. Can we go back to the gas  
8 stations? Going back to A-25 in evidence which  
9 shows the Q in the center is an aerial exhibit  
10 prepared by Bohler Engineering with input from my  
11 office and it shows the other area fueling stations  
12 and you can see the lion's share of them are east  
13 of the 202 circle. There are six or seven that  
14 populate this exhibit to the east of that circle.  
15 Going west of the circle there are gaps in the  
16 service area. So I believe that that was written  
17 into that 22 corridor study to predominantly  
18 address the stretch of 22 east of the circle. I  
19 also think that it was done and the language is  
20 very clear it does not recommend additional serve  
21 stations as a permitted use in other zones and  
22 generally why that is done because it might not be  
23 a use, like I said, that you want populating or  
24 proliferating the zone on every single property as  
25 an as-of-right use. Rather in the subject

<p style="text-align: right;">Page 126</p> <p>1 application where you have a use variance that 2 meets all of the statutory criteria for the grant 3 of a use variance.</p> <p>4 In addition to that statement on page 5 33, there are a number of recommendations and 6 design guidelines starting on page 33 and going to 7 page 34. Those design guidelines talk about 8 material. They talk about mass. They talk about 9 materials and they talk about color and texture. I 10 spoke a little bit about this earlier in my 11 testimony with regard to criteria I of the land use 12 law, but there are some things again that I want to 13 mention here.</p> <p>14 The master plan specifically calls for 15 buildings that have -- that do not have solid or 16 unarticulated buildings. They are to be avoided. 17 It specifically recommends that blank walls be 18 avoided and it calls for the treatment of all four 19 sides of the building. It also calls for the 20 screening of HVAC equipment. So the application 21 and the architecture that's being proposed in 22 conjunction with this application advances all of 23 those design guidelines.</p> <p>24 In addition, those design guidelines 25 suggest that there should one dominant building</p>	<p style="text-align: right;">Page 128</p> <p>1 utilized for a conforming office use anytime soon 2 given the findings in that April 2015 master plan.</p> <p>3 So I think this application creates an 4 opportunity for Bridgewater to implement that study 5 that was done just a few years ago in 2010 to 6 promote the development underutilized industrial 7 and commercial areas that complement the variety of 8 uses in the township.</p> <p>9 We probably should move to that 2015 10 reexamination report because that's the next 11 document that I want to refer to. Again, on page 12 five of this 2015 reexamination report that was 13 done in April of this year, the focus of that 14 report indicates that the study and resulting 15 reports focused on nonresidential improvements 16 along much of the Route 22 corridor in an effort to 17 bring land uses along the highway to a higher 18 potential. So clearly, the master planning 19 documents here in the Township of Bridgewater has 20 had a rich history of recommending bringing 21 underutilized parcels to a more productive 22 potential.</p> <p>23 On page six of that 2015 reexamination 24 report there are some changes in the changes 25 recommendation section. One of changes recommended</p>
<p style="text-align: right;">Page 127</p> <p>1 material, which in the subject application is the 2 red brick. The building design guidelines call for 3 earth tones being preferred and bold tones being 4 avoided. Variation in texture is encouraged and 5 you see that we have the various texture with the 6 brick pilasters, the green canopy and the crown 7 moldings on top of the building. So I think that 8 the application that's before you does a very good 9 job of embracing the architectural design 10 guidelines that are specifically called for on page 11 33 and page 34 of the corridor study.</p> <p>12 On page 36, the master plan concludes 13 with a recommendation to promote the development of 14 underutilized industrial and commercial areas that 15 complement the variety of uses in the township. I 16 think that the subject application and the subject 17 property is certainly an underutilized parcel. 18 When you did a reexamination report earlier in this 19 year, it was found in the 2015 reexamination report 20 a study that was done by Jeff Otto, which 21 specifically referenced in that examination report 22 that there was a 23 percent vacancy rating in the 23 Somerset County office market. So I don't think 24 that anybody could argue that the subject property 25 is one that is underutilized and not likely to be</p>	<p style="text-align: right;">Page 129</p> <p>1 talks about appropriate development of land use 2 focused areas of the township that will within the 3 limits of zoning return underutilized land to 4 productive use, generate economic development 5 activity, diversify the municipal economic base, 6 create new employment opportunities and strengthen 7 the tax base. The application that's before the 8 board does all of those things.</p> <p>9 On page seven, which again, this was 10 done 2015, so this was done five years after the 11 Route 22 corridor study that I talked about before 12 this. And it says consider revising the list of 13 permitted uses along the major corridors of Route 14 22, 202 and 206 to improve the visual and economic 15 benefits. It's only one statement, but to me 16 that's a really important goal because planning is 17 a living and evolving process and that's a reason 18 why we can't just do our master plan and put them 19 on the shelf and walk away and let them the sleep 20 for two decades and not revisit it them. What 21 happens if you do that is, we lose the presumption 22 of validity that our ordinances are valid because 23 by law, we have to continue looking at these 24 documents because things are changing, areas are 25 changing. When that 22 corridor study was done it</p>

1 was more vacant land in the 22 corridor than there  
2 is today. So I think it's important and noteworthy  
3 for the board that five years after you did that  
4 corridor study for Route 22 your master plan again  
5 encouraged you to consider revising the list of  
6 permitted uses there because again, planning is a  
7 living process. It continues and it's also a  
8 balancing act.

9 I understand we're here asking for  
10 variances. We would never hide from that and  
11 because we're asking for a variance, that's why  
12 this board exists. It's the zoning board of  
13 adjustment. We're here to give relief and  
14 departures from the ordinance. Just because we're  
15 asking for D variance relief, does not on its face  
16 speak to the merits the application. So I think  
17 that that's a really small statement from the  
18 master plan, but a really important one to help us  
19 be reminded that planning is an evolving process.

20 In addition to that, there was one or  
21 two more statements that I would like to focus on.  
22 One is changes and assumptions. If anyone is  
23 following along with these documents, I'm on page  
24 seven now of the 2015 reexamination report and that  
25 says, since the adoption of the master plan

1 economic element there is an enhanced interest and  
2 objective towards evaluation of the busy highway  
3 corridors and adopt regulations which will to  
4 continue to have a mix of uses which are compatible  
5 and complementary to their surroundings.

6 Again, you heard Mr. Olivo testify at  
7 the last meeting 35,000 vehicles a day pass by this  
8 site. Up to, approximately, 90 percent of the  
9 trips comes to this site are vehicles already on  
10 the road today. So this is a busy highway  
11 corridor. So I think that certainly this is an  
12 opportunity to develop this property in a busy  
13 highway corridor in a commercially-zoned area for  
14 this use.

15 The last part of the master plan I'll  
16 speak to is on page 12 and it talks about an effort  
17 that it wants Bridgewater to undertake. It says,  
18 this includes efforts to encourage zoning  
19 adjustments that will bring underutilized  
20 properties into its productive land use compatible  
21 with its surroundings focused on uses appropriate  
22 for segments of the highway corridors in the  
23 township and the development of a redevelopment  
24 plan for properties that have been designated as an  
25 area in need of redevelopment.

1 On the same page in that master plan it  
2 talks about the 23 percent office vacancy rate in  
3 Somerset County. So again, the likelihood of this  
4 property developing with an office use is not there.  
5 In addition, it's a 5.47 acre site with 900 feet of  
6 frontage on both 22 and 28. So the financial entry  
7 into this property is significant. So I think for  
8 this property to be developed, which again, if you  
9 read the master planning documents in Bridgewater,  
10 they specifically encourage development in this  
11 location.

12 I think what you have before you is an  
13 excellent balancing act of the very goals of that  
14 master plan with the very unique piece of property  
15 with topography constraints and you have before --  
16 I'm sorry. I should have went and talked about the  
17 intent of the C3 zone. The intent of the C3 zone  
18 wants to have campus-like development with parking  
19 not visible from the adjoining roadways. This  
20 application and I'm not sure what this marked as an  
21 exhibit. A-25, which is up on the overhead screen  
22 now absolutely shows that we will be in compliance  
23 with the intent of the development program. You  
24 see large expansions of green along both Route 22  
25 and Route 28.

1 In addition to being a large, expansive  
2 green along Route 28, we're proposing a 10-foot  
3 high berm along the property line. So in my  
4 opinion, we are really screening the parking from  
5 the adjoining roadway network, which I believe was  
6 would be one of the intents of the C3 commercial  
7 zoning district and we are doing so in such a way  
8 that the buildings will be less visible than in  
9 otherwise permitted use in that same C3 zoning  
10 district. So I think that's important when you're  
11 considering this overall application and how it  
12 carries forth not just the intent of the C3 zone,  
13 but the intent of the master plan and the corridor  
14 studies done here in the past couple years for  
15 Bridgewater Township.

16 Just looking through my notes here to  
17 see if there were any other points I wanted to  
18 make. Just one other point that I wanted to make  
19 about the service station, if you can go back to  
20 service station exhibit. Mr. Olivo testified on  
21 this in his direct, as well and I think again, it's  
22 important in separating our use from others like it  
23 in the corridor. It's my opinion from a planning  
24 point of view that while there may be other service  
25 stations in this 22 corridor, there is nothing that

<p style="text-align: right;">Page 134</p> <p>1 has the same offerings as the retail market and</p> <p>2 retail sale of fuel that we're doing here.</p> <p>3 Similarly, there's nothing laid out on</p> <p>4 a site like our site is proposed to be laid out.</p> <p>5 The lion's share of the gas stations and other</p> <p>6 service stations in the corridor as testified to</p> <p>7 Mr. Olivo have activity that is typically 50 or 60</p> <p>8 feet off of the right of way.</p> <p>9 In the subject application before you</p> <p>10 get to any real development activity, you're taking</p> <p>11 a distance of, approximately, 250 feet. I've had</p> <p>12 an opportunity, like I said, to visit each one of</p> <p>13 these service stations and look at not only the</p> <p>14 offerings, but how the site is laid out. None of</p> <p>15 these other service stations would have even close</p> <p>16 to the green space in front of their properties</p> <p>17 that's being proposed in conjunction with the</p> <p>18 subject application. So I think that is another</p> <p>19 distinction between our use and some of the other</p> <p>20 offerings in the corridor.</p> <p>21 That essentially concludes my direct</p> <p>22 testimony and I'll be happy to answer any questions</p> <p>23 of the board or the public.</p> <p>24 CHAIRMAN: We're not going to go there.</p> <p>25 Since it's 10:25 and we have five minutes, so let</p>	<p style="text-align: right;">Page 136</p> <p>1 MR. ROBERTSON: That is acceptable and</p> <p>2 agreed upon. We did discuss that earlier today.</p> <p>3 CHAIRMAN: Thank you very much. I</p> <p>4 believe we're done for tonight.</p> <p>5 - - -</p> <p>6 (The hearing concluded at 10:25 p.m.)</p> <p>7 - - -</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 135</p> <p>1 me tell you what we are going to do after tonight.</p> <p>2 Our next scheduled meeting is going to be on</p> <p>3 February 2nd. I'd like to do it sooner than that,</p> <p>4 but it's impossible and that February 2nd meeting</p> <p>5 will be at the Vo-Tech school. It will start at</p> <p>6 7:30. At that meeting there will be questions from</p> <p>7 the board for Ms. Cofone and it will be an</p> <p>8 opportunity for you guys to ask questions you have</p> <p>9 of Ms. Cofone. There will also be testimony</p> <p>10 offered by Scarlett Doyle, the board planner and</p> <p>11 after all of that happens, maybe, we'll even get to</p> <p>12 the point where you guys get to stand up and tell</p> <p>13 us whether you're in favor of or in opposition to</p> <p>14 this application. That's an optimistic and hopeful</p> <p>15 view of where we'll get to on February 2nd. Maybe,</p> <p>16 we'll do it. At this point, I'm going to adjourn</p> <p>17 tonight's meeting.</p> <p>18 MR. VASTOLA: Before you adjourn, you</p> <p>19 and I spoke today about the fact that this the</p> <p>20 matter was going to be continued into February and</p> <p>21 that the board would need an extension of time.</p> <p>22 I'm going to ask you grant the extension on the</p> <p>23 record and I'm going to suggest to the end of</p> <p>24 February and then follow it up with a letter to the</p> <p>25 board clerk.</p>	<p style="text-align: right;">Page 137</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3</p> <p>4 I, LATITISA RUSSELL, a Certified Court</p> <p>5 Reporter and Notary Public of the State of New</p> <p>6 Jersey, certify that the foregoing is a true and</p> <p>7 accurate transcript of the stenographic notes of</p> <p>8 the deposition of said witness who was first duly</p> <p>9 sworn by me, on the date and place hereinbefore set</p> <p>10 forth.</p> <p>11 I FURTHER CERTIFY that I am neither</p> <p>12 attorney, nor counsel for, nor related to or</p> <p>13 employed by, any of the parties to the action in</p> <p>14 which this deposition was taken, and further that I</p> <p>15 am not a relative or employee of any attorney or</p> <p>16 counsel in this case, nor am I financially</p> <p>17 interested in this case.</p> <p>18</p> <p>19</p> <p>20</p> <p>21 LATITISA RUSSELL, C.C.R.</p> <p>22 LICENSE NO. 30XI00234100</p> <p>23</p> <p>24</p> <p>25</p>

A				
<b>ability</b> 45:24	103:9 105:3	<b>aerial</b> 6:7 69:3	32:19 63:3 77:16	<b>apples</b> 81:25 86:24
107:22	106:11 107:6	106:16,20 125:9	97:6 104:19	86:24 87:12,13,23
<b>able</b> 42:17 52:25	108:19 117:14,18	<b>affect</b> 44:11,25	107:11	87:24
53:21 85:21 97:11	121:23 122:4,25	51:12 61:4 79:14	<b>ample</b> 13:3	<b>applicable</b> 73:25
118:17	123:24 124:10	84:2 91:10	<b>analysis</b> 6:5 37:15	<b>applicant</b> 3:8 9:13
<b>above-entitled</b> 2:3	126:4,24 130:20	<b>affirmed</b> 84:16	41:23,24 42:6	9:22 10:6 12:1,10
<b>absolute</b> 30:10	132:5 133:1	<b>aforementioned</b>	43:4,11 44:15	46:10 52:6 53:19
<b>absolutely</b> 15:18	<b>additional</b> 9:23	101:1 118:15	51:2,18 63:4	54:1 62:2,5 99:25
65:15 98:13	11:19 20:1 116:10	<b>afternoon</b> 14:4	70:16 71:2,24	101:14 102:1,3,7
104:11 116:8	124:12,18 125:20	<b>age</b> 14:15 22:24	72:1 84:19,24	109:18,20 114:15
132:22	<b>Additionally</b>	<b>agencies</b> 116:17	85:6 86:11,23	114:17 115:1
<b>accept</b> 53:14	119:11 125:6	<b>ago</b> 27:7 63:9 77:25	87:7 91:3 96:24	123:15 124:6
<b>acceptable</b> 15:1	<b>address</b> 10:25 18:6	80:17 128:5	97:9,13 98:10,11	<b>applicants</b> 107:10
17:3 31:12 136:1	18:6 25:24 30:15	<b>agree</b> 29:13 31:13	98:11,19,20	<b>applicant's</b> 10:9,11
<b>accepted</b> 22:16	40:5,7,8 70:13	31:17 38:1 39:5	<b>anchors</b> 123:7	10:14 20:7 99:10
84:21	100:8,11 125:18	43:7,8 91:18	<b>Andrew</b> 5:15 86:15	102:7
<b>access</b> 83:20 104:11	<b>addressed</b> 71:19	94:19	<b>Angela</b> 4:22 32:13	<b>application</b> 9:15
104:13,15,17	<b>adequate</b> 7:5 98:24	<b>agreeable</b> 19:17	94:23	20:9 42:4 62:16
105:16 106:4	<b>adequately</b> 124:16	<b>agreed</b> 54:18 136:2	<b>Ann</b> 7:20	70:23 71:2,23
118:18	<b>adjacent</b> 47:9 50:2	<b>agricultural</b> 109:8	<b>anomaly</b> 120:8	72:3 74:3 75:18
<b>accommodate</b>	<b>adjoining</b> 108:14	<b>ahead</b> 42:18 67:14	<b>answer</b> 27:17 36:13	102:12,14 107:8
103:6	110:19 132:19	71:25	37:7 60:9 64:13	108:23 112:11
<b>Accommodation</b>	133:5	<b>air</b> 6:5 10:11 11:13	64:14 66:9 67:13	114:1,18 115:21
7:12	<b>adjourn</b> 54:14	11:16,22 12:2,11	71:4,6,12,13 76:3	118:21,24 119:15
<b>accomplished</b>	99:19 135:16,18	12:15,19,25 13:12	76:15,24 83:6,17	120:3 121:8,24
124:3	<b>adjust</b> 48:17	14:18,21,21,24	84:11 85:9 86:19	122:23 124:5,7,21
<b>account</b> 21:18	<b>adjusted</b> 50:21	15:16 16:17 22:3	88:17,18 90:12	126:1,20,22 127:1
<b>accounting</b> 116:20	<b>adjusting</b> 123:8,17	22:4,19 34:16	93:8,9,10 94:12	127:8,16 128:3
<b>accumulate</b> 97:7	<b>adjustment</b> 1:2 7:4	35:9 37:12,15,16	134:22	129:7 130:16
<b>accuracy</b> 81:13	7:7 33:1 44:20	38:9 43:4,10	<b>answered</b> 34:6	132:20 133:11
<b>accurate</b> 22:17	84:22 86:10	<b>Airport</b> 35:21	89:12 90:16 92:8	134:9,18 135:14
111:23 137:7	101:14 102:20	<b>Alan</b> 3:23	<b>answering</b> 60:13	<b>applications</b> 7:8
<b>acre</b> 104:22 109:17	108:21 130:13	46:9 54:18	<b>answers</b> 25:20	107:9
114:2 132:5	<b>adjustments</b> 49:18	62:10 106:5	54:15	<b>applied</b> 8:19,20
<b>act</b> 7:6,14 11:16	49:20 50:23 61:15	<b>allowable</b> 109:22	<b>Anthony</b> 4:24	34:7
130:8 132:13	87:8 124:3 131:19	<b>allowed</b> 108:9	37:10	<b>applies</b> 18:16 88:25
<b>action</b> 137:13	<b>adopt</b> 131:3	109:19,24	<b>anticipate</b> 99:14	<b>apply</b> 16:25 18:14
<b>active</b> 97:17	<b>adopted</b> 36:17	<b>allowing</b> 108:12	<b>anticipation</b> 99:12	79:1 120:16
<b>activities</b> 12:20	122:2	<b>allows</b> 40:20 105:6	<b>anybody</b> 62:14	<b>applying</b> 33:4
113:23 116:24	<b>adoption</b> 130:25	110:3 116:5,8	109:25 127:24	<b>appraisal</b> 41:1,7,8
120:20	<b>adult</b> 117:5	117:10	<b>anytime</b> 128:1	44:4,19 56:20,24
<b>activity</b> 123:12,20	<b>advanced</b> 7:15,18	<b>amended</b> 124:11	<b>apologize</b> 42:17	60:3,5 86:9 88:6
129:5 134:7,10	108:22	<b>amendment</b> 124:17	47:21 89:10	96:24
<b>actual</b> 22:3 29:1	<b>advances</b> 123:15	<b>amendments</b> 11:17	<b>apparently</b> 8:16	<b>appraisals</b> 97:1
34:13 37:18 38:9	126:22	<b>American</b> 82:25	<b>appeal</b> 112:14	<b>appraise</b> 40:21
<b>add</b> 80:16	<b>adverse</b> 16:20	83:15,16	<b>appear</b> 20:22,24	81:9
<b>addition</b> 46:10	110:18	<b>Americans</b> 7:13	<b>appears</b> 43:16	<b>appraised</b> 61:14
100:25 101:4,18	<b>advertising</b> 116:16	<b>Amin</b> 3:23 7:22,23	97:24	81:19
	<b>advised</b> 86:12	<b>amount</b> 14:17	<b>applause</b> 25:17	<b>appraiser</b> 10:13

