

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
November 17, 2017**

PRESENT:

Michael E. Shine, Chairman
William S. Agress, Vice Chairman
Samuel Frisby, Freeholder
Edward W. Fedorko, Jr.
Samuel M. Rubino
George Fallat, Traffic Engineer (for Gregory Sandusky,
County Engineer)
Leslie R. Floyd, Planning Director (for Brian Hughes
County Executive)

ALSO PRESENT:

Paul R. Adezio, Deputy County Counsel (for Robert Ridolfi,
Board Counsel)
Lisa Fritzing, Assistant Planning Director
Richard Smith, Planning Board Secretary
Matthew Lawson, Staff
Dan Pace, Staff
Emily Blackman, Staff
Andrew Lloyd, Staff
Regine Saintilien, Staff
Matthew Zochowski, Staff
Paul Pogorzelski, Hopewell Township Administrator
Linda A. Galella, Esq., Parker McCay, P.A.
Janine G. Bauer, Esq., Szaferman, Lakind, Blumstein & Bladder, P.C.

Mr. Shine called the meeting of the Mercer County Planning Board to order at 9:07 a.m.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on October 30, 2017.

II. APPROVAL OF MINUTES

Mr. Agress made a motion to approve the minutes of the October 11, 2017 Planning Board meeting and Mr. Frisby seconded the motion. The minutes were approved with the following vote:

Y Michael E. Shine
Y William S. Agress
Y Samuel Frisby
Y Edward W. Fedorko, Jr.

Y Samuel M. Rubino
Y George Fallat
Y Leslie R. Floyd

III. PUBLIC COMMENT

There was no public comment.

IV. OLD BUSINESS

Ms. Floyd reminded the Board members that the December Planning Board meeting will be at its normal date and time, Wednesday, December 13th at nine in the room 211.

V. NEW BUSINESS

Statement of Adequate Notice

In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15- 3.5) and the Mercer County Wastewater Management Plan Amendment Procedures, public notice of this proposed amendment entitled "**Hopewell Affordable Housing**" was published in the New Jersey Register on September 16, 2017, the Times of Trenton on October 1, 2017 and the Hopewell Valley News on October 6, 2017.

- a. **Public Hearing** – Proposed amendment to the Mercer County Water Quality Management Plan. This amendment proposal, titled "**Hopewell Affordable Housing**," submitted by Van Note-Harvey Associates, Inc. on behalf of Hopewell Township, would expand the Ewing-Lawrence Sewerage Authority sewer service area (SSA) by 73 acres to allow for the construction of a proposed affordable housing development of 600 residential units on the following parcels located in Hopewell Township, Mercer County: Block 93, Lots 5.01 & 5.02, and a portion of Block 93, Lot 3.01. The proposal also includes the removal of 134.19 acres from the adopted Ewing Lawrence Sewage Authority's SSA, resulting in a net reduction of 61.19 acres. The areas proposed to be removed from the SSA are located on Block 85, Lots 8 & 13; Block 88, Lot 5.021, and a portion of Block 93, Lot 6.01. The areas proposed to be removed from the SSA include wetlands, riparian zones, forested areas, and preserved open space. The New Jersey Department of Environmental Protection has reviewed this proposal in accordance with the Water Quality Management Planning rules at N.J.A.C 7:15, has found it to be consistent with its regulations, and has decided to proceed further with the amendment application.

Mr. Paul Pogorzelski, Hopewell Township administrator and engineer presented the proposed amendment to the Board. Mr. Shine asked if there were any comments or questions and Ms. Floyd noted that the public comment period will remain open for 15 days and that the Board will expect to take action at their meeting on December 13th. There were comments given and addressed and the Public Hearing was closed. **A copy of the verbatim minutes of this hearing are attached and made a part of these minutes.**

VI. Correspondence

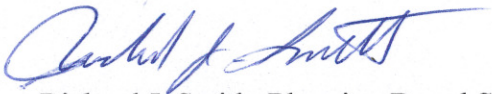
There was no correspondence

VII. ADJOURNMENT

Mr. Frisby made the motion to adjourn the meeting and Mr. Fedorko seconded the motion. The meeting was adjourned at 9:25 a.m. with the following vote:

Y	Michael E. Shine	Y	Samuel M. Rubino
Y	William S. Agress	Y	George Fallat
Y	Samuel Frisby	Y	Leslie R. Floyd
Y	Edward W. Fedorko, Jr.		

Respectfully Submitted,



Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.

1 MERCER COUNTY PLANNING BOARD
 2 McDade Administration Building
 3 640 South Broad Street, Room 211
 4 Trenton, NJ 08611
 5 Friday, November 17, 2017
 6 9:03 a.m.