40:17,18,19,19,22 41:4 44:18 54:2 88:18 93:23 99:12 99:16 <b>appraisers</b> 41:8 86:12 <b>appraiser's</b> 54:3 <b>appraising</b> 75:21 <b>appreciate</b> 25:22 28:25 29:10 54:11 115:18 117:14 118:8 <b>appreciated</b> 73:2 103:25 <b>appreciates</b> 63:10 <b>Appreciating</b> 118:7 <b>appreciation</b> 72:10 72:14,15 85:18 <b>approach</b> 44:18 45:2 86:18 <b>appropriate</b> 62:9 62:12,13 98:11,21 109:7,15 110:23 123:13,14,20 129:1 131:21 <b>approved</b> 58:9 <b>approximate</b> 58:22 58:24 89:25 <b>approximately</b> 13:9 40:22 49:24 53:24 73:15 100:23 131:8 134:11 <b>April</b> 122:2 128:2 128:13 <b>Architects</b> 6:9 111:8,13 <b>architectural</b> 111:20 116:20 127:9 <b>architecture</b> 112:1 112:4 113:13 126:21 <b>area</b> 14:23 15:14 29:25 32:9 37:2 39:1 42:25 43:2 45:6,7 73:16,17 73:20,21 78:21,23 81:6,10 82:6 84:7	91:10 97:12 106:13,25 107:10 109:24 110:1 115:16 118:6 119:4 125:11,16 131:13,25 <b>areas</b> 39:17 73:9 88:3 97:16 127:14 128:7 129:2,24 <b>argue</b> 127:24 <b>argument</b> 105:23 <b>arguments</b> 111:16 112:6 <b>Arindam</b> 5:6 65:10 <b>Armstrong</b> 50:19 <b>arrangement</b> 111:3 113:18 <b>article</b> 83:14,19 <b>articulated</b> 123:23 <b>Ashesh</b> 5:10 77:1 <b>Ashok</b> 5:13 80:22 <b>asked</b> 12:16 19:16 22:20 26:7 28:14 36:12 38:11 42:2 46:3 53:11,12,19 55:4,7 61:10 63:16 64:12 85:9 89:12 <b>asking</b> 20:1,6 26:25 53:10 60:22 82:9 82:17,18 91:13,17 92:3,22,23 93:4 102:9 130:9,11,15 <b>asks</b> 94:4 114:16 <b>aspect</b> 8:17 <b>aspects</b> 83:8 <b>assess</b> 79:3 <b>assessments</b> 89:6 <b>assessor</b> 95:3,6,6 95:10 <b>assistance</b> 7:11 <b>assisted</b> 116:21 <b>Associates</b> 1:18 11:3 40:8,24 41:1 111:20 <b>assume</b> 23:11 65:24 <b>assumed</b> 23:3 <b>assumes</b> 75:9 <b>assumption</b> 35:19	59:24 <b>assumptions</b> 35:12 35:13 130:22 <b>as-of-right</b> 125:1 125:25 <b>atmosphere</b> 13:17 <b>attached</b> 50:17,18 <b>attempt</b> 53:13 <b>attorney</b> 3:24 18:22 137:12,15 <b>attorneys</b> 18:14 <b>attractive</b> 70:2 112:10,13 113:12 <b>atypical</b> 121:19 <b>audience</b> 5:5 17:25 18:16 29:12 31:6 47:25 58:1 62:19 62:21 63:22 64:3 64:11,22 65:6 66:12 71:22 <b>authority</b> 101:3 <b>auto</b> 14:10 <b>available</b> 7:11 55:12 71:18 <b>Avenue</b> 49:11,12 <b>average</b> 14:4 22:24 66:20 <b>averaging</b> 35:25 <b>avoided</b> 126:16,18 127:4 <b>aware</b> 7:7 18:13 23:13,17,19,23 24:18 25:1 37:21 38:2 46:21 78:10 78:16,17 92:22,24 93:3,6 <b>A-N</b> 40:12 <b>A-10</b> 119:25 <b>A-23</b> 6:5 43:5,12 <b>A-24</b> 6:6 43:7,12 <b>A-25</b> 6:7 106:18,20 107:2,14 125:8 132:21 <b>A-26</b> 6:8 111:9,19 <b>a.m</b> 26:23 27:11 105:25	<b>bachelors</b> 11:10 <b>back</b> 29:16 52:25 53:5,6 72:25 96:13 97:1 108:5 112:5 114:22 125:7,8 133:19 <b>background</b> 31:24 62:22 <b>backing</b> 32:19 <b>backyard</b> 89:19 <b>baked</b> 107:23 <b>balancing</b> 130:8 132:13 <b>bank</b> 100:12 116:13 <b>bank-related</b> 116:14 <b>barns</b> 46:7 <b>base</b> 56:24 123:17 129:5,7 <b>based</b> 13:8 21:20 21:21 22:23 25:18 26:1 27:3 28:20 34:24 35:1,4 52:21 55:5 59:11 60:3 61:15 76:24 80:18 98:7 99:22 110:16 <b>baseless</b> 67:7 <b>baseline</b> 29:23,24 <b>basement</b> 50:22 <b>basically</b> 105:7 <b>basis</b> 52:17 79:1,2 <b>Basu</b> 5:6 65:10,10 65:22 66:1,11,19 66:24 67:2,9 <b>Bateman</b> 3:3 10:5 <b>baths</b> 67:18,20 <b>bearing</b> 64:21 69:12 <b>Becker</b> 3:13 <b>bedrooms</b> 67:17,20 <b>beds</b> 23:22 30:17 <b>before-and-after</b> 22:3 <b>began</b> 14:20 83:14 <b>beginning</b> 54:3 61:22 71:15 122:14	<b>behalf</b> 10:6 102:2 <b>behoove</b> 31:22 85:19 <b>believe</b> 10:1 46:15 51:12 71:22 76:21 96:9 98:23 99:7 113:11 120:3 124:23 125:16 133:5 136:4 <b>beneficial</b> 103:11 115:7,7,9 <b>benefit</b> 114:19 <b>benefits</b> 114:17 129:15 <b>benzine</b> 15:20 16:1 16:17 29:14,19,23 30:11,13 31:1,6 31:24,25 32:8 <b>berm</b> 133:3 <b>best</b> 10:15 32:17 42:7 63:8 76:23 89:2,4 103:20 <b>better</b> 54:10 56:23 <b>beyond</b> 14:9 117:17 <b>big</b> 24:19 <b>bit</b> 8:16 29:11 39:4 96:20 126:10 <b>blank</b> 126:17 <b>blight</b> 110:11 <b>Block</b> 1:8 <b>board</b> 1:2 3:18,24 3:24 7:4,7,22,24 8:1,3,5,7,9,11,13 9:21 11:18 12:15 17:11,11,14,20 19:16,16,25 32:6 33:1,9,19 37:9 41:10,13,15,18,20 46:9,16 48:5 51:25 52:5,7,16 54:7 58:2 62:10 65:7 87:21 92:11 96:20 99:11 100:14,20 101:13 101:22 102:8,19 103:1,18 105:10 107:1,13 108:17 108:21 109:14 110:15,23 112:8
--	---	--	--	---

## B

B 6:2 40:1

113:14 114:4,12 114:14,16,25 118:16,17,17 120:17 122:24 129:8 130:3,12,12 134:23 135:7,10 135:21,25 <b>boards</b> 11:14 83:25 100:21 101:1 <b>board's</b> 20:24 <b>Bodino</b> 4:22 32:13 32:13 33:11,16,20 33:25 94:23,23 95:4,7 <b>body's</b> 103:14 <b>Bogart</b> 30:12,18 39:19 81:18 117:17 <b>Bohler</b> 106:17,21 125:10 <b>bold</b> 127:3 <b>books</b> 11:12 <b>bottom</b> 47:15 <b>bought</b> 89:24 <b>Boulevard</b> 3:6 <b>Bound</b> 50:2,19 56:8 65:15 66:21 68:25 69:1 77:3,20 78:11 <b>bounds</b> 90:8 <b>box</b> 23:22 40:9 <b>brake</b> 16:5 <b>bread</b> 107:23 <b>breaks</b> 112:16 <b>breathing</b> 16:21 <b>Brian</b> 5:11 78:7 <b>brick</b> 112:10,12,17 113:12,13 127:2,6 <b>Bridgewater</b> 1:1 2:8 3:15 7:4 18:23 27:24 29:25 33:1,12,17,18 34:2 36:4 37:6,11 38:4 55:17 56:19 58:9 59:21 69:14 73:8 76:23 77:2 80:16 87:25 88:14 89:23 90:3,4,19 90:20,21 91:3	107:9 108:24 109:3 120:9,12,13 120:22 121:1,17 121:20 122:1,2,10 123:4,9 124:1,25 128:4,19 131:17 132:9 133:15 <b>Bridgewater's</b> 102:24 <b>brief</b> 11:6 40:14 62:11 <b>briefly</b> 96:13 <b>bring</b> 78:4 91:3 128:17 131:19 <b>bringing</b> 128:20 <b>brings</b> 117:2,3 <b>broken</b> 64:23 <b>brokers</b> 116:15 <b>Brook</b> 11:4 50:2,19 56:8 65:15 66:21 68:25 69:1 77:3 77:20 78:11 80:23 <b>buffer</b> 46:15 118:12 <b>buffering</b> 51:10 <b>build</b> 30:1 45:25 <b>building</b> 6:9 33:5 102:13 105:7 108:7,12 109:20 111:8,12,17,24 112:11,13,16 113:2,5,6,12 119:16,17 123:13 123:21 126:19,25 127:2,7 <b>buildings</b> 110:2 126:15,16 133:8 <b>built</b> 22:9 29:20 31:23 59:20 60:4 60:4 62:24 63:1 63:12 77:4,16 78:11 85:2 117:11 <b>bulk</b> 8:19 <b>burden</b> 114:8 <b>business</b> 28:6 29:17 31:2,18 41:6 93:7 100:11 120:20 124:12 <b>businesses</b> 28:13,20	29:2 77:20 116:12 <b>busy</b> 131:2,10,12 <b>buy</b> 58:12 59:20 61:5,9 82:23 83:21 91:24 92:2 92:13,14,21 <b>buyer</b> 70:4 94:5 <b>buyers</b> 82:11 83:24 <b>buying</b> 61:10 80:18 93:25 94:5 <hr/> <b>C</b> <hr/> <b>C</b> 2:2 3:1 100:3,3 137:1,1 <b>Cahill</b> 19:11,16,22 19:24 20:1,2 108:16 <b>Cahill's</b> 104:24 <b>calculate</b> 30:8 34:16 <b>calculated</b> 14:18 16:9 <b>calculating</b> 21:12 <b>calculations</b> 39:20 <b>California</b> 14:8 <b>call</b> 7:2,20 14:5 15:22 62:23 100:1 127:2 <b>called</b> 14:21 62:25 63:2 113:4 115:11 127:10 <b>calls</b> 126:14,18,19 <b>campus-like</b> 132:18 <b>Canal</b> 50:4 <b>cancer</b> 39:2 <b>canopy</b> 104:7 105:7 108:7,12 111:12 111:25 112:15,17 112:19,20,22,25 119:19,20,21 127:6 <b>cape</b> 49:15,16 <b>carbon</b> 15:3 34:19 35:2 <b>carcinogen</b> 32:9 <b>Carol</b> 5:2 56:18 <b>Carolina</b> 30:22 <b>carriers</b> 116:15	<b>carries</b> 133:12 <b>cars</b> 13:25 24:1 26:5 29:15 34:6 34:12,13,24 35:2 35:5 <b>Casale</b> 4:24 37:9,10 37:17,21 38:1,8 38:14 <b>case</b> 64:5 77:14 97:18 137:16,17 <b>casino</b> 101:2 <b>Catholic</b> 68:19 <b>CCR</b> 2:4 <b>center</b> 30:17 101:7 106:24 125:9 <b>centers</b> 117:3,6,8,9 <b>central</b> 39:17 43:1 43:23 45:6 46:12 73:23 90:22 97:12 <b>certain</b> 15:24 19:18 29:21 33:2 45:25 62:22 75:9 <b>certainly</b> 44:18 55:1 106:7 109:2 109:22 110:4,17 112:16 113:14 114:5 118:8,23 119:4,7 127:17 131:11 <b>certified</b> 1:19 10:13 137:4 <b>certify</b> 137:6,11 <b>cetera</b> 78:15,15,15 <b>Chairman</b> 3:20 8:5 8:6,15 10:4,19,24 11:5,18,24 12:3,8 17:13,23,25 18:10 18:12,15,19,21 21:4,7 24:21,23 25:15 26:11,14,17 26:21,24 27:5 28:2 29:3,6 32:3 32:11,24 33:14,18 33:24 36:12,25 37:8 38:16,19 39:6,10,22 40:4 40:10,13 41:9,14 41:17,21 43:8 47:10,24 48:9	51:14,24 54:12,21 55:12 56:17 60:9 60:11 62:7,13,18 62:20 63:16,21 64:1,12 65:4,8 66:5,10 67:8,11 67:14,21,24 68:7 70:10 71:19 72:2 72:7 74:16 75:7,8 75:20 76:19 77:13 77:21 78:6 79:17 80:9,20 81:22 82:4 83:1,5,16 84:3,10,16 85:8 86:3,6,14,19 88:17,21 89:11,12 89:15 90:7,12,16 90:21,25 92:10,11 93:6,13 94:11,18 94:22 95:9 96:9 96:13,23 98:16 99:3,24 100:7,13 100:17 101:10 103:22 117:22 134:24 136:3 <b>chairperson</b> 19:16 <b>Challenger</b> 62:23 <b>Chandra</b> 4:20 27:23,24 28:4,11 28:16,24 29:5 <b>change</b> 27:14 32:16 59:11 105:2,13,15 108:11 <b>changed</b> 112:11 <b>changes</b> 128:24,24 128:25 130:22 <b>changing</b> 111:13 129:24,25 <b>chart</b> 48:7 <b>chase</b> 48:3,6,6 <b>check</b> 24:3,6 89:5 <b>checked</b> 22:4,18 67:5 <b>checklist</b> 121:18 <b>Chek</b> 1:7 10:6 28:6 28:9,12 30:1,14 31:2 37:12,13,23 38:4,8 42:2,9,23 45:6 46:11,11,25
---	---	--	---	--

47:16 48:16,24 49:2,6,9,25 50:10 50:12,16 51:1,7 51:13 55:18 56:8 57:10 58:5,6,7,22 58:24 60:17 61:9 63:12,16,17 64:16 65:1 66:14 68:3,5 69:11 70:15,23,25 70:25 74:11,25 75:2 76:11 77:25 78:10,19 85:3 89:18,25 95:22 97:10 98:1 107:17 111:24 112:12,18 115:19,22,23 120:19 <b>Cheks</b> 25:10 43:23 45:3 68:1 76:6 84:25 97:15,23 98:3 <b>chemical</b> 29:9 <b>chemistry</b> 29:11 <b>Christine</b> 4:14 10:15 99:10 100:1 100:10 <b>church</b> 68:19 <b>circle</b> 96:13 107:3,4 107:4,19,20 112:5 125:13,14,15,18 <b>circulation</b> 110:20 <b>cited</b> 55:18 <b>cities</b> 37:3 <b>citizens</b> 109:12 <b>city</b> 69:23 83:9 86:22 87:12,22 88:3,4 100:24 <b>civic</b> 111:2 113:17 <b>clarify</b> 8:21 36:10 96:14 <b>class</b> 88:6 <b>classic</b> 113:13 <b>clean</b> 11:16 <b>clear</b> 124:5 125:20 <b>clearing</b> 118:19 <b>clearly</b> 108:16 113:7 115:8 128:18 <b>clerk</b> 135:25	<b>client</b> 91:4 <b>clients</b> 18:23 53:17 54:6 <b>climate</b> 32:16 <b>close</b> 29:20 30:16 45:4 48:23 49:17 51:6 57:6 76:9,10 89:18 92:16,20 93:4 94:24 97:3 97:23 109:22 134:15 <b>closest</b> 38:23 50:10 50:15 51:11 57:9 98:3 <b>club</b> 119:1 <b>clubs</b> 117:3 119:3 <b>coast</b> 90:24 <b>cod</b> 49:15 <b>cods</b> 49:16 <b>Cofone</b> 4:14 10:15 99:10,15 100:1,9 100:10,13,16,19 101:12 106:20 111:11 117:23 135:7,9 <b>COLEY</b> 3:3 <b>collection</b> 116:18 <b>color</b> 126:9 <b>colorings</b> 47:18 <b>combination</b> 69:9 <b>combined</b> 108:1 <b>combustible-rela...</b> 15:9 <b>come</b> 15:9 18:3 24:16 52:25 53:6 55:8 58:11 62:15 64:4 76:8 86:10 118:16 <b>comes</b> 24:17 29:16 31:21 89:18 109:13 131:9 <b>comfort</b> 31:5 <b>coming</b> 14:14 84:21 109:22 <b>commencement</b> 52:13 <b>commencing</b> 2:9 <b>comment</b> 20:19 51:16 75:9 83:24	<b>comments</b> 19:19 55:5 66:6 <b>commerce</b> 123:9 <b>commercial</b> 45:25 61:23 68:14,20 69:2,6,17 109:9 114:20 117:2,10 118:3 119:6 122:21,22 124:2 127:14 128:7 133:6 <b>commercially</b> 45:24 <b>commercially-zo...</b> 131:13 <b>committees</b> 11:16 <b>commodity</b> 116:15 <b>common</b> 63:3,5 64:8 65:7 <b>community</b> 57:15 58:10,11 59:22 69:13 117:17 118:10 <b>companies</b> 93:1,7 <b>company</b> 92:23 115:22,23 <b>comparable</b> 58:4 59:16 74:5 78:9 78:21,23 <b>comparables</b> 57:25 <b>compare</b> 44:21 50:25 58:17 63:7 78:1 108:8 <b>compared</b> 22:2,5 38:6 49:15 50:17 57:19 58:23 59:23 78:18 <b>comparing</b> 56:25 81:25 <b>comparison</b> 60:18 61:19 64:7 84:14 87:15,21 <b>compatible</b> 131:4 131:20 <b>compelled</b> 43:3 <b>competent</b> 53:18 <b>complaining</b> 86:4 <b>complement</b> 127:15 128:7	<b>complementary</b> 131:5 <b>completed</b> 28:23 55:8 <b>completely</b> 29:13 67:7 85:3 107:15 123:22 <b>completing</b> 50:23 <b>complex</b> 60:15 64:25 65:1 <b>compliance</b> 132:22 <b>comply</b> 14:11 <b>compromising</b> 124:4 <b>concentrated</b> 45:22 <b>concentration</b> 15:13 16:13,24 34:17,21 <b>concentrations</b> 16:25 34:18 <b>concept</b> 57:14 102:22 103:1 109:25 114:13 <b>concern</b> 29:13 31:1 31:13 32:9 83:13 <b>concerns</b> 62:11 <b>conclude</b> 99:14 103:17 110:18 118:24 <b>concluded</b> 10:7 99:12 110:5 136:6 <b>concludes</b> 124:15 127:12 134:21 <b>conclusion</b> 35:8 76:8 99:2 <b>conclusions</b> 39:5 <b>condition</b> 44:9 <b>conditional</b> 120:14 120:15 <b>conditions</b> 85:13 <b>condo</b> 60:15 <b>condominium</b> 47:6 50:3 <b>condominiums</b> 47:7 57:7 77:3 78:1,3 <b>condos</b> 60:18 <b>conduct</b> 41:23 <b>conducted</b> 42:21	96:19,21 98:20 <b>conforming</b> 128:1 <b>confused</b> 71:21,22 <b>confusion</b> 8:16 <b>congestion</b> 110:11 <b>conjunction</b> 102:14 106:22 107:8 118:20 119:14 120:2,23 126:22 134:17 <b>Connecticut</b> 30:22 <b>connection</b> 12:1,10 <b>consequence</b> 22:8 <b>consider</b> 34:9 36:3 36:20 58:10,12 59:21 115:25 120:10 129:12 130:5 <b>consideration</b> 24:2 61:8 124:8 <b>considered</b> 16:7 17:5 36:6 46:18 87:23 121:7 122:16 <b>considering</b> 32:18 46:22 51:9,10,10 114:22 133:11 <b>consistent</b> 123:22 <b>constituent</b> 16:2 <b>constraints</b> 132:15 <b>construction</b> 17:7 22:11 <b>consultant</b> 41:4 <b>consulting</b> 100:22 116:18 <b>consumer</b> 116:17 <b>contemplated</b> 109:18 <b>contemplates</b> 121:3 <b>contemporary</b> 123:9 <b>context</b> 32:15 33:20 97:4 123:12 <b>continuation</b> 10:7 <b>continue</b> 46:9 54:13 104:15 129:23 131:4 <b>continued</b> 135:20 <b>continues</b> 130:7
---	--	--	--	---

<p> <b>continuing</b> 103:14  <b>continuous</b> 106:2  <b>contract</b> 70:21  <b>contractors</b> 23:21  <b>contrast</b> 108:8  <b>control</b> 13:19  <b>controlling</b> 32:16  <b>convenience</b> 14:1  21:15 42:15 56:9  64:16 107:22  <b>conversation</b> 89:8  <b>cooperation</b> 25:22  <b>coordination</b>  113:22  <b>copies</b> 42:18 55:10  <b>copy</b> 46:19 47:5,25  52:5 55:15  <b>corner</b> 47:2,8 49:10  63:23 68:13,17  112:23  <b>CORP</b> 1:7  <b>correct</b> 12:2,12  18:16 20:16,17  27:5 35:9 36:22  41:25 42:1 43:16  43:19 60:1 65:23  65:24 79:4 82:12  82:23 84:15  <b>corrected</b> 38:22  <b>correctly</b> 35:23  <b>correlate</b> 90:4,14  <b>correlation</b> 95:14  <b>corridor</b> 107:7,12  108:1 112:3 113:9  114:21 118:19  122:3,5,8,13,16  123:3,18,25  124:13 125:2,7,17  127:11 128:16  129:11,25 130:1,4  131:11,13 133:13  133:23,25 134:6  134:20  <b>corridors</b> 129:13  131:3,22  <b>corroborated</b> 67:5  <b>corroborating</b>  29:18  <b>cost</b> 113:24 </p>	<p> <b>counsel</b> 3:8,15  17:14 52:5,16  53:18 54:17 55:14  137:12,16  <b>Counselor</b> 10:1  39:22 98:16 99:7  <b>counted</b> 118:3  <b>counting</b> 118:1  <b>County</b> 2:6 127:23  132:3  <b>couple</b> 21:9 116:2  133:14  <b>course</b> 12:21 45:13  79:10 80:13 101:8  105:24 115:13  <b>courses</b> 41:7 86:9  101:6  <b>court</b> 1:19 86:16  88:23 101:5 137:4  <b>cover</b> 110:14,14  <b>coverage</b> 109:20,23  <b>CO-2</b> 29:14  <b>crashed</b> 62:23  <b>create</b> 109:2,3  129:6  <b>creates</b> 128:3  <b>creative</b> 111:2  113:16  <b>credit</b> 116:14,18  <b>criteria</b> 15:18  103:12 110:7,24  110:25 112:7  113:14,21 114:5,7  114:10,14,23,23  115:5,10,25  118:23 119:7  126:2,11  <b>Crossing</b> 50:4  <b>crossover</b> 116:5  <b>CROSS-EXAMI...</b>  19:2  <b>cross-examined</b>  99:17  <b>crown</b> 113:10  127:6  <b>cubic</b> 30:5,20  <b>curb</b> 112:14  <b>current</b> 37:18  40:23 74:1 111:22 </p>	<p> <b>currently</b> 31:7  37:19 42:11 80:1  <b>cut</b> 48:2,6,6  <b>C-O-F-O-N-E</b>  100:11  <b>C-1</b> 1:21  <b>C-3</b> 101:17,23  <b>C.C.R</b> 137:21  <b>C.P</b> 4:21 29:7 38:17  <b>C3</b> 109:19,23 110:3  116:4 117:1  124:11 132:17,17  133:6,9,12 </p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p> <b>D</b> 4:2 101:15,19  102:11 114:9  116:10 130:15  <b>data</b> 31:22 35:20  44:15,17 51:18,19  63:4 76:7 79:21  80:9 84:13 85:20  85:22 86:5,11  97:6 98:10,19  116:19  <b>date</b> 19:7 20:23  70:20 72:1 111:21  137:9  <b>dated</b> 20:15 111:21  <b>Davis</b> 3:4 10:5  <b>Dawn</b> 3:20  <b>day</b> 13:8 45:21 54:7  106:2,7 117:3,13  131:7  <b>days</b> 7:18 42:18  49:5 95:12,20  96:4,5,5,6 97:7,7  <b>daytime</b> 32:2  <b>deal</b> 17:17  <b>dealing</b> 115:6  <b>deals</b> 9:7 120:18,18  <b>Dear</b> 62:9 94:23  <b>debate</b> 94:20  <b>Debra</b> 5:7 67:25  <b>decades</b> 129:20  <b>December</b> 2:8 7:3  10:8,8 20:21  43:17 110:12  <b>decided</b> 45:1 </p>	<p> <b>decides</b> 9:21  <b>decision</b> 32:15 61:5  <b>Decker</b> 78:7  <b>decline</b> 60:7 73:10  89:20  <b>declined</b> 88:24  90:18  <b>declining</b> 73:15  <b>decrease</b> 90:1,3  <b>Deer</b> 32:14  <b>defer</b> 82:14 84:6  <b>define</b> 56:25 57:21  121:2  <b>defined</b> 102:23,24  <b>defining</b> 73:18,21  73:22  <b>definition</b> 121:3  <b>degrading</b> 110:21  <b>degree</b> 41:6 100:24  <b>delay</b> 53:13,16 55:7  <b>delineated</b> 113:7  <b>demand</b> 80:14  <b>demolish</b> 102:13  <b>demonstrate</b> 74:13  102:20 103:1,5,10  103:12 108:20  109:5  <b>demonstrated</b>  108:15  <b>demonstrates</b>  48:22 49:3 74:14  119:25  <b>dense</b> 36:5,21 37:2  <b>densely</b> 37:5  <b>dental</b> 116:22  <b>Denville</b> 38:25  <b>DEP</b> 14:25 17:2  22:15 33:3,7  <b>department</b> 7:16  <b>departures</b> 130:14  <b>depending</b> 13:15  24:8  <b>deposition</b> 137:8,14  <b>depreciation</b> 77:17  85:18  <b>depth</b> 97:19  <b>describe</b> 12:14,16  42:20 45:15 48:1  <b>DESCRIPTION</b> </p>	<p> 6:4  <b>design</b> 13:18 21:22  110:8 111:3  112:19 113:17  123:13,21,23  126:6,7,23,24  127:2,9  <b>designated</b> 40:16  40:17 131:24  <b>desirable</b> 111:1  113:16  <b>desirably</b> 112:7  <b>detail</b> 111:18  <b>details</b> 76:14 112:1  <b>determination</b> 33:2  52:17  <b>determine</b> 22:25  44:19 97:23  <b>determined</b> 42:7  <b>deterrent</b> 82:11  <b>detrerring</b> 83:23  <b>detriment</b> 114:16  114:18,25 115:1  <b>develop</b> 101:15  131:12  <b>developed</b> 14:19,24  22:13,14 125:5  132:8  <b>developer</b> 105:6  <b>developing</b> 115:3  132:4  <b>development</b> 13:1  49:4 57:8 73:4  110:6 111:2  113:17,24,25  123:11,19 124:4  127:13 128:6  129:1,4 131:23  132:10,18,23  134:10  <b>devoted</b> 112:4  118:6  <b>diagnostic</b> 117:7  <b>diagonally</b> 68:18  68:18  <b>Dickinson</b> 11:12  <b>diesel</b> 13:10,14  15:21,25 16:2,7  16:16 23:7,14,20 </p>
---	---	--	---	---

24:19 25:3,9,13 35:3 <b>difference</b> 39:3 44:24 48:25 50:13 51:4 67:15,23 74:7 75:25 76:1 76:11 83:11 97:24 <b>differences</b> 48:18 78:25 <b>different</b> 14:15 23:2 43:23 69:13 69:16 74:2 76:6 86:18 93:10 <b>difficult</b> 45:22 86:16 <b>DiFRANCESCO</b> 3:3 10:5 <b>diminish</b> 108:14 <b>direct</b> 4:4 104:25 110:14 133:21 134:21 <b>directed</b> 9:9 <b>direction</b> 68:22 <b>directly</b> 12:4 <b>Disabilities</b> 7:14 <b>disability</b> 7:15 <b>disagree</b> 94:19 96:25 <b>disallows</b> 117:5 <b>discouraging</b> 110:10 <b>discuss</b> 9:11 136:2 <b>discussion</b> 124:15 <b>dispensed</b> 13:10 14:17 <b>dispensing</b> 12:21 <b>dispersion</b> 14:21,24 35:21 <b>display</b> 47:14 <b>displayed</b> 50:7 <b>disruptions</b> 54:14 <b>dissimilar</b> 107:16 <b>distance</b> 29:21 30:24 39:2 51:6 51:11 57:2,16 86:23 95:14 97:25 98:5 134:11 <b>distances</b> 14:17 <b>distinction</b> 134:19	<b>distribute</b> 42:19 <b>distribution</b> 14:5 <b>district</b> 101:18 115:4 116:4 117:10 125:4 133:7,10 <b>districts</b> 116:7 <b>diversify</b> 129:5 <b>diversity</b> 122:22 123:6 <b>document</b> 71:16 112:4 122:11,14 122:19 128:11 <b>documents</b> 121:14 121:24 122:1 128:19 129:24 130:23 132:9 <b>doing</b> 16:23 25:5 27:8 42:6 85:5 114:11 133:7 134:2 <b>dollar</b> 79:16 <b>dollars</b> 25:2 76:2 <b>dominant</b> 107:3 126:25 <b>Donald</b> 3:20 <b>Dong</b> 4:23 34:1,2 34:23 35:6,11,23 36:9,14,19 37:1,6 <b>doubt</b> 22:16 <b>Doyle</b> 3:25 17:22 102:10 135:10 <b>drafting</b> 11:16 <b>draw</b> 35:8 <b>drawing</b> 32:18 47:15,17 <b>drive</b> 2:7 30:18 32:14 55:17 60:21 60:24 62:9,19 72:9 77:2 80:23 88:12 94:24 107:7 <b>driveway</b> 119:12 119:13,22 <b>driving</b> 60:16 107:11 <b>dropped</b> 66:12,17 74:3 <b>due</b> 53:15 <b>duly</b> 10:22 40:2	100:4,19 137:8 <b>duty</b> 23:7,12 <b>D-1</b> 102:15 <hr/> <b>E</b> <hr/> <b>E</b> 3:1,1 4:2 6:2 10:21,21,21 40:1 40:1,1 100:3,3 137:1,1 <b>earlier</b> 82:8 101:25 121:22 126:10 127:18 136:2 <b>early</b> 70:19,24,24 <b>earth</b> 127:3 <b>east</b> 11:4 30:18 39:18 49:10,12,19 68:13 95:19 105:1 105:14 107:3,19 117:21,23 118:4,5 125:12,14,18 <b>easterly</b> 46:12 <b>eastern</b> 90:24 <b>eating</b> 16:21 <b>economic</b> 123:7,12 123:17,20 129:4,5 129:14 131:1 <b>edge</b> 39:15 57:8 <b>education</b> 98:8 <b>efface</b> 112:12 <b>effect</b> 16:20 64:18 64:25 65:2 <b>efficient</b> 29:15 110:20 113:25 114:5 <b>efficiently</b> 114:2 <b>effort</b> 118:12 128:16 131:16 <b>efforts</b> 131:18 <b>eight</b> 49:4 56:5 60:7 62:19 67:19 69:25 122:25 <b>either</b> 30:18 70:24 85:14,17 101:23 111:5 <b>elaborate</b> 96:19 <b>element</b> 102:4 131:1 <b>elevation</b> 105:5 119:15,19,21	<b>elevations</b> 112:16 113:2,5 119:13 <b>elimination</b> 71:9 <b>Elizabeth</b> 37:4 <b>elusive</b> 102:23 <b>embracing</b> 127:9 <b>emission</b> 14:6,12 15:4,25 23:2,5,15 29:24 31:24,25 <b>emissions</b> 12:23 13:20,20,24 14:2 14:7,12,14,18,23 15:9,14,20,21 16:10 24:20 27:18 29:14,15,20,23 30:11,13 31:1,6 31:10 32:20,23 34:15 35:17,22 <b>emitted</b> 15:4,5 16:3 16:4 <b>employed</b> 137:13 <b>employee</b> 137:15 <b>employment</b> 40:23 116:17 129:6 <b>emptied</b> 13:7 <b>empty</b> 78:3 <b>emptying</b> 13:21 35:4 <b>enabling</b> 123:19 <b>encourage</b> 45:14 110:9 123:10,11 131:18 132:10 <b>encouraged</b> 127:4 130:5 <b>encouraging</b> 113:22 123:7 <b>ended</b> 43:22 <b>endorses</b> 124:17 <b>Eng</b> 4:18 21:6,8,9 21:15,23 22:18,23 23:6,9,13,19,25 24:5,10,15,22,25 25:6,8,14 <b>engaged</b> 12:1,10 120:20 <b>engine</b> 24:3,6 <b>engineer</b> 3:24 9:10 10:9 19:22 20:8 34:14,25 88:8	105:24 116:19 119:24 <b>engineering</b> 29:9 82:15 106:17,21 125:10 <b>engineers</b> 70:7 <b>engineer's</b> 9:6 21:21 <b>engines</b> 25:3 <b>enhance</b> 112:14 <b>enhanced</b> 131:1 <b>enhancing</b> 123:4,5 <b>entered</b> 54:5 <b>entire</b> 66:12 <b>entitled</b> 94:25 <b>entrances</b> 113:6 <b>entry</b> 132:6 <b>environment</b> 29:24 31:8 33:22 35:22 68:2 111:1 112:7 113:16 <b>environmental</b> 11:3,8,10,12 20:3 27:1,3 109:11 <b>EP</b> 35:17 <b>EPA</b> 25:1 32:7 <b>equal</b> 92:1 <b>equated</b> 85:17 <b>equipment</b> 7:18 126:20 <b>especially</b> 36:4 42:8 <b>ESQUIRE</b> 3:5,12 <b>essential</b> 116:21 <b>essentially</b> 115:16 134:21 <b>established</b> 28:20 29:2 78:19 <b>establishments</b> 107:18 116:13 <b>estate</b> 40:17,17 41:8 42:2 70:15 71:1,24 80:25 82:19 83:22 84:2 85:1,5,12,13 92:14 93:23,25 97:17 116:16 122:17 <b>estimate</b> 12:25 14:2 30:7,10 63:9
---	--	--	--	---