COPY

7 PUBLIC HEARING: Proposed amendment to the Mercer
 8 County Water Quality Management Plan. This
 9 amendment proposal, titled "Hopewell Affordable
 10 Housing," submitted by Van Note-Harvey Associates,
 11 Inc. on behalf of Hopewell Township, would expand
 12 the Ewing-Lawrence Sewage Authority sewer service
 13 area (SSA) by 73 acres to allow for the
 14 construction of a proposed affordable housing
 15 development of 600 residential units on the
 16 following parcels located in Hopewell Township,
 17 Mercer County: Block 93, Lots 5.01 & 5.02, and a
 18 portion of Block 93, Lot 3.01. The proposal also
 19 includes the removal of 134.19 acres from the
 20 adopted Ewing-Lawrence Sewage Authority's SSA,
 21 resulting in a net reduction of 61.19 acres. The
 22 areas proposed to be removed from the SSA are
 23 located on Block 85, Lots 8 & 13, Block 88, Lot
 24 5.021, and a portion of Block 93, Lot 6.01. The
 25 areas proposed to be removed from the SSA include
 wetlands, riparian zones, forested areas, and
 preserved open space. The New Jersey Department
 of Environmental Protection has reviewed this
 proposal in accordance with the Water Quality
 Management Planning rules at N.J.A.C. 7:15, has
 found it to be consistent with its regulations,
 and has decided to proceed further with the
 amendment application.

21 SILVER REPORTING SERVICES, INC.
 22 634 ARENA DRIVE, SUITE 206
 23 TRENTON, NJ 08610
 24 (609) 888-0111
 25 Email: SRS@silverreporting.com

1 APPEARANCES:

2
 3
 4 PAUL R. ADEZIO, DEPUTY COUNTY COUNSEL,
 5 640 South Broad Street
 6 Trenton, NJ 08650
 7 For the Mercer County Planning Board.

8
 9
 10 PARKER McCAY, P.A.,
 11 BY: LINDA A. GALELLA, ESQ.,
 12 9000 Midlantic Drive, Suite 300
 13 Mount Laurel, NJ 08054
 14 For Hopewell Township.

15
 16
 17 SZAFERMAN, LAKIND, BLUMSTEIN & BLADDER,
 18 P.C.,
 19 BY: JANINE G. BAUER, ESQ.,
 20 101 Grovers Mill Road, Suite 200
 21 Lawrenceville, NJ 08648
 22 For the Objector, Deer Valley Realty.

1 BOARD MEMBERS PRESENT:
 2 MICHAEL E. SHINE, CHAIRMAN
 3 WILLIAM S. AGRESS, VICE CHAIRMAN
 4 EDWARD W. FEDORKO, JR.
 5 SAMUEL M. RUBINO
 6 SAMUEL FRISBY
 7
 8
 9 ALSO PRESENT:
 10 RICHARD J. SMITH, Planning Board Secretary
 11 LESLIE R. FLOYD, Planning Director
 12 ANDREW LLOYD, Assistant Planner
 13 GEORGE FALLAT, Traffic Engineer

1
 2 I N D E X
 3
 4 PRESENTER PAGE
 5 PAUL POGORZELSKI 7
 6
 7
 8

9 EXHIBITS
 10 NUMBER DESCRIPTION EVD.
 11 1 Affidavit of Publication, dated 7
 12 10/6/17
 13 2 Affidavit of Public Notice, dated 7
 14 10/9/17
 15
 16
 17



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1 MR. SMITH: Pursuant to the Sunshine
 2 Law, notice of this meeting was sent to the
 3 Trenton Times, the Trentonian, and was posted in
 4 the County Clerk's office and the County
 5 Administration Building on October 30, 2017.
 6 CHAIRMAN SHINE: Thank you.
 7 May I have a motion for the approval
 8 of the October 11 meeting minutes, please.
 9 VICE CHAIRMAN AGRESS: So moved.
 10 MR. FRISBY: Second.
 11 CHAIRMAN SHINE: All in favor.
 12 (The Board members vote unanimously
 13 in favor of the motion.)
 14 CHAIRMAN SHINE: Thank you.
 15 Any public comments not relating to
 16 the public hearing?
 17 (No response.)
 18 CHAIRMAN SHINE: Okay. Moving on,
 19 any old business, Leslie?
 20 MS. FLOYD: Only to remind you that
 21 our December 13 meeting will be at its normal date
 22 and time, Wednesday, December 13, at nine here.
 23 CHAIRMAN SHINE: Thank you. All
 24 right.
 25 Today, we have a public hearing for