<b>foundation</b> 99:19 <b>four</b> 11:12 28:9 94:15 102:10,16 107:20 108:2 113:2 120:16 126:18 <b>four-and-a-half</b> 66:4 73:16 <b>Francis</b> 62:19 77:1 <b>frankly</b> 32:25 <b>free</b> 62:14 110:9 <b>French</b> 88:12 <b>fresh</b> 107:23 <b>freshly</b> 107:24,24 <b>front</b> 47:25 100:14 101:13 134:16 <b>frontage</b> 104:19 105:20,21 106:3,8 106:12 114:3 132:6 <b>fronts</b> 116:25 <b>Fross</b> 3:23 4:12 8:3 8:4 95:11,23 <b>fruit</b> 82:5 <b>fuel</b> 12:21,22 13:10 13:13,14 14:17 15:5 16:3 102:17 104:17 106:5 121:10 124:22 134:2 <b>fueling</b> 14:1 56:2 101:16 104:7,14 125:11 <b>fuels</b> 32:17,20 33:23 <b>full</b> 61:19 <b>fully</b> 30:8 <b>functions</b> 116:14 <b>further</b> 49:1 50:11 68:21 76:12 137:11,14 <b>furthest</b> 50:12 57:8 <b>F-450</b> 23:20	<b>gaps</b> 125:15 <b>Garretson</b> 82:8 <b>gas</b> 13:15,22 29:20 30:25 37:13,22 39:2 46:1 49:22 55:19,22 61:24 63:13,18,25 64:23 64:24 68:5 78:12 79:13 82:24 83:10 83:22 85:2 86:21 87:11 91:9,25,25 92:24 93:5 94:15 94:16,24 95:14 117:19 125:7 134:5 <b>gasoline</b> 13:5,14 15:20 16:1,2,4,17 35:3 42:15 56:1 56:10 64:17 70:3 104:23 105:12 <b>gast</b> 85:4 <b>general</b> 40:20 46:25 90:17 95:23 122:11 <b>generally</b> 125:22 <b>generate</b> 129:4 <b>generation</b> 26:7,9 27:4 <b>generic</b> 122:11 <b>gentle</b> 105:15 <b>gentleman</b> 18:20 52:21 <b>getting</b> 66:9 <b>give</b> 10:24 11:5 15:13 18:6 26:22 28:16 29:1 31:5 37:1 40:14 55:24 55:24 58:1 62:22 75:6 84:11 85:6 92:6 96:7 100:7 130:13 <b>given</b> 7:5 13:6 20:4 25:13 32:22 54:17 55:2 78:8 94:18 128:2 <b>gives</b> 27:11 <b>GK&amp;A</b> 6:9 111:8 111:13,20 <b>go</b> 14:9 27:6 29:16	31:20 53:5 60:20 67:14 68:21 96:2 96:7 103:24 104:25 108:5 125:7 133:19 134:24 <b>goal</b> 122:20 129:16 <b>goals</b> 123:1,3,15 132:13 <b>goes</b> 122:19 124:14 <b>going</b> 17:17 18:10 21:6 25:16 33:9 44:20 52:24 53:13 59:21,25,25 61:7 61:7 63:8 66:4 77:4 79:14 83:21 84:1,10 85:14 86:17 88:7,17 93:18 97:4 103:21 106:6 111:25 114:19 115:17 117:17 125:8,15 126:6 134:24 135:1,2,16,20,22 135:23 <b>good</b> 18:9,20 21:8 27:23 34:1 37:9 48:1 52:3 54:10 59:1 63:9 70:12 84:3 97:2 101:12 111:2 113:17 115:12,14,15 116:1 127:8 <b>Google</b> 82:20 <b>Googled</b> 82:23 <b>governing</b> 103:14 <b>government</b> 14:7 35:18 101:7 <b>grade</b> 105:2,13,15 108:11,13 <b>grading</b> 119:24 <b>graduate</b> 41:5 <b>grant</b> 9:21 126:2 135:22 <b>granted</b> 8:25 9:13 <b>granting</b> 108:23 <b>graph</b> 48:7 <b>great</b> 37:7 56:12 114:1	<b>greater</b> 24:11 97:19 98:5 111:18 <b>greatest</b> 122:16,18 <b>green</b> 11:4 106:24 127:6 132:24 133:2 134:16 <b>Greenway</b> 4:5 10:12,18 11:1,2,5 11:8,22,25 12:9 12:13,16 17:9,20 19:5,9,10,13 20:5 20:7,10,12,17,20 21:13,20 22:7,20 23:1,8,10,17,23 24:4,7,13 25:4,7 25:11 26:3 27:16 27:25 28:4,8,14 28:22 30:2,15 31:9 34:11 35:1 35:10,15 36:7,11 36:16,23 37:3,10 37:11,14,20,24 38:5,11 39:14 <b>grid</b> 61:21 <b>grills</b> 113:7 <b>grocery</b> 68:5 <b>ground</b> 32:17 115:2 <b>group</b> 18:17 <b>groups</b> 14:15 <b>grown-up</b> 54:13 <b>guarantee</b> 59:5,7 59:10 <b>guarded</b> 70:7 <b>guideline</b> 29:22 <b>guidelines</b> 123:14 123:22,23 126:6,7 126:23,24 127:2 127:10 <b>Guttschall</b> 3:20 8:11,12 <b>guy</b> 26:11,18 27:1 <b>guys</b> 32:8 135:8,12 <b>guy's</b> 27:6 <b>gyms</b> 117:4	62:22 100:11 117:20 <b>handed</b> 52:6,12 <b>handle</b> 109:17 110:6 <b>Hanover</b> 47:4 55:25 <b>happen</b> 63:8 85:15 102:4 <b>happened</b> 28:18 77:17 78:18 85:18 85:23 90:17 <b>happening</b> 16:20 <b>happens</b> 49:11 125:3 129:21 135:11 <b>happy</b> 43:25 48:6 89:8 134:22 <b>hard</b> 69:10 102:7 <b>Harte</b> 5:14 82:7,7 82:17 83:3,18 84:8 <b>Hayden</b> 3:11 18:22 <b>haystack</b> 85:25 <b>hazardous</b> 15:22 16:7 17:6 <b>health</b> 16:20 117:3 119:1,2 <b>healthy</b> 33:21,22 <b>hear</b> 12:4 41:19 48:1 56:22 99:4 <b>heard</b> 7:9 9:2 10:8 13:3 16:18 45:16 51:15 52:19 72:3 80:18 84:10 103:18,19 104:24 105:24 117:12 131:6 <b>hearing</b> 1:3 7:2,11 8:17 10:7,8 32:16 52:11 53:13,16,22 53:24,25 55:7 70:23 71:25 99:20 99:23 136:6 <b>hearings</b> 7:8 9:23 55:3 <b>Heather</b> 3:12 18:21 52:3 <b>heavily</b> 45:19
--	---	--	--	---

<b>Heffernan</b> 4:9 10:13 39:24 40:6 40:6,8,11,13,16 40:24 41:12,22 42:1,21,22 43:21 47:12,13,24 48:4 48:14 51:14,22 55:4,8,21 56:15 56:21 57:3,17,23 58:3,14,20 59:2,9 59:13,16 60:6,12 60:20,24 61:1,4 61:12,19 62:1 63:14,19 64:9,15 65:19,23 66:2,5,8 66:16,22 67:1,15 67:22 68:10,12,25 69:8,15,22 70:5 70:14,17,19 71:4 72:1,12,15,17,20 72:24 73:3,7,13 73:19,22 74:8,12 74:17,20 75:1,25 77:6,8,14 78:16 78:22 79:7,12,17 79:23 80:1,5,8,12 81:1,7,11 82:2,13 84:4,17 85:10,21 86:8,25 87:4,14 87:19 88:1,15 89:1,7 90:9,10,22 90:23 91:4,12,15 91:20 92:3,6,18 92:25 93:17,22 94:3,6 95:2,5,11 95:17 96:2,14,15 96:22 98:6,13,23 99:22	<b>hereinbefore</b> 137:9 <b>he'll</b> 44:21 55:12 <b>Hi</b> 38:17 67:25 72:8 77:1 82:7 89:17 92:11 <b>hide</b> 130:10 <b>high</b> 34:9 108:6 123:6 124:1 133:3 <b>higher</b> 31:7,10 77:15 93:4 128:17 <b>highest</b> 81:5,8 <b>highly</b> 36:5,20,21 36:24 37:2 <b>highly-populated</b> 97:16 <b>highway</b> 11:4 107:12 128:17 131:2,10,13,22 <b>highways</b> 114:4 <b>Hill</b> 11:14 <b>Hillsborough</b> 37:22 38:3 <b>hire</b> 37:12,17 <b>hired</b> 37:14 70:15 72:1,2 <b>historic</b> 32:15,22 46:6 <b>history</b> 128:20 <b>hit</b> 20:23 82:24 113:20 <b>hold</b> 26:24,24 114:15 115:1 <b>holds</b> 77:16 <b>holidays</b> 7:19 <b>Holmes</b> 86:15 <b>home</b> 59:14,15 60:21 69:24 72:14 75:24,24 76:9,10 76:12 83:21 87:9 87:11 88:23 90:17 91:11 95:15 102:18 <b>homeowner</b> 92:17 92:19,20 <b>homes</b> 60:19 61:14 68:4 69:19,25 70:2 76:5 80:10 83:7,11 86:20,22 91:24 95:13	116:21,22 117:16 117:20 118:7 <b>honest</b> 79:6 <b>honestly</b> 38:5 <b>hopeful</b> 135:14 <b>hoping</b> 48:5 <b>Hoppel</b> 5:4 62:8,8 62:17 <b>hour</b> 14:3 27:11,12 32:2 45:21 53:5,9 53:25 105:25 <b>hours</b> 7:15 26:23 26:23 27:8 56:14 119:2,4 <b>house</b> 11:15 30:18 39:18 46:6,6 58:12,17,21 59:5 59:20 60:16,16 61:5,9,10,16 74:1 74:1,3,9,15,18,22 75:4,11 76:1,14 76:14 78:24 80:7 80:15,25 82:23 89:22,24 92:13,15 92:16,20,21,23 94:15,15 <b>houses</b> 56:25 57:20 58:23 73:2 74:5 74:24 79:4,21 80:19 81:2,5,18 81:20 89:21 <b>housing</b> 64:25 80:14 <b>Humenick</b> 3:22 7:24,25 <b>Huntley</b> 34:2 <b>HVAC</b> 126:20 <b>hypothetical</b> 63:7 <b>hypotheticals</b> 63:11 <b>H-E</b> 79:19 <b>H-E-F-F-E-R-N</b> 40:11	43:13 106:18 111:9 <b>identified</b> 20:21 109:1 123:2 <b>identify</b> 19:7 <b>idling</b> 15:5 16:11 39:16 <b>illuminated</b> 112:22 <b>immediately</b> 55:11 117:21 118:4,5 <b>impact</b> 14:22 15:18 17:6 20:4 30:19 31:10 35:9 59:7 59:25 85:4 87:2 94:16 115:11,13 116:1,6 118:25 124:8 <b>impacted</b> 42:14 66:13 115:17 <b>impacts</b> 12:19 13:1 15:11 31:14 37:15 110:18 116:6 119:8 121:6,11 <b>imperative</b> 102:1 <b>implement</b> 128:4 <b>important</b> 35:16 105:22 112:21 115:18,19 120:25 124:20 129:16 130:2,18 133:10 133:22 <b>imposing</b> 120:5 <b>impossible</b> 135:4 <b>imprecise</b> 75:21,22 97:1 <b>imprecise-type</b> 96:24 <b>improve</b> 129:14 <b>improvements</b> 128:15 <b>inaudible</b> 62:25 63:9,11 <b>inclined</b> 102:9 <b>include</b> 23:7 71:1 71:24 123:3 <b>includes</b> 131:18 <b>increase</b> 90:14 122:18,20 <b>increased</b> 90:2	<b>increases</b> 122:17 <b>increasing</b> 32:19 33:22 123:5,16 <b>indicate</b> 54:25 99:11 <b>indicated</b> 18:21,24 20:3,8,15 49:20 55:23 96:17 103:22 <b>indicates</b> 20:5 49:21 91:16 128:14 <b>indicating</b> 73:9 98:2,2 <b>indicative</b> 51:3 <b>individual</b> 7:17 107:14 <b>individuals</b> 7:13 <b>indoor</b> 117:4 <b>indulgence</b> 103:25 <b>industrial</b> 109:9 127:14 128:6 <b>industry</b> 92:14 <b>inflatable</b> 117:5 <b>information</b> 28:18 44:1 45:13 53:21 65:12,13 75:10 82:21 83:20 88:2 88:8 95:18 <b>initial</b> 71:1,23 <b>initially</b> 9:17 65:18 65:19 <b>input</b> 106:22 125:10 <b>Institute</b> 40:18 41:8 44:4 101:9 <b>insurance</b> 92:17,19 92:20,23 93:1,7 116:15 <b>intend</b> 106:3 <b>intended</b> 54:1 <b>intent</b> 122:12 132:17,17,23 133:12,13 <b>intention</b> 71:1 103:16 <b>intents</b> 117:9 133:6 <b>interconnection</b> 104:16
---	--	--	---	---

interest 131:1	Jill 5:9 72:8	68:1,8,11,24 69:6	length 95:15	live 29:8 32:14 34:2
interested 21:1	Jing 5:20	69:10,18,24 70:9	114:19	41:19 78:21 80:23
33:6 52:8 137:17	job 53:8 127:9		Leonard 5:16	82:8,10 88:12
interesting 32:24	judgement 71:16	<b>L</b>	88:11,12,19	89:17 91:7
internally 112:22	87:16	laboratories	lessening 113:24	living 24:12,17
International	judgment 64:4	116:23	letter 102:10 109:1	79:4 89:23 116:22
35:20	Julie 5:14 82:7	lack 86:5 97:21	135:24	129:17 130:7
internet 82:22	July 70:24	ladies 18:20	let's 10:19 25:19	locale 46:25
interpret 74:20	June 70:24 72:4	lady 82:9	29:24 54:12,15	located 11:3 43:1
interrupt 48:9	75:12	laid 134:3,4,14	76:23	46:12 47:1 49:10
64:13		Lamont 101:25	level 13:13 15:15	49:16 50:2 51:5
intersection 45:18	<b>K</b>	115:21	15:17,24 31:12	83:10 106:24
introduce 54:2	keep 44:1 102:3	land 79:3,4 101:8	levels 15:16	location 12:11 38:2
124:6	112:18 114:21	102:23 108:22,23	Leven 5:15 86:15	39:16 47:16 49:23
introduction 12:7	Kelkar 4:21 29:7,8	108:25 109:4,6	86:15 87:2,6,17	51:9 55:25 56:24
involved 115:23	30:6,21 31:17	110:7,25 113:15	87:20 88:5	57:24 58:22 68:7
in-service 107:5	32:5,12 38:17,21	113:19,23 114:1,6	Li 5:20 92:11,19	68:16 79:5 94:13
irregularly 114:2	39:11,21 84:12,23	114:14,24 126:11	93:3,12	94:13,13 97:25
Ish 5:18 89:17,17	85:19 86:1,4	128:17 129:1,3	license 40:20	110:8,10 123:21
90:13,20 91:2	kept 32:17 116:2	130:1 131:20	137:21	132:11
Island 41:6	Kevin 5:4 62:8	landscape 117:24	licensed 10:13	locational 49:1
isolate 42:11 44:13	key 8:23	landscapers 23:21	40:19 100:17,19	50:13
44:23 45:12 78:25	kind 16:21,22 33:4	Lane 25:25 60:15	life 123:4	locations 37:19
78:25 97:11	33:5	78:8 89:18,24	light 24:3,6,16,17	43:23 45:5 68:8
isolated 42:25	King 72:8	91:7 93:15	52:4 61:8 121:4	69:22 78:9 97:11
97:22	Kirsh 3:22	language 109:13	light-duty 23:11	107:3 109:7
isolating 79:12	Kiser 60:14 73:3	125:19	Lihao 4:19 25:23	123:13
issue 8:21 71:20	89:18,24 91:7	large 21:15 132:24	likelihood 118:18	long 98:7
issues 9:8,11,24	93:14	133:1	132:3	longer 103:21
item 121:18	know 12:3 17:11	larger 26:9 27:12	likewise 124:21	long-term 123:10
items 121:4	22:1 24:5 25:3,12	61:7 67:18	limit 18:11,13	look 13:12 15:2
	33:21 35:12 46:20	Lastly 50:1	limited 17:16 117:6	44:12 45:12 46:5
<b>J</b>	47:21 57:4 63:21	LATITISA 2:4	limits 129:3	46:17,23 47:4,15
Jack 50:16,22	64:5 65:17,19	137:4,21	line 48:20 133:3	48:7 49:8,18 50:8
65:15	66:25 67:1 71:14	law 10:4 53:9,11	linked 32:7	50:14 57:23 61:16
James 3:21	75:14 77:3,24	95:1,4,8 102:24	lion's 112:21	62:25 69:5 73:25
Jarman 65:10	80:14,14,24 92:13	108:22,24,25	125:12 134:5	82:20 83:7,21,22
Jeff 127:20	93:24 94:6,8,9	109:4,6 110:7,25	liquor 78:13	85:15 87:14 95:12
Jenna 55:16	103:16,18 104:7	113:15,19 114:14	list 42:23 80:17	97:1 119:13
Jersey 1:22 2:6,8	104:25 114:10	114:24 126:12	129:12 130:5	120:11,13 134:13
3:7,14 25:1,5 30:3	known 47:6 50:3	129:23	listed 35:15 75:11	looked 13:2 14:2,4
36:1,2,16,17,20	Kolavitch 5:19	Lawrence 3:24	79:22	15:2,7,7,19 16:9
37:4 40:9,20 41:2	91:6,7,13,17,23	lead 35:2	listen 25:15 64:8	23:1 45:3 69:23
41:3 43:1,24 45:6	92:5,8	leaks 70:8	75:20	76:5 85:1 119:11
50:2 73:23 90:22	Komline 5:11 78:7	learn 53:25	listening 114:12	looking 12:18
90:24,25 91:1	78:7,20 79:3,10	learned 54:3	lit 112:25	14:16 38:25 43:17
97:12 100:12,18	Krauser 41:3	leave 89:13	little 22:16 29:11	43:22 57:7 76:17
100:20,22 109:12	Kunzman 3:4 10:5	left 96:10	47:22 70:2 84:13	89:22 99:19
119:3 137:6	Kurtz 5:7 67:25	Lehrer 3:4 10:5	96:20 126:10	104:20,21 118:22

121:6 129:23 133:16 <b>Iose</b> 63:5 129:21 <b>lot</b> 21:23,25 45:13 45:20 61:7,8 69:17 88:23 100:14 103:18,19 110:3 114:10,19 125:2 <b>lots</b> 1:8 26:5 75:23 <b>love</b> 9:19 33:14 <b>low</b> 15:12 27:19,19 27:21 31:14 34:6 34:12 <b>lower</b> 13:22 66:20 66:20 74:24 105:4 120:4 <b>lowest</b> 15:15 81:5,7 <b>Lucent</b> 63:23 <b>L-I-H-A-O</b> 25:24	85:12,13 89:1 91:3 95:12,15,20 96:4,5 97:17 121:10 124:22 127:23 134:1 <b>marketability</b> 49:7 <b>marketed</b> 47:19 <b>marketing</b> 96:6 <b>mart</b> 101:16 102:17 104:6 <b>mass</b> 126:8 <b>master</b> 102:25 103:15 113:4,9 122:6,11 124:17 124:25 126:14 127:12 128:2,18 129:18 130:4,18 130:25 131:15 132:1,9,14 133:13 <b>masters</b> 11:10 100:23 <b>match</b> 87:23 <b>material</b> 126:8 127:1 <b>materials</b> 54:8,8 113:3 126:9 <b>matter</b> 2:4 15:7 64:10 78:22 95:1 95:4,8 135:20 <b>ma'am</b> 36:12 75:13 95:6 <b>MBA</b> 11:11 <b>McGraw</b> 11:13 <b>Meadows</b> 81:19 <b>mean</b> 21:14 24:7 59:17 69:7,7 82:20 96:7 <b>meaning</b> 13:6 22:1 <b>means</b> 24:5,10,16 26:4 36:19 70:25 71:8 <b>measure</b> 22:11 <b>measurement</b> 57:4 <b>measurements</b> 57:5 <b>measuring</b> 39:14 <b>medical</b> 116:22 117:5,6 <b>Medici</b> 103:13 <b>medium</b> 23:7,12	<b>medium-duty</b> 23:14,20 24:19 25:8,13 <b>meet</b> 23:5 33:5 109:11 <b>meeting</b> 7:3,5,17 9:3 52:24 54:15 54:23,25 55:3,13 62:12 78:4 99:13 131:7 135:2,4,6 135:17 <b>Meetings</b> 7:6 <b>meets</b> 126:2 <b>mega</b> 21:11,14 22:4 30:25 37:22 94:24 <b>Member</b> 5:5 62:19 62:21 63:22 64:3 64:11,22 65:6 <b>members</b> 3:18 18:16 37:10 52:5 55:5 103:2 112:9 114:12 <b>memory</b> 30:4 <b>mention</b> 126:13 <b>mentioned</b> 35:7,24 38:22 65:14 68:2 68:9 69:20 <b>mentioning</b> 43:22 <b>mercantile</b> 116:17 <b>merits</b> 130:16 <b>met</b> 23:2 <b>meteorological</b> 35:20 <b>meteorology</b> 11:11 <b>meter</b> 25:17 30:5 30:20 <b>method</b> 84:20 98:10 <b>methodology</b> 84:21 <b>Michael</b> 3:22 5:16 88:11 <b>microgram</b> 16:16 30:5,19 <b>microphone</b> 12:5 18:4 28:3 56:22 93:18 98:17 <b>mikes</b> 17:17 <b>mile</b> 14:13 58:5,18 58:18,25 59:5,5	100:11 117:20 <b>miles</b> 58:5,6,25,25 59:11,23,24 91:25 94:15 107:5 <b>million</b> 13:5 16:18 16:19,19 17:2,4,4 17:5 34:20 79:16 <b>millions</b> 25:2 <b>Milltown</b> 73:1,6 <b>mind</b> 10:1 76:22 112:18 114:22 116:3 <b>mine</b> 109:2 <b>minimum</b> 30:23,24 <b>minute</b> 14:14 62:22 <b>minutes</b> 134:25 <b>misspoke</b> 39:12 <b>mistaken</b> 58:21 <b>misunderstanding</b> 26:20 <b>mix</b> 131:4 <b>mod</b> 14:22 <b>model</b> 14:21,22,25 16:12 22:17 27:3 29:16,18 31:18 34:7,10,13,14,15 34:17 35:7,12,13 35:19 36:6 37:12 39:1 77:8,10,11 120:20 <b>modeled</b> 16:11 <b>modeling</b> 15:10 22:8,25 26:1 <b>models</b> 15:1 22:13 22:14,24 31:19,20 <b>modified</b> 71:7,8,9 <b>modify</b> 124:7 <b>modifying</b> 111:15 <b>moldings</b> 113:11 127:7 <b>moment</b> 32:22 <b>monitoring</b> 22:11 22:21 28:22 31:5 32:4 <b>Monmouth</b> 101:9 <b>monoxide</b> 15:3 34:19 35:2 <b>moot</b> 9:1 85:3 <b>morning</b> 14:3	<b>Morristown</b> 37:5 41:3 <b>Morse</b> 5:3 59:10,14 60:14,14,23,25 61:3,6,13,22 62:4 93:14,14,19,24 94:5,8,12,21 <b>motor</b> 15:9 121:3,5 <b>Mountain</b> 3:6 <b>move</b> 25:20 105:13 128:9 <b>moving</b> 113:20 <b>MRI</b> 117:7 <b>multipage</b> 52:12,22 71:15 <b>multipages</b> 53:8 <b>multiply</b> 16:14 <b>municipal</b> 19:20 108:25 129:5 <b>municipalities</b> 101:2
<b>M</b> <b>M</b> 113:21 114:5 <b>Mahesh</b> 4:20 27:24 <b>Main</b> 69:1 <b>major</b> 1:10 37:3 114:3 129:13 <b>makers</b> 14:10,11 <b>making</b> 49:17 82:19 87:7 120:18 <b>mall</b> 88:13,20 <b>man</b> 89:16 <b>manner</b> 13:10 14:20 45:1 53:18 54:13 <b>map</b> 47:5,18,25 50:7 57:24 <b>maps</b> 69:3 <b>Marie</b> 7:20 <b>mark</b> 106:14 <b>marked</b> 17:12 43:5 43:6,7,12,19 106:13,17 111:4,9 119:5 132:20 <b>market</b> 49:5,16 60:6 66:3 70:15 71:2,24 73:9,14 74:4,10,23 75:4 77:17 79:13 80:2	<b>N</b> <b>N</b> 2:2 3:1 4:2 10:21 40:1,1 100:3,3,3 <b>naive</b> 84:1 <b>name</b> 10:24 11:1 18:6,6 21:8 25:23 25:24 27:23 29:7 32:13 34:1,3 37:10 40:4,10 56:18 67:25 70:12 79:19,19 82:7 88:11 91:6 92:12 100:7,9 <b>Nancy</b> 40:12 <b>national</b> 14:4 35:25 36:1,1,8,9,11,15 <b>nationally</b> 14:8 <b>nature</b> 16:6 44:3 68:14 <b>Nazzaro</b> 100:10 <b>near</b> 57:20 82:23 83:22 <b>nearby</b> 41:24 45:9 56:25 57:1,13,21 58:17 70:3 82:10 <b>nearest</b> 30:18 51:1 <b>necessarily</b> 75:10			

<b>necessary</b> 7:20 121:11	100:20,21 109:12 111:3 119:3 129:6 137:5	<b>N-A-Z-Z-A-R-O</b> 100:10	81:3 85:8 93:11 93:12	109:11 112:13
<b>need</b> 9:4 28:5 32:20 32:21 43:24 53:5 66:5 80:15 81:23 82:4 85:21 92:15 92:16,19 98:17 99:3 103:1 106:13 121:7 131:25 135:21	<b>Newark</b> 35:20 37:4 <b>newer</b> 23:4,5 <b>nicer</b> 64:24 <b>nine</b> 43:2,22 45:5 50:6 66:3,3 97:11 <b>nitrogen</b> 15:8 <b>NJDEP</b> 16:15 <b>NJDOT</b> 21:17 26:7 27:10	<b>O</b> <b>O</b> 10:21 40:1 100:3 100:3,3 <b>Oak</b> 47:6 <b>objective</b> 131:2 <b>objectives</b> 123:1 <b>obligation</b> 102:19 103:5 108:20 109:5 <b>obsolescence</b> 44:5 <b>obtain</b> 92:15,16 <b>obviously</b> 42:5 45:20 48:14 64:24 101:13 <b>occasions</b> 118:1 <b>occur</b> 12:19 <b>occurring</b> 120:24 <b>October</b> 19:9 20:16 <b>odd</b> 70:22 <b>offer</b> 11:21 102:2 123:13 <b>offered</b> 107:16 121:22 135:10 <b>offering</b> 123:21 <b>offerings</b> 79:24 107:15 124:13 134:1,14,20 <b>offers</b> 79:21,25 80:7,10,15,16 82:19 <b>office</b> 40:8 65:1 69:7,8 97:2 102:12 106:22 125:11 127:23 128:1 132:2,4 <b>OFFICER</b> 7:2 <b>offices</b> 116:13,23 <b>officials</b> 19:20 <b>offsite</b> 34:17 <b>oil</b> 32:23 <b>okay</b> 8:22 20:12 31:23 35:6 36:19 37:17 38:1,14 54:10 58:3,8,16 59:1 63:22 69:18 70:9 76:23 77:19	<b>older</b> 25:3 <b>Oldwick</b> 40:9 <b>Oliyo</b> 10:10 19:22 110:12,17 131:6 133:20 134:7 <b>Oliyo's</b> 117:12 <b>omission</b> 103:14 <b>once</b> 70:2 125:2 <b>ones</b> 28:9 35:16 43:25 57:7 81:16 98:3,4 <b>one-hour</b> 34:20 <b>onsite</b> 15:6,6 16:11 102:2,8 120:21 <b>open</b> 7:6 109:9 119:2,4 <b>opened</b> 77:25 <b>opening</b> 121:15 <b>operating</b> 42:11 <b>operation</b> 14:20 17:7 42:14 51:13 56:14 <b>operations</b> 46:1 <b>opinion</b> 36:23 37:6 61:12 74:19 91:14 91:18,18 92:4,4,7 98:7,9 105:18 108:2 115:8 122:23 133:4,23 <b>opportunities</b> 129:6 <b>opportunity</b> 52:9 53:3 67:13 91:24 106:12 107:7,13 107:23 108:1 110:13 128:4 131:12 134:12 135:8 <b>opposed</b> 8:19 60:18 <b>opposing</b> 28:12,13 <b>opposite</b> 95:8 <b>opposition</b> 135:13 <b>optimistic</b> 135:14 <b>oranges</b> 81:25 <b>order</b> 7:2 9:14 18:13 20:24 44:2 53:19 55:7 97:8	<b>ordinance</b> 102:25 121:2 124:18 130:14 <b>ordinances</b> 129:22 <b>originally</b> 65:25 66:1 <b>Otto</b> 127:20 <b>outbid</b> 80:15,16 <b>outbursts</b> 54:14 <b>outpatient</b> 117:8,8 <b>outside</b> 44:7 82:6 90:7 <b>outsider</b> 95:25 <b>outweigh</b> 114:18 <b>overall</b> 133:11 <b>overhead</b> 104:5 132:21 <b>oxides</b> 15:8 <b>oxygen</b> 24:14
<b>needed</b> 45:1 <b>needle</b> 85:25 <b>needs</b> 9:14 97:9 109:12 116:2 123:9,17 <b>negative</b> 51:12 64:18 65:2 103:12 113:21 114:9,13 114:23,23 115:5 115:10,25 118:23 119:7 121:6 <b>negligible</b> 17:5,7 <b>neighborhood</b> 64:19 72:10,11,21 72:24 73:1 74:7 74:24 76:17,18,20 79:15,15,16 81:14 81:19 115:18,24 117:15 118:8 119:8 120:5 124:9 <b>neighborhoods</b> 42:13 59:17 69:5 <b>neighboring</b> 44:10 <b>neighbors</b> 38:22 <b>neither</b> 101:22 137:11 <b>network</b> 110:19,22 117:13 133:5 <b>never</b> 9:2 22:20 63:1 67:5,5,6 120:19 130:10 <b>new</b> 1:22 2:6,8 3:7 3:14 7:8,9 20:4 25:1,4 30:3 36:1,2 36:16,17,20 37:4 40:9,20 41:2,3 43:23 50:2 70:4 73:23 90:24,25,25 92:21 100:12,17	100:20,21 109:12 111:3 119:3 129:6 137:5 <b>Newark</b> 35:20 37:4 <b>newer</b> 23:4,5 <b>nicer</b> 64:24 <b>nine</b> 43:2,22 45:5 50:6 66:3,3 97:11 <b>nitrogen</b> 15:8 <b>NJDEP</b> 16:15 <b>NJDOT</b> 21:17 26:7 27:10 <b>noise</b> 25:18 29:24 <b>nonresidential</b> 128:15 <b>non-inherently</b> 103:11 115:7,9 <b>North</b> 30:22 <b>northerly</b> 68:22 <b>Notary</b> 2:5 137:5 <b>note</b> 120:25 <b>noted</b> 21:2 47:17 47:20 <b>notes</b> 2:3 65:20,21 133:16 137:7 <b>noteworthy</b> 130:2 <b>notice</b> 7:5,15,19 <b>November</b> 19:12 19:24 20:6 55:4 70:20 71:7 72:3 104:24 <b>nox</b> 29:14 <b>number</b> 17:17 25:12 26:8,8 27:10 30:3 34:6,8 34:12,13,24 35:1 35:4,16 36:3 48:19 49:11 50:16 55:23 57:12 58:2 65:24 76:2 79:21 79:23,25 80:6,10 84:22 97:13 109:1 110:3 121:13,25 123:1 126:5 <b>numbers</b> 21:17 27:3,13,14,18 30:4 35:24 47:20 47:21 64:8 <b>nursing</b> 116:21	<b>P</b> <b>P</b> 2:2 3:1,1 10:4,12 <b>pace</b> 103:24 <b>page</b> 4:17 5:1 6:4 46:23 47:4 48:7 49:8 50:8 122:15 122:19,25 123:24 124:10 126:4,6,7 127:10,11,12 128:11,23 129:9 130:23 131:16 132:1 <b>pages</b> 112:4 <b>paired</b> 44:14 51:17 84:14 86:11,23 87:7 98:10,19 <b>paper</b> 18:4 <b>par</b> 61:17 <b>parcel</b> 127:17 <b>parcels</b> 122:23 128:21 <b>parking</b> 56:2,6,10 109:20 132:18 133:4 <b>Parsippany</b> 47:1,2 47:7,9 68:15,16 68:17,22 <b>part</b> 20:9 41:20		