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1 amendment to the Mercer County Water Quality
 2 Management Plan--
 3 MR. SMITH: We have to do the
 4 Statement of Adequate Notice first.
 5 In accordance with the Statewide
 6 Water Quality Management Planning rules and the
 7 Mercer County Wastewater Management Plan Amendment
 8 Procedures, public notice of this proposed
 9 amendment entitled "Hopewell Affordable Housing"
 10 was published in the New Jersey Register on
 11 September 16, 2017, the Times of Trenton on
 12 October 1, 2017, and the Hopewell Valley News on
 13 October 6, 2017.
 14 Thank you.
 15 MR. LLOYD: Good morning. Andrew
 16 Lloyd, Mercer County planner.
 17 What we have before us this morning
 18 is an amendment to the Mercer County Wastewater
 19 Management Plan and Water Quality Management
 20 Plan.
 21 The amendment proposed is adjusting
 22 the sewer service area within Hopewell Township by
 23 way of adding some acreage which is not currently
 24 in the sewer service area and excluding some
 25 acreage that is currently in the sewer service

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1 area, with an overall reduction in the sewer
 2 service area in Hopewell Township.
 3 The applicant, Paul Pogorzelski,
 4 Hopewell Township administrator and engineer, is
 5 here to present a summary of the amendment.
 6 I invite you, Paul, to present your
 7 amendment.
 8 MR. POGORZELSKI: Thank you. Good
 9 morning. Paul Pogorzelski, professional
 10 engineer. Thank you for accommodating us with
 11 this hearing.
 12 I would like to, as a matter of
 13 format, just enter into evidence the two
 14 Affidavits of Publication, if I may.
 15 I'm not sure who would get them, but
 16 here you go. They're the originals.
 17 CHAIRMAN SHINE: Thank you, sir.
 18 (Affidavit of Publication, dated
 19 10/6/17, received and marked Exhibit 1 in
 20 evidence; and
 21 Affidavit of Public Notice, dated
 22 10/9/17, received and marked Exhibit 2 in
 23 evidence.)
 24 MR. POGORZELSKI: And as Andrew
 25 spoke, this is just essentially a very minor

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1 amendment to the sewer service areas in Hopewell
 2 Township.
 3 In 2013, when the county did its
 4 initial Wastewater Management Plan for the whole
 5 county, Hopewell Township actually owned about 30
 6 acres of property known as the Burroughs Tract,
 7 which was designated for affordable housing. The
 8 address is 449 Scotch Road.
 9 Presently, today, Home Front, we're
 10 actually leasing to Home Front. They renovated a
 11 couple of farmhouse buildings. That property was
 12 not located in the sewer service area. So part of
 13 what we're adding is that specific property so
 14 that we can develop that property in accordance
 15 with affordable housing, and we're also adding
 16 about 43 acres of the adjacent farmland that's
 17 presently owned by CF Hopewell, LLC. CF Hopewell
 18 is a designation. I'm not sure. CF Hopewell, or
 19 something like that, LLC. And that's an adjacent
 20 farmland.
 21 CF Hopewell actually owns three
 22 different parcels on the west side of Scotch
 23 Road. They own the parcel that fronts on Scotch
 24 Road and Washington Crossing-Pennington Road, they
 25 own a parcel in the center of the span between

1 Nursery and Washington Crossing-Pennington Road,
2 and they also own a piece of property that
3 actually has frontage on Nursery Road.

4 The center lot, Lot 6.1, has been the
5 subject of much discussion in zoning. At one
6 point that center property was included in the
7 sewer service area because that property was
8 actually owned by Merrill Lynch. Merrill Lynch
9 wanted to do a mirror image of its campus. So we
10 included that, consistent with many studies that
11 were done for the Transportation Development
12 District.

13 So what we're doing now is we're
14 adding the Hopewell Township designated affordable
15 housing tracts, Lot 5.01 and Lot 5.02, we're
16 taking a piece of property that's owned by CF
17 Hopewell, known as Lot 3.02 in Block 93, it's
18 about 43 acres, and we're including that in the
19 sewer service area.

20 And then in the center lot, Lot 6.01,
21 there's a significant wooded area on the very west
22 edge of that property, and what we're doing, we're
23 actually removing that, so that as this property
24 is developed, this green area, which we're
25 removing, we'll combine with the remaining area of

1 The balance of the Wastewater
2 Management Plan really speaks to itself. It has
3 all the technical information, as required by
4 DEP. DEP has authorized it to be noticed in The
5 Register. So I believe we meet all the DEP
6 criteria.