70:19 88:15 131:15 <b>particular</b> 12:11 22:13 36:4,21 44:10 45:2,9,10 45:17 47:18 50:4 50:14 51:2,9 69:12 84:20 102:22 104:20 105:18 108:19 114:6 <b>particularly</b> 36:3 102:21 103:2,7 104:22 105:11,19 105:22 106:9 108:3,18 119:9 <b>particulate</b> 15:7 <b>particulates</b> 15:21 16:3,8,16 35:3 <b>parties</b> 137:13 <b>parts</b> 34:20 <b>pass</b> 117:13 131:7 <b>patience</b> 103:21,25 <b>pattern</b> 105:1 <b>pay</b> 90:1 91:5 <b>peak</b> 14:3 27:11 105:25,25,25 <b>Pearly</b> 3:21 8:7,8 <b>pen</b> 18:5 <b>people</b> 29:12 31:5 52:9 58:10 59:19 82:10,19,20,20 83:20,21 93:24 94:8 <b>percent</b> 13:19,22 15:15 23:4,10 27:12,20 34:19 66:4 73:16 74:23 77:15 89:5 109:19 109:21 110:4 127:22 131:8 132:2 <b>percentage</b> 23:9 24:1 79:1,1 <b>perception</b> 84:9 <b>performed</b> 87:1,5 98:12 <b>period</b> 72:18 <b>periods</b> 96:6	<b>permeator</b> 13:18 39:16 <b>permit</b> 52:8 124:12 <b>permits</b> 116:12 <b>permitted</b> 101:17 101:23 108:9 115:3 116:24 118:15 119:1,10 119:22 120:1,6 124:19,22 125:3 125:21 129:13 130:6 133:9 <b>person</b> 7:14 <b>personal</b> 92:4,7 <b>perspective</b> 17:2 <b>PhD</b> 29:8 <b>Philip</b> 4:18 <b>Phillip</b> 21:9 <b>photograph</b> 6:7 106:16 <b>pick</b> 95:24 <b>picked</b> 96:1 <b>piece</b> 18:4 105:18 106:9 114:3 132:14 <b>pilasters</b> 112:17 127:6 <b>PISCATAWAY</b> 1:22 <b>pizza</b> 78:12 <b>place</b> 22:6,19,22 30:14 45:11 48:17 50:6 64:20 65:11 78:12 137:9 <b>placed</b> 30:25 <b>places</b> 28:20 <b>plan</b> 1:10 9:10,11 9:24 102:25 103:15 104:2 108:6 113:4,9 115:13 116:7 119:9 121:7 122:11,20,25 123:23 124:10,17 124:25 126:14 127:12 128:2 129:18 130:4,18 130:25 131:15,24 132:1,14 133:13	<b>plane</b> 62:23 <b>planet</b> 33:16,17 <b>planner</b> 3:25 10:15 96:11 99:7,10 101:18 135:10 <b>planning</b> 7:16 22:15 100:22,24 101:6 109:3 118:16 121:14,16 121:18 122:1 123:11 124:24 128:18 129:16 130:6,19 132:9 133:23 <b>plans</b> 38:6 46:10 71:6 111:20 122:6 <b>please</b> 7:7,21 10:25 11:7,24 18:11,18 19:6 27:25 28:2 36:25 38:20 39:23 40:5,10,15 41:16 47:11 48:2,9 54:12 65:6 66:7 79:18 99:1 100:8 101:10 <b>plethora</b> 84:18 <b>plot</b> 15:12,13,15 27:19,20,21 34:17 34:22 <b>plotted</b> 39:1 <b>plotting</b> 15:17 <b>podium</b> 18:3 <b>point</b> 9:12,20 16:24 18:12 20:13,22,24 24:18,24 59:22 62:10,14,17 65:4 65:7 66:13 80:19 81:17,18 84:3 86:2 112:21 119:22 120:7 124:24 133:18,24 135:12,16 <b>pointed</b> 101:19 116:10 <b>points</b> 25:18 65:8 74:2 80:20 86:3,6 102:10 133:17 <b>policy</b> 7:8 <b>pollutants</b> 15:11,18	15:23 16:13 <b>polluting</b> 24:11 <b>pollution</b> 11:13 14:13,18 16:22 21:12 34:16 <b>populate</b> 125:14 <b>populated</b> 36:21,24 37:2,5 <b>populating</b> 125:23 <b>population</b> 36:5,22 <b>portion</b> 39:17 104:10 112:25 <b>positions</b> 104:7 <b>positive</b> 103:12 114:7 <b>possible</b> 22:10 49:19 52:16 55:6 97:23 <b>possibly</b> 59:3,6 <b>post</b> 31:4 40:8 <b>potential</b> 22:8 37:15 122:17,18 128:18,22 <b>potentially</b> 17:6 <b>Powers</b> 8:1,2 <b>PP</b> 3:25 <b>practice</b> 53:9,11 <b>practicing</b> 100:22 <b>predict</b> 14:22 22:8 <b>predicted</b> 16:13 31:14 34:13 <b>predicting</b> 31:11,19 <b>prediction</b> 35:8 <b>predictions</b> 21:25 22:2 27:15 31:12 <b>predicts</b> 35:21 <b>predominantly</b> 125:17 <b>preexisting</b> 63:13 63:25 64:6 <b>preferred</b> 127:3 <b>prejudiced</b> 52:12 <b>premise</b> 114:21 <b>premium</b> 93:4,4 <b>prepare</b> 17:10 44:21 55:5 <b>prepared</b> 64:11 106:21 107:24 111:12,20 121:25	125:10 <b>present</b> 19:11 20:5 87:24 99:20 <b>presented</b> 39:8 46:16 <b>presenting</b> 53:23 <b>preserved</b> 104:18 <b>preserving</b> 118:12 <b>presumption</b> 129:21 <b>pretend</b> 33:9 <b>pretty</b> 46:8 69:4 90:23 112:24 <b>previously</b> 64:21 64:23 103:23 <b>price</b> 44:12,24 48:21,25 49:24 50:11 51:4 59:7 59:11,13,14,15,25 66:11,21 67:15 74:3,15,23 76:11 77:4 80:17 81:5 85:1 94:17 97:3 98:4 <b>prices</b> 49:20 59:17 59:18 74:1 78:18 78:24 79:5 80:14 81:8,12 85:5,14 90:17 <b>principal</b> 11:2 12:20 41:1 <b>principally</b> 15:3 <b>principle</b> 15:8,17 <b>prior</b> 23:2 40:25 41:2 53:22 95:20 104:3 108:15 <b>private</b> 86:20 87:10 87:12 109:10 113:23 <b>probably</b> 16:18 38:7 73:25 85:5 90:23,24 103:21 104:3 128:9 <b>problem</b> 24:19 79:13 97:10 <b>procedure</b> 18:2 <b>procedures</b> 113:23 <b>proceed</b> 9:14,23 11:24 18:18 41:16
--	--	--	---	---

47:11 54:12 76:23 101:11 <b>proceedings</b> 2:3 115:21 <b>process</b> 8:17 75:23 129:17 130:7,19 <b>processing</b> 116:19 <b>productive</b> 128:21 129:4 131:20 <b>professional</b> 10:11 10:25 40:5 41:1 87:3,9 92:4 98:7 116:12 <b>program</b> 15:12 109:17 110:6 111:13,15 132:23 <b>project</b> 9:1 12:19 28:10 37:16 41:23 45:16 47:11,14 48:15 95:25 <b>projected</b> 66:12 <b>projecting</b> 67:4 <b>projections</b> 28:17 <b>projector</b> 104:5 <b>projects</b> 28:19 <b>proliferate</b> 125:4 <b>proliferating</b> 125:24 <b>promote</b> 122:22 123:12 127:13 128:6 <b>promoting</b> 111:1 123:20 <b>promulgates</b> 33:3 <b>prong</b> 115:11,12 <b>prongs</b> 115:5,10 <b>proof</b> 114:8 <b>proper</b> 106:5 <b>properties</b> 41:24 44:6,21 45:4,8,9 45:10 48:22 51:5 66:17 68:4,20 77:24 81:12 87:8 97:3 108:15 122:21 131:20,24 134:16 <b>property</b> 12:24 39:15 40:21 44:7 44:9,11,11,21,22	45:15,17,23 46:4 46:11,13,17 49:13 49:19,21,24 50:18 50:20,22,24 51:10 61:1,24 62:2 64:18 65:14,17,18 66:19 81:14,16 90:14 94:25 95:19 95:21 101:22 102:16 103:7 104:4,12,22 105:2 105:9,18 106:9,23 108:3 109:17 110:2,22 112:15 114:3,20 117:1,18 117:21,24 118:2,4 118:5 120:24 125:24 127:17,24 131:12 132:4,7,8 132:14 133:3 <b>proposal</b> 104:1 <b>propose</b> 10:18 <b>proposed</b> 6:8 12:18 14:20 21:22 38:3 42:4 45:15 46:13 75:3,5 101:15 102:21 103:3,8,15 104:2,14 105:3,5 105:12 106:4,10 108:3,6,18 109:21 111:8,12,24,25 118:20 119:14,16 119:19 120:2 126:21 134:4,17 <b>proposing</b> 30:1 101:20 102:13 104:6,10,12 112:10,15 133:2 <b>protecting</b> 123:3 <b>proven</b> 84:21 <b>provide</b> 20:25 28:18 42:2,5 48:10 52:16 55:9 99:18 102:5 109:6 112:13 122:21 124:12 <b>provided</b> 7:14 16:15 55:10,10,14 65:13 70:6 88:2	95:18 110:17,20 119:24 <b>provides</b> 7:15 <b>providing</b> 19:17 65:11 100:25 113:15 <b>proximity</b> 74:25 75:2 <b>public</b> 1:3 2:5 4:17 5:1 7:6,8,16 55:6 96:20 103:19 109:10 110:16 112:9 113:22 114:13 115:12,14 115:15 116:1 123:18 134:23 137:5 <b>published</b> 11:12,13 14:6 29:19 <b>pulled</b> 74:4,10,22 75:4,14 <b>pump</b> 56:3 <b>pumps</b> 21:16 55:20 55:23 56:1,3,5,10 <b>Purcell</b> 27:24 70:13 79:20 <b>purchased</b> 66:18 <b>purchasing</b> 82:19 <b>purpose</b> 22:7 113:19 <b>purposes</b> 22:15 108:22,23 109:6 111:16 117:9 <b>pursuant</b> 7:13 <b>pursuing</b> 33:6 <b>pushed</b> 13:17 <b>Pushpavati</b> 3:23 <b>put</b> 14:20 17:2 22:19,21 28:24 34:10,12,14 46:10 61:17 63:11 65:1 97:8 104:2 115:2 124:24 125:6 129:18 <b>puts</b> 119:18 <b>P.A</b> 3:11 <b>P.C</b> 3:4 <b>P.E</b> 3:24 <b>p.m</b> 2:9 7:9 27:11	105:25 136:6 <hr/> <b>Q</b> <b>QC</b> 57:20,21 58:9 58:18,19 59:6,7 59:20 60:1,4,4 <b>Qian</b> 4:23 34:2 <b>qualifications</b> 11:6 11:20 40:14 41:16 41:18 <b>qualified</b> 101:5 <b>qualify</b> 101:24 <b>qualifying</b> 102:11 <b>quality</b> 6:5 10:11 11:23 12:2,11,15 12:19,25 14:21,24 15:16 22:3,4,19 35:9 37:13,15,16 38:9 43:4,10 123:4 124:1 <b>quarter</b> 58:4,17,25 59:5 <b>question</b> 17:19 18:1 18:3 24:23,24 25:25 26:6,13,15 27:25 29:22 31:3 31:21 32:14,25 34:4 35:7 36:13 38:18 39:7,9,10 39:11 45:17,23 48:11 51:14 53:12 54:15,16,19 55:17 57:11 58:8,15 59:4,22 60:2,22 61:11 64:2,3,12 65:9,17 66:6 67:8 67:9 69:18 70:14 71:5,11 72:6 74:16 77:2,22,23 78:10 79:6,20 81:4,23,24 82:9 82:18,18 83:2,3,5 83:6,7,12,17 84:23 85:8 86:7 86:19,20 88:13 92:9,13,21,22 93:8 94:10,12 96:16 <b>questioned</b> 96:15	<b>questioning</b> 19:15 99:22 <b>questions</b> 9:9 10:17 11:19 17:15,16,20 19:25 21:4,9 25:19 26:25 34:4 41:15 48:12 52:1 52:20 53:1,6 54:10,20 76:24 80:21 86:17 94:1 94:3,7 98:17 99:6 110:15,15 134:22 135:6,8 <b>quick</b> 1:7 10:6 25:10 28:5,9,12 30:1,14 31:1 37:12,13,22 38:3 38:8,18 42:2,9,23 43:23 45:3,5 46:11,11,25 47:16 48:16,24 49:2,6,9 49:25 50:10,12,15 51:1,6,13 55:18 56:8 57:9 58:5,6,7 58:22,24 60:17 61:9 63:12,16,17 64:16 65:1 66:14 68:1,3,4 69:11 70:15,23,25,25 74:11,25 75:2 76:6,10 77:25 78:10,19 81:18 84:24 85:3 89:18 89:25 95:21 97:10 97:15,23 98:1,3 107:16 111:24 112:12,18 115:19 115:22,23 120:19 <b>quickly</b> 25:20 44:4 <b>quite</b> 29:12 32:25 39:4 51:15 103:24 <b>quoting</b> 59:15 <b>Q-I-A-N</b> 34:3 <hr/> <b>R</b> <b>R</b> 2:2,2 3:1 10:21 10:21,21 40:1,1,1 100:3,3 137:1 <b>radically</b> 108:13
---	---	--	---	--

<b>Rahway</b> 49:9,12,16 56:4 58:4 61:13 68:13 <b>raise</b> 90:5 <b>raised</b> 34:5 <b>Raj</b> 5:18 89:17 <b>random</b> 97:9 <b>range</b> 49:20 81:9 81:21 <b>ranges</b> 81:20 <b>rate</b> 13:7 66:4,17 73:15 74:23 132:2 <b>rateable</b> 123:16 <b>rateables</b> 122:19 123:5 <b>rating</b> 127:22 <b>ratings</b> 93:1 <b>ratio</b> 109:24 112:12 <b>read</b> 45:14 53:3,6 110:13,14 122:20 132:9 <b>reading</b> 31:8 <b>real</b> 22:1 40:17,17 41:7 42:2 70:15 71:1,24 80:24 82:19 83:22 84:2 85:1,5,12,12 92:14 93:22,25 97:17 116:16 122:17 134:10 <b>reality</b> 38:24 39:13 <b>realize</b> 39:12 <b>really</b> 9:16 22:9 32:20,21 33:6 44:16 48:21,25 50:13 51:3 96:25 102:2 105:8 110:1 111:14 114:1 115:5 118:11 120:24 129:16 130:17,18 133:4 <b>reason</b> 24:15 44:15 51:18 85:10 101:12 120:11 129:17 <b>reasonable</b> 44:2 59:18 97:8 <b>reasons</b> 24:13 103:10	<b>recall</b> 18:2 19:20 19:25 20:10 41:10 99:21 <b>recalled</b> 99:16 <b>recalls</b> 20:7 <b>receipt</b> 55:11 <b>received</b> 43:12 54:8 55:1 106:17 111:8 <b>recognize</b> 51:5 <b>recognized</b> 14:25 64:19 <b>recognizes</b> 124:2 <b>Recognizing</b> 118:9 <b>recollection</b> 19:14 <b>recommend</b> 124:18 125:20 <b>recommendation</b> 127:13 128:25 <b>recommendations</b> 126:5 <b>recommended</b> 128:25 <b>recommending</b> 128:20 <b>recommends</b> 126:17 <b>reconciliation</b> 103:13 <b>reconciling</b> 103:13 <b>record</b> 18:5 20:20 21:2 52:15 54:5 91:8 97:3 111:19 135:23 <b>recreation</b> 117:4 <b>recreational</b> 109:8 <b>red</b> 100:12 112:10 113:12,13 127:2 <b>redeveloping</b> 114:20 <b>redevelopment</b> 101:3 131:23,25 <b>reduce</b> 47:22 <b>reduced</b> 75:15 <b>reducing</b> 32:23 <b>reduction</b> 94:25 <b>reexamination</b> 122:5 127:18,19 128:10,12,23 130:24	<b>refer</b> 44:8 128:11 <b>referenced</b> 127:21 <b>referred</b> 96:23 <b>referring</b> 19:21,23 <b>reflect</b> 21:10 <b>reflects</b> 50:24 <b>refueling</b> 25:10 <b>refused</b> 83:6 <b>regard</b> 42:3,4 43:21 70:7 82:14 84:5 98:18 126:11 <b>regarding</b> 82:15 <b>regardless</b> 48:23 64:20 76:9 <b>regional</b> 100:24 <b>regular</b> 7:3 <b>regulated</b> 120:21 120:23 <b>regulates</b> 120:9 <b>regulations</b> 33:3 36:17 124:11 131:3 <b>rehab</b> 117:8 <b>reinvestment</b> 123:8 <b>related</b> 9:23 121:4 137:12 <b>relation</b> 50:9 57:6,9 119:10 <b>relative</b> 20:14 57:14,15 137:15 <b>relatively</b> 42:24 45:4,19 46:14 48:24 51:6 <b>relevant</b> 9:4,5 25:21 53:11 58:2 <b>reliance</b> 32:23 33:22 109:15 <b>relied</b> 20:14 <b>relief</b> 130:13,15 <b>rely</b> 88:7 108:17 110:23 111:16 113:14 114:5 <b>relying</b> 46:22 <b>remind</b> 114:11 <b>reminded</b> 130:19 <b>removed</b> 49:13 <b>render</b> 108:2 <b>rendered</b> 44:6 <b>rendering</b> 6:8	46:19 106:9 111:7 111:11 <b>renderings</b> 46:16 <b>renders</b> 105:19 <b>rental</b> 89:24 <b>repair</b> 121:4 <b>repairs</b> 120:18 <b>repeat</b> 25:16 <b>repeatedly</b> 54:6 <b>report</b> 6:5,6 9:7 14:3 17:10 19:6,7 19:18 20:4,9,13 20:15,20,23 21:2 21:20,23 22:23 23:6 26:2,10,22 27:4,13,17 30:7 30:15 42:19 43:5 43:5,6,11,11 46:19,23 47:5 48:8 52:4,10,12 52:18,22 53:1,3,7 54:4 55:9,11,22 57:24 61:20 69:3 88:2,9,9 121:16 121:18 123:24 127:18,19,21 128:10,12,14,24 130:24 <b>Reporter</b> 137:5 <b>REPORTERS</b> 1:19 <b>reports</b> 20:2,2 29:19 32:6 121:24 122:5 128:15 <b>represent</b> 53:17 101:2 118:14 <b>representation</b> 18:24 111:24 <b>Representatives</b> 11:16 <b>represented</b> 107:10 107:14 124:16 <b>representing</b> 18:17 18:23 <b>represents</b> 44:24 <b>request</b> 7:12 21:16 54:18 <b>requested</b> 8:24 9:22 41:23 <b>require</b> 7:17	121:17 <b>required</b> 9:1 30:24 <b>requirement</b> 113:9 <b>requirements</b> 109:11 <b>requires</b> 116:10 <b>research</b> 26:1 63:19 91:16,21 94:19 95:7,24,25 116:23,23 <b>reserve</b> 99:15,21 <b>residence</b> 29:21 38:23 49:13 51:11 101:21 104:9 <b>resident</b> 34:5,5 59:21 <b>residential</b> 40:18 41:24 42:12,13 44:11 45:3,8 46:24 68:15,23 69:3 91:10 109:8 116:8,9,11 117:17 118:7,9 119:5 <b>residents</b> 3:15 18:23 21:1 33:12 62:5 94:24 123:5 123:10 <b>respect</b> 8:18 53:15 <b>respected</b> 63:1 <b>respective</b> 109:10 <b>respects</b> 118:25 <b>respond</b> 66:6 <b>response</b> 52:1 <b>rest</b> 68:2 70:8 112:25 <b>restate</b> 99:2 <b>restated</b> 99:4 <b>restaurant</b> 78:14 <b>restrict</b> 118:17 <b>result</b> 99:2 110:11 <b>resulted</b> 16:25 <b>resulting</b> 128:14 <b>results</b> 12:17 22:12 28:19 29:1,4 94:18 98:22,25 <b>retail</b> 69:7,8 101:16 101:16 102:17,17 104:6,17 106:4 107:17,22 108:7
---	---	---	--	--

119:16 121:9,10 124:21,22 134:1,2 <b>retain</b> 101:20 102:1 <b>retaining</b> 116:9 <b>retains</b> 124:1 <b>retention</b> 102:5,17 104:8 <b>return</b> 62:17 129:3 <b>review</b> 21:1 25:11 52:10,18 71:15 102:10 121:25 122:5 <b>reviewed</b> 19:6 121:14 <b>reviewing</b> 121:23 <b>revise</b> 21:17 33:8 <b>revising</b> 129:12 130:5 <b>revisions</b> 111:22 <b>revisit</b> 129:20 <b>Rhode</b> 41:6 <b>rich</b> 128:20 <b>Richard</b> 5:17 62:25 88:22 <b>Ridge</b> 47:6 <b>riding</b> 14:13 <b>right</b> 9:24 10:18 24:15,25 25:14 26:2 36:15 41:11 48:4 61:2,9 63:3,8 63:13 65:16,23 71:10,25 72:4,5 74:10 75:5 77:13 77:22 78:2 79:25 90:8 94:21 97:18 97:21 99:16,21 109:14 112:6 114:24 116:24 134:8 <b>right-hand</b> 47:8,15 <b>rigid</b> 109:13 <b>rise</b> 21:10 30:11,13 <b>rising</b> 29:20 <b>risk</b> 15:20 16:14,15 16:17,19,19 17:1 17:3 30:8,9 39:2 <b>road</b> 1:20 3:13 27:24 29:8 46:14 47:1,2,3,7,9,9	56:19 63:24 68:16 68:17,17,21,22 70:13 73:1 79:20 82:8 100:11 117:13 131:10 <b>roads</b> 45:19 <b>roadway</b> 105:3 110:19,22 133:5 <b>roadways</b> 132:19 <b>Robert</b> 4:9 39:24 40:6,7,24 <b>Robertson</b> 3:5 4:6 4:10,15 10:3,4 11:21,25 12:3,6,9 12:14 17:9 19:21 26:14,19 39:6,24 41:17,22 42:20 43:15 54:24 67:12 71:5,11,17 75:8 75:13,17 83:1,13 94:10 96:9,12 98:6,14,18 99:1,9 99:25 136:1 <b>robust</b> 85:6 <b>Roger</b> 3:21 4:5 10:11,12 11:1 <b>roll</b> 7:20 <b>rooms</b> 61:16,17 67:17,20 <b>Roseland</b> 3:14 <b>Rosenberg</b> 5:17 88:22,22 89:4,10 89:13 <b>route</b> 37:11,22 45:18,18 49:11 60:21,24 63:24 68:1,13,14 69:16 69:17 71:10 73:1 104:12,13 105:3 105:20,21 110:8 112:2 122:13,15 123:2 124:13 128:16 129:11,13 130:4 132:24,25 133:2 <b>routes</b> 110:10 <b>RPR</b> 2:5 <b>RTP</b> 11:2 <b>run</b> 32:14 62:9 93:7	94:23 <b>running</b> 25:9 <b>rush</b> 26:23 32:2 45:21 <b>RUSSELL</b> 2:4 137:4,21 <b>Rutgers</b> 11:10 100:24 101:7 <hr/> <b>S</b> <b>S</b> 2:2 3:1 6:2 100:3 <b>safe</b> 110:20 <b>safety</b> 62:11 82:18 84:6 <b>sake</b> 112:6 <b>sale</b> 44:24 48:19 49:23 74:2,10 76:5 80:11 85:23 120:19 121:3,10 134:2 <b>sales</b> 42:12,13 45:11 46:24 48:17 48:18 49:4,18,20 50:6,8,9,10,15 58:4 59:15 64:19 65:12,12 66:21 69:12 74:23 76:11 84:18 85:15 89:3 89:20 96:3 97:3 97:13,19,22,22 98:1 <b>sampling</b> 97:9 <b>sandwiches</b> 107:24 <b>satisfied</b> 98:19,21 98:24 <b>saturated</b> 13:14 <b>saying</b> 22:10 63:4 63:15 84:4,5 88:1 91:11 94:14 95:9 97:14 <b>says</b> 17:3 129:12 130:25 131:17 <b>Scarlett</b> 3:25 17:21 116:9 135:10 <b>schedule</b> 53:20 55:2 <b>scheduled</b> 135:2 <b>school</b> 2:7 135:5 <b>SCHULMAN</b> 1:18	<b>science</b> 11:11 75:22 <b>Scientific</b> 82:24 83:14,16 <b>scientist</b> 11:8 62:24 63:2 <b>Scott</b> 49:10,12,19 68:13 95:19 <b>screen</b> 47:11 132:21 <b>screening</b> 126:20 133:4 <b>second</b> 26:25 55:24 60:2 115:12 <b>Secondly</b> 27:17 <b>seconds</b> 8:21 <b>secretary</b> 7:16,22 7:24 8:1,3,5,7,9 8:11,13 54:7 <b>section</b> 73:6 124:14 128:25 <b>security</b> 116:15 <b>see</b> 33:14 47:5,7,16 47:17,23 48:2 52:1 57:24 61:1 61:20,20 83:11,23 86:17 90:3,3 104:4,5,8,11,18 111:21 112:9 113:7,10 118:19 125:1,12 127:5 132:24 133:17 <b>seeing</b> 67:3 86:16 <b>seek</b> 116:10 <b>seeking</b> 101:14,19 <b>seen</b> 29:18 30:21 32:7 <b>segments</b> 131:22 <b>self-inspected</b> 23:14 <b>sell</b> 65:25 74:18 75:16 76:3 80:25 81:1 <b>selling</b> 49:5 67:19 74:6 77:9,12,15 78:1,2 98:4 <b>sells</b> 76:10 77:10 <b>Senate</b> 11:15 <b>senior</b> 40:18 <b>sense</b> 63:3,5 64:8	65:7 79:11 <b>sensitive</b> 118:10 <b>sensor</b> 24:14 <b>separate</b> 102:11,16 <b>separating</b> 133:22 <b>September</b> 74:5 <b>serious</b> 32:8 33:13 <b>serve</b> 125:20 <b>service</b> 49:14 69:9 85:15,16 106:25 107:6,21,25 116:13 117:6,24 120:9,10,13,14,23 121:2,11 124:14 124:18 125:16 133:19,20,24 134:6,13,15 <b>services</b> 7:18 101:7 116:14,16,16,18 116:19,20,20,21 123:18 <b>set</b> 14:8,9 137:9 <b>sets</b> 14:7 <b>setup</b> 59:20 <b>seven</b> 7:18 48:17 49:4 78:3 107:18 125:13 129:9 130:24 <b>severely</b> 52:11 <b>Shaffer</b> 29:8 56:19 <b>Shah</b> 5:10 77:1,1,7 77:19,23 <b>shape</b> 75:24 <b>shaped</b> 114:2 <b>shaping</b> 113:23 <b>share</b> 31:22 53:21 112:21 125:12 134:5 <b>sharing</b> 85:7 <b>Sharon</b> 4:25 55:16 <b>shelf</b> 129:19 <b>Shi</b> 5:2 56:18,18,23 57:11,19 58:1,8 58:16 59:1,4,19 60:10 <b>Shields</b> 25:25 <b>shop</b> 78:15 <b>shopping</b> 88:13,19 <b>shortly</b> 53:23
--	--	---	---	---

<b>shovel</b> 115:2 <b>show</b> 26:9 32:1 69:4 72:9,22 80:4 <b>showed</b> 80:7 <b>showing</b> 57:25 72:13 <b>shows</b> 46:17 47:5,7 106:23,23,25 125:9,11 132:22 <b>side</b> 46:13 47:8,15 61:2 <b>sides</b> 126:19 <b>sign</b> 18:4 21:5 38:20 62:20 111:13,15 112:23 112:24 <b>signed</b> 70:21 <b>significance</b> 96:16 <b>significant</b> 26:8 44:17 51:20 76:8 97:6,12 104:18 105:1,13 107:11 119:9 132:7 <b>significantly</b> 27:19 71:7,9 105:4 120:4,4 <b>similar</b> 13:10 15:25 28:6 38:3,7 42:24 50:17 87:11 113:3 <b>similarly</b> 87:8 109:23 113:5 119:18 134:3 <b>similar-sized</b> 50:18 <b>similar-type</b> 28:10 <b>simple</b> 92:13 <b>simply</b> 53:17 99:15 <b>single</b> 54:6 125:24 <b>single-family</b> 60:19 102:18 104:9 <b>sir</b> 24:21,25 29:3 67:8 71:12,18 78:8 79:3,11 80:23 86:18 87:6 88:5 <b>site</b> 1:10 9:10,11,24 13:25 14:16,19 15:11 16:5 17:8 26:5 30:17 36:4 36:21,24 38:6	39:18 46:6,7 56:2 56:7 75:3,5 101:15 102:3,6,12 102:20 103:2,5 104:2,10 105:6,8 105:11,19 108:5 108:17 110:21 116:25 117:25 119:24 123:10 131:8,9 132:5 134:4,4,14 <b>sites</b> 87:22 <b>site's</b> 106:8 <b>situated</b> 87:8 <b>situation</b> 50:14 64:6 85:12 87:15 87:18 97:14 <b>six</b> 56:1,3,10 69:25 89:22 107:18 122:15 125:13 128:23 <b>size</b> 14:16 50:21 61:16 75:23 110:2 <b>sizes</b> 13:4 <b>sleek</b> 112:19 113:1 <b>sleep</b> 129:19 <b>slew</b> 9:8 <b>slightly</b> 50:21 <b>small</b> 47:21 112:24 130:17 <b>smaller</b> 47:23 <b>Society</b> 41:7 <b>sold</b> 49:14,17,22 50:10,18,25 65:16 65:18 66:20 67:16 75:4 76:1 77:9,10 77:11 81:12,14 95:13,16,20 <b>sole</b> 106:4 <b>solid</b> 126:15 <b>somebody</b> 31:4 62:24,24 <b>Somerset</b> 2:6 127:23 132:3 <b>somewhat</b> 96:22 102:22 103:21 113:12 120:8 <b>soon</b> 128:1 <b>sooner</b> 135:3	<b>soot</b> 29:14 31:1 <b>sorry</b> 53:7,8 56:21 57:17 58:15,16 59:9 63:14 72:12 73:13,19 81:1 82:2 83:18 92:12 92:18 93:17 98:18 132:16 <b>sort</b> 42:6 102:3 <b>sounds</b> 71:23 109:13 <b>soups</b> 107:24 <b>south</b> 50:1,19 56:8 68:25 77:2,20 78:11 117:18 <b>space</b> 13:12 109:7,9 109:16 110:5 134:16 <b>spaces</b> 56:2,6,11 <b>spacing</b> 106:5 <b>spas</b> 117:4 <b>speak</b> 12:4 18:7 28:2 56:22 93:18 95:6 98:17 117:22 130:16 131:16 <b>SPEAKER</b> 4:17 5:1 <b>special</b> 7:18 103:10 <b>specific</b> 65:14 66:19 70:20 91:2 113:8 <b>specifically</b> 69:11 78:23 84:17 102:6 113:4 122:2,3,4 122:12 123:2 126:14,17 127:10 127:21 132:10 <b>specified</b> 35:18 <b>Spell</b> 40:10 <b>spend</b> 8:21 <b>spent</b> 9:2 25:2 107:11 <b>split</b> 32:1 <b>spoke</b> 126:10 135:19 <b>spring</b> 101:8 <b>square</b> 49:15 55:25 56:5,9 61:15 67:17 104:6	112:24 <b>SRA</b> 40:18 <b>stabilize</b> 90:19 <b>stabilized</b> 73:10 89:2 <b>stable</b> 85:13 117:16 118:9 <b>staff</b> 11:15 109:3 <b>stand</b> 46:7 91:20 101:21 102:18 104:9,15 135:12 <b>standard</b> 15:16 23:3 24:11,17 34:19,20 35:24 36:15 92:22 114:15 <b>standards</b> 14:10 23:5,15 33:8 35:25 36:1,2,2,8,8 36:9 120:14,15,16 <b>standing</b> 119:12 <b>standpoint</b> 46:5 49:1 119:7 <b>start</b> 9:3 10:18 51:16 52:6 115:14 135:5 <b>started</b> 53:25 93:15 <b>starting</b> 104:1 122:8 126:6 <b>state</b> 2:5 25:1,4 30:3 40:4,19,21 42:9,25 100:21 101:5 114:4 119:3 137:5 <b>stated</b> 20:11 30:23 61:23 73:24 99:4 <b>statement</b> 20:4 83:14 88:20 122:15 123:25 124:24 126:4 129:15 130:17 <b>statements</b> 121:15 130:21 <b>states</b> 14:8 31:23 <b>stating</b> 30:7 66:24 91:8 <b>station</b> 21:14 22:21 31:23 37:13,22 39:2 42:15 46:1	49:14,22 61:24 63:13,18,25 64:17 64:23,24 78:12 79:13 82:24 83:10 85:2,4,16,16 86:22 91:9,25 92:1,24 93:5 94:15,16,24 95:14 101:16 104:14,23 105:12 107:22 117:19 120:10,13 120:15,24 121:2 121:12 133:19,20 <b>stations</b> 13:16,22 21:11,18 22:5,19 29:20 30:25 43:2 55:20,22 56:2,3,6 56:10 68:5 83:23 106:25 107:5,6,14 107:15,25 120:9 124:15,19 125:8 125:11,21 133:25 134:5,6,13,15 <b>statistical</b> 44:17 84:19 96:16 97:8 97:20 <b>statistically</b> 51:20 76:7 85:6 <b>statistician</b> 35:11 <b>statistics</b> 96:18 <b>statute</b> 109:14 <b>statutory</b> 126:2 <b>stay</b> 102:8 <b>staying</b> 33:21 <b>steady</b> 106:6 <b>STELTON</b> 1:20 <b>stenographic</b> 2:2 137:7 <b>step</b> 12:7 <b>Steve</b> 5:19 91:6 <b>Stick</b> 76:24 <b>Stillwell</b> 88:23 <b>stock</b> 124:2 <b>stop</b> 107:13 <b>storage</b> 12:22 13:2 15:5 <b>store</b> 14:1 42:15 56:1,4,9 64:17 78:13 107:17
--	--	--	--	---



65:11 67:10,11,21 70:10,10 72:6,7 77:13 78:6 79:11 79:17 80:20 81:22 82:1 86:14 88:21 89:15 92:10 93:12 93:13 94:21,22 95:10 99:5 101:10 136:3 <b>Thanks</b> 27:22 37:7 <b>Thimmappa</b> 5:13 80:22,23 81:3,9 81:15,24 <b>thing</b> 15:19 31:9,14 76:22 97:5 112:18 120:7 <b>things</b> 16:6 21:24 24:8 25:16 47:22 63:7 75:23 82:20 82:21 83:23 92:1 92:15 96:14 122:25 126:12 129:8,24 <b>think</b> 9:18,19 25:9 26:10 27:14 28:8 31:15 33:11 39:6 51:15 58:20 60:1 60:17 61:25 62:15 66:25 67:12 69:15 69:24 70:1,6 82:11 84:1 86:17 90:7 92:8 96:23 99:3 103:17,23 104:1,2 105:21 107:1 108:16 109:15,16 110:4 110:16,17,23 111:4 112:8,20,23 113:14 114:1,4 116:2 118:11,22 119:7 120:25 121:5,8 123:14 124:4,20 125:6,19 127:7,16,23 128:3 130:2,16 131:11 132:7,12 133:10 133:21 134:18 <b>thinking</b> 30:4 <b>third</b> 68:24	<b>Thomas</b> 3:24 5:9 72:8,8,14,16,19 72:21,25 73:5,12 73:17,20,24 74:9 74:14,18,22 75:3 75:11,16,19 76:16 <b>thorough</b> 53:18 <b>thought</b> 43:18 51:19 66:8 82:9 <b>three</b> 16:24 28:9 45:8 49:16 55:18 58:23 63:7 67:20 68:1,8,10 69:22 74:2 76:6 77:20 77:24 78:8 87:22 89:21 94:1 99:5 107:5,20 117:11 <b>three-and-a-half</b> 67:18 <b>three-foot</b> 112:20 <b>three-minute</b> 18:11 18:13 <b>three-story</b> 108:10 <b>throw</b> 64:7 65:6 <b>time</b> 9:2 20:25 25:17 26:5 27:6 32:18 42:18 43:10 44:2 50:20 53:4 53:22 54:1 60:3 62:10,16 71:14,15 72:18 78:4 82:21 91:2 101:20 106:16 107:11 111:7 118:1 135:21 <b>timeless</b> 113:13 <b>times</b> 24:11,16 31:10 44:12 45:21 85:25 99:5 100:15 <b>tire</b> 16:5 <b>today</b> 55:1,8 63:10 80:18 130:2 131:10 135:19 136:2 <b>told</b> 42:4 53:22 57:5 76:4 <b>tones</b> 127:3,3 <b>tonight</b> 9:18,19 10:10,14 27:9	99:11,13,15,20 103:17 111:15 122:24 135:1 136:4 <b>tonight's</b> 135:17 <b>top</b> 113:11 127:7 <b>topics</b> 11:13 29:10 <b>topography</b> 106:11 132:15 <b>Tory</b> 50:16,22 65:14 <b>total</b> 48:16 50:5,6 110:1 <b>totally</b> 31:17 <b>town</b> 57:15 <b>township</b> 1:1 3:25 7:4 28:12,15 29:25 33:1 47:4 66:21 122:7 127:15 128:8,19 129:2 131:23 133:15 <b>townships</b> 30:24 <b>toxic</b> 15:22,23 16:7 <b>traffic</b> 10:9 14:2 19:6,7,18,22 20:4 20:9,13 21:11,17 21:21 25:12 26:2 26:6,9,10,11,18 26:25 27:4,6,13 27:17 34:14,24 45:20 105:24 106:2,7 110:9,20 <b>training</b> 98:8 <b>transcript</b> 43:17 110:14 137:7 <b>transit</b> 13:5 <b>transiting</b> 15:6 16:10 39:17 <b>transom</b> 113:8 <b>transportation</b> 110:8 <b>travel</b> 14:16 <b>traveled</b> 45:19 <b>traveling</b> 123:18 <b>treat</b> 113:5 <b>treated</b> 113:3 <b>treatment</b> 9:7 126:18	<b>tremendous</b> 63:3 <b>tremendously</b> 97:17 <b>trend</b> 95:24 96:1 <b>trends</b> 90:17 <b>Trenton</b> 37:4 <b>tried</b> 118:11 <b>tries</b> 17:16 44:19 <b>trip</b> 26:7,9 27:3 <b>trips</b> 26:23 131:9 <b>tri-state</b> 42:25 <b>truck</b> 13:8 14:11 <b>trucks</b> 13:25 23:7 23:11,14,20,22,23 24:19 25:9,13 35:2 118:2 <b>true</b> 60:12 72:23 75:10,10 77:16 137:6 <b>try</b> 8:21 9:9 25:19 33:10 54:12 61:17 75:24 78:24,25 86:18 94:9 <b>trying</b> 24:18 25:2 44:1 53:8,16,17 54:7 59:19 86:1 <b>tuck</b> 105:7 <b>tucked</b> 108:12 <b>Tuesday</b> 7:3 <b>two</b> 11:13 12:20 16:4 20:2 27:7 44:24 48:19 55:3 56:3 57:19 58:5 58:18,25 59:5,11 59:23,24 67:17 77:25 80:17 83:7 83:11 91:24 99:4 101:19 112:4 114:3 115:5,10 120:15 129:20 130:21 <b>two-and-a-half</b> 27:8 67:20 <b>type</b> 9:10 15:1 21:18 40:21 44:10 44:17 97:13,19 98:14 125:1 <b>types</b> 12:20 45:25 45:25	<b>typical</b> 121:11 <b>typically</b> 44:14 85:13 103:24 112:12 120:10,21 120:23 121:21 134:7 <b>T-A-N-G</b> 25:24 <hr/> <b>U</b> <hr/> <b>unarticulated</b> 126:16 <b>uncovering</b> 25:21 <b>underground</b> 12:22 13:2 <b>underline</b> 9:12 <b>understand</b> 26:17 27:2 29:11,17 30:8 32:8 34:23 54:18 57:18 58:14 66:23 76:16,19 80:8 82:3,5 94:14 130:9 <b>understanding</b> 35:23 56:19,24 <b>undertake</b> 131:17 <b>undertook</b> 12:17 42:16 <b>underutilized</b> 127:14,17,25 128:6,21 129:3 131:19 <b>unfortunate</b> 61:25 62:1,4,5 <b>unfortunately</b> 46:1 61:23 <b>unique</b> 46:4 108:24 120:12 122:9 132:14 <b>uniquely</b> 103:4 <b>unit</b> 16:14,14,25 61:6 67:16 <b>United</b> 3:15 18:24 33:12 <b>units</b> 47:19 67:18 <b>University</b> 41:5 100:25 101:9 <b>unobtrusive</b> 113:1 <b>update</b> 25:2 <b>updated</b> 19:17 20:3
--	--	---	--	---

20:8 use 8:18,23,24 9:5 9:6,13,17,20,22 9:25 14:5,15 15:24 18:3 26:5 27:13 37:24 44:15 44:17 46:2 86:11 86:12 101:8 102:15,23 103:3,4 103:6,8,11,15 105:23 106:1,6,10 108:1,4,6,9,18,22 108:24,25 109:4,6 109:17 110:7,25 111:14,16 113:15 113:19,25 114:5 114:14,24 115:3,7 115:7,9 116:8,9 117:25 119:1,10 119:22 120:1,6,8 120:14,15,16 121:19 124:16,19 124:23 125:1,1,3 125:21,23,25 126:1,3,11 128:1 129:1,4 131:14,20 133:9,22 134:19 USEPA 14:7,9,24 22:15 uses 35:19 69:2,9 69:17 101:17,23 102:1,16,21 109:9 114:2 117:2,7 118:15 119:5,6 123:6 124:12 127:15 128:8,17 129:13 130:6 131:4,21 usually 85:11 93:25 94:1,9 utilize 84:20 86:13 utilized 19:8 61:21 84:19 128:1 utilizing 13:25 U.S 11:3,15	vacant 122:23 130:1 valid 129:22 validity 129:22 value 44:12 50:24 51:13 73:2 79:14 83:11 89:21 90:1 90:13,15 91:11 122:17,21,22 123:6 values 64:18 72:10 72:14 83:22 84:2 88:24 89:5 Vanderveer 73:5 vantage 119:22 vapor 15:20 vapors 13:12,14,16 15:25 16:1,17 35:3 variance 9:5,13,17 9:21,22,25 33:4 46:3 101:15 102:15 114:9 116:11 126:1,3 130:11,15 variances 8:18,19 8:23,24,25 9:6,13 101:19 102:11 121:20 130:10 Variation 127:4 variety 109:8 127:15 128:7 various 19:19 24:7 113:22 127:5 Vastola 3:24 17:23 17:24 43:4,15,16 52:14,18,23 53:4 53:10 54:9,22 135:18 vegetation 104:19 vehicle 13:7 14:13 24:8,10 27:18 121:4 vehicles 12:21,23 13:21 14:5,7,10 14:15 15:4,6,10 16:5,10,11 23:1,4 23:11 24:2 34:16 35:17 117:13	118:3 120:19 121:5 131:7,9 vents 39:16 verified 67:6,6 verify 91:8 versus 39:2 69:12 86:22 view 87:9 89:19 105:9 113:24 124:24 133:24 135:15 viewpoint 108:14 views 46:17 visible 132:19 133:8 vision 122:12 visit 106:12 134:12 visual 111:1 112:7 113:16 129:14 visually 120:5 Vocational 2:7 Vogt 2:7 Volkswagen 31:20 vote 9:18,20 voting 114:12 Vo-Tech 135:5	132:18 Warren 3:7 wasn't 46:2 61:8 88:15 waste 9:7 water 9:7 69:23 83:9 86:22 87:12 87:22 88:3,4 way 12:7 21:24 34:3 50:17 52:25 53:16 65:25 71:25 81:4 83:20 89:8 97:20 103:3 133:7 134:8 ways 16:4 wear 16:5,6 weekends 7:19 weeks 27:7 42:16 55:3 Weideli 3:21 8:9,10 weight 28:25 wellness 117:3 wells 69:21 70:1 82:10 84:7 86:21 well-established 117:15 well-maintained 117:16 Welsh 41:3 went 22:5 27:20 74:3 85:16 132:16 west 105:1,14 107:4,20 125:15 western 104:10 we'll 9:18,19 11:21 18:7 43:19 111:16 112:5 115:14 135:11,15,16 we're 9:16,24 13:18 18:10 32:16 57:7 76:21 99:6 101:13 101:19 102:13 110:4 111:14 112:9,15 116:9 123:17 130:9,11 130:13,14 133:2 134:2,24 136:4 we've 17:16 18:2 55:3 71:19 73:8	88:2 97:22 105:23 whatsoever 115:2 Whippany 47:1,3,3 63:12,17,24 68:16 68:17,21 widely 22:14 width 112:19 WIEGMANN 1:18 William 3:5 10:4 willing 91:4 window 113:8 witness 4:4 10:2 17:15 18:1 21:5 26:16 39:9,23 48:10 52:1,10 67:13 71:6,12,17 83:6 96:10 99:7 101:5 137:8 witnesses 10:16 53:20,23 67:3 99:18 104:4 121:17 witness's 11:19 52:7,13 wondering 34:7 worded 21:24 words 58:17 75:21 85:22 94:2 work 18:10 29:9 36:24 38:13 63:22 84:13 worked 124:6 working 93:21 works 44:19 worthwhile 31:13 31:15 wouldn't 118:16 119:23,23 Wrenn 4:25 55:16 55:16 56:12,16 written 54:4 125:16 wrong 31:21 w/Variances 1:11
<hr/>				
W				
<hr/>				
W 10:21 wait 17:18 waiting 58:11 Walder 18:22 walk 129:19 walls 126:17 Walter 3:11 5:3 60:14 93:14 Walters 80:23 want 26:20 28:24 30:9 36:10,14 41:19 46:20 48:11 52:23,25 54:9 65:3,20 66:22 78:5 88:12 89:7 89:19 91:7 96:2 125:1,23 126:12 128:11 wanted 80:24 133:17,18 wants 131:17				
<hr/>				
X				
<hr/>				
X 4:2 6:2 76:2 Xig 5:8 70:12,13,18 70:22 71:8,13,21 72:5				

Y				
Y 10:21	\$332,813 77:9	55:16 65:14 79:20	130:24	3
yards 57:12	\$400,000 79:15	123:24	202 107:4 125:13	3rd 52:24 54:19
Yeah 70:18 85:10	\$421,092 77:11	15 2:8 3:6 27:24	129:14	99:23
year 13:6 50:20	\$50,000 74:4	15th 7:3	202/206 107:4	3.5 34:21
73:16 90:6 127:19	\$594,000 75:12	150 30:12	206 37:22 129:14	30 8:21 19:9 23:10
128:13	\$64,000 86:21	155.5 119:22	2096 67:18	49:5 77:15 96:6
years 11:9 22:14	\$75,000 74:6,8	16 21:16 56:5 62:8	21 4:18 32:14 91:7	97:7 105:2
40:23 45:12 60:8	#	104:7 124:10	94:23	30th 20:16
63:9 66:3,3 72:19	#14-033-ZB-Prel...	161 119:18	216 1:20	30XI00234100
77:25 80:17 89:21	1:9	1640 67:16	22 11:4 45:18,18	137:21
89:22,22 93:16,20	#30XI00234100 2:5	17 65:10 108:7	69:16,17 104:13	310 78:2
93:21 98:7 100:23	0	119:21	105:14,20 106:3,8	32 4:22 29:8 56:6
128:5 129:10	03 110:4	17th 19:12,24 20:6	107:12,18,21	112:24
130:3 133:14	07 110:4	55:4 104:24	112:2,24 113:9	33 126:5,6 127:11
yellow 47:18	07059 3:7	1700 49:15	117:1 122:3,4,10	332,000 65:22
YOSPIN 3:3	07068 3:14	187 120:2	122:13,16 123:2	34 4:23 46:23 50:18
Z	08854 1:22	19 4:7	123:25 124:13	126:7 127:11
Z 100:3,3	1	1971 93:23	125:7,17,18	35 11:9 34:20 48:7
Zhe 5:12	1 1:8	2 1:8 47:1 68:15	128:16 129:11,14	77:15 118:3
Zillow 83:24	1st 10:8,8 43:17	86:15	129:25 130:1,4	35,000 117:13
zone 101:17,23	110:12	2nd 135:3,4,15	132:6,24 133:25	131:7
108:9 109:19,23	1&9 49:11 68:14,14	2,000 91:9	23 127:22 132:2	350 101:1
110:3 115:13	1,000 48:15 69:20	2.2 13:4	233 26:23	356 27:11
116:4,7,11,12	69:25 91:9,24	20 22:14 27:12,20	239 11:3	358,777 77:12
117:1 119:1,9	1.5 24:11,16	89:5 100:23	24 43:15 119:2,4	36 47:4 127:12
121:7 125:24	1.92 58:6,25	20,000 80:17	24/7 56:13,15 61:6	360 100:21
132:17,17 133:12	10 4:6 15:15 63:24	200 38:24 39:3,13	244 27:11	37 4:24
zoned 45:24 61:24	10-foot 133:2	100:12	248,600 50:24	38 49:8
62:2	10:15 7:9	200k 81:21	249 78:2	382 37:11
zones 124:19,23	10:25 134:25 136:6	2000 63:9	25 4:19 43:16	389 82:8
125:21	10:30 7:10	2006 66:1,2 73:11	250 134:11	39 4:21 56:10
zoning 1:2 7:4,7	100 4:15 30:11	73:14 77:8,10,11	250,000 50:25	3905 88:12
33:1,19 87:21	31:10 86:21 87:10	77:18 88:24 90:18	259 78:2	4
101:6,13 102:25	96:5	2008 23:2,3,4 49:14	26-and-a-half	4,543 56:9
115:4 116:4,7	106 6:7	49:17	119:17	4,943 56:5
124:3 125:4 129:3	11 77:1	2010 112:3 122:1,2	26-foot 108:6	4/23/15 111:22
130:12 131:18	11-mile 122:9	122:8 128:5	26.7 109:21	40 4:10 93:16,20,21
133:7,9	111 6:8	2012 73:14 89:2,23	260,000 65:16	40:55D-2 108:25
Z-H-E 79:20	12 21:16 56:2,10	90:18	67:16	400 1:8 30:16,23
\$	131:16	2013 73:10	275 49:21	38:23 39:3,4,13
\$200,000 79:15	120 96:5,6	2014 88:25	28 4:20 37:11 45:18	39:15,19,20 69:25
\$260,000 77:9	125 100:11	2015 2:8 19:9 20:16	45:19 60:21,24	41 56:1
\$264,000 77:11	13 74:23 80:16	20:17,18 47:19	68:1 71:10 73:1	413 68:1
\$280,000 49:22	122:2	48:17 50:6,20	104:12,15,17,19	42 70:13
\$300,000 67:19	133.5 119:20	65:16 77:12 88:25	105:3,9,13,21	420 39:18
\$305,000 77:10	135 119:16	127:19 128:2,9,12	118:13,18,19	424,000 48:20
	14 2:7 50:16,16	128:23 129:10	132:6,25 133:2	425 78:1
			285 49:21	425,950 48:20
			29 4:21	

43 6:5,6 60:14	800 49:7			
93:14	81 58:7,23 59:11,23			
44 40:22	95:21			
45 108:10 117:11	82 5:14			
47 50:8	84 4:21			
48 7:15	86 5:15			
	87 5:16			
<hr/> 5 <hr/>	88 5:17			
5 3:13 78:7	89 5:18			
5,496 55:25				
5,47 104:22 109:17	<hr/> 9 <hr/>			
114:2 132:5	9 88:22			
50 23:3 95:20 134:7	90 131:8			
500 91:9	900 105:19,20			
500k 81:20	106:3 132:5			
52 4:11	91 5:19			
55 4:25	92 5:20			
56 5:2	93 5:3			
5700 104:6	94 4:22			
59 5:3	95 4:12			
	99 13:19,21			
<hr/> 6 <hr/>				
60 5:3 49:5 97:7				
109:19 134:7				
60,000 13:9				
600 48:15 49:7				
69:19				
611 40:9				
62 5:4,5				
63 56:18				
64,000 70:3 87:10				
65 5:6				
67 5:7				
685 49:12				
<hr/> 7 <hr/>				
7th 20:22				
7/30/14 111:21				
7:30 2:9 135:6				
70 5:8				
72 5:9 25:24				
732-752-7800 1:23				
74 34:2 80:23				
77 5:10				
78 5:11				
79 5:12				
<hr/> 8 <hr/>				
8 72:8				
80 5:13 49:24				