7 I'm happy to answer any questions.

8 VICE CHAIRMAN AGRESS: So of these
9 four sites, the only site that is for affordable
10 housing is the site in question today. The other
11 three sites are not going to be used for
12 affordable housing.

13 MR. POGORZELSKI: The three sites
14 shown in green on this sketch are not going to be
15 developed.

16 VICE CHAIRMAN AGRESS: Thank you.

17 CHAIRMAN SHINE: Any comments from
18 staff?

19 MR. FALLAT: The rationale for
20 removing the site on Pennington Road, Route 31,
21 the sewer service area, can you tell us--

22 MR. POGORZELSKI: It's open space.

23 MR. FALLAT: Okay. It's open space.

24 MR. POGORZELSKI: Both tracts on
25 Route 31 are designated open space. So there's no

1 Lot 3.01 to serve as a large 174-acre tract of
2 open space. We'll buffer the adjacent properties
3 and will serve to complement our Woolsey Park and
4 the municipal facilities.

5 So we're actually exchanging for CF
6 Hopewell, it's almost an equivalent area of this,
7 this is about 43 acres, this is about 53 acres,
8 and what we decided to do while we're at this is,
9 years ago we purchased the Weidel Tract over on
10 the west side of Route 31, and that happened to be
11 within the sewer service area.

12 So we said you know what, it doesn't
13 make sense to have open space inside a sewer
14 service area. So, likewise, we purchased just
15 south of the Pennington Circle, also on the west
16 side of Route 31, a property known as the
17 Hutchinson Tract, and we purchased it, and at the
18 same time we bought the Zeitz property. So,
19 Hutchinson, however, was specifically designated
20 for open space. So, we're removing that as well.

21 So, as Andrew spoke, we're adding
22 about 73 acres and, all told, we're removing 134
23 acres. So the net result is a negative. We're
24 removing 61 acres of total sewer service area from
25 the Hopewell Township designated area.

1 sense having that stay inside the sewer service
2 area.

3 MR. FALLAT: Okay. Very good.

4 CHAIRMAN SHINE: Any comments from
5 the Board?

6 Andrew?

7 MR. LLOYD: No.

8 CHAIRMAN SHINE: Okay. We'll close
9 the public hearing and--

10 MS. FLOYD: We have to get public
11 comments.

12 CHAIRMAN SHINE: I'm getting there.

13 MS. FLOYD: We're not closing the
14 public hearing.

15 CHAIRMAN SHINE: We'll open for
16 public comments.

17 Please state your name and your
18 representation and limit your comments to this
19 applicant.

20 MS. BAUER: Good morning. My name is
21 Janine Bauer. I'm an attorney with Szaferman
22 Lakind. I represent Deer Valley Realty.

23 Primarily what I want to discuss this
24 morning is what Deer Valley owns, which is Lot 19,
25 which is the lot where the word "Hopewell" is on

1 the lower right side of the presentation--
 2 MR. ADEZIO: This one?
 3 MS. BAUER: Exactly.
 4 MR. ADEZIO: How large a lot is
 5 that?
 6 MS. BAUER: That's 11.78 acres, it
 7 looks like, as well as Lot 44--
 8 CHAIRMAN SHINE: It would be helpful
 9 if you could stand over here and show us.
 10 MS. BAUER: Sure. Happy to do that.
 11 MR. SMITH: I have a pointer, if it
 12 helps.
 13 MS. BAUER: This lot is Deer Valley.
 14 This lot right here is owned by Deer Valley, this
 15 right here is owned by Deer Valley, and those
 16 are--
 17 CHAIRMAN SHINE: I'm sorry. Which
 18 ones?
 19 You were on three.
 20 Those two?
 21 MS. BAUER: Yes.
 22 CHAIRMAN SHINE: Okay.
 23 MS. BAUER: And Deer Valley owns
 24 other lots as well. But this primarily is what I
 25 want to discuss today, because, obviously, we're

1 that, let me ask you a question.
 2 So you were part of the negotiation
 3 for the affordable housing project?
 4 MS. BAUER: Well, we're a party to
 5 the lawsuit, but we were not included in the
 6 negotiation that resulted in a settlement. We
 7 found out about the settlement when the settlement
 8 occurred.
 9 CHAIRMAN SHINE: And you're not in
 10 the existing sewer service area, but you have two
 11 very minor size lots that are adjacent to the
 12 existing area, and you're here today to tell us
 13 that you think that your lot should be in the
 14 sewer service area?
 15 MS. BAUER: That is correct.
 16 CHAIRMAN SHINE: Did you contact the
 17 township and ask them to be included in that?
 18 MS. BAUER: Yes, we did.
 19 And I just want to point out in
 20 response to your observation about the amount of
 21 acreage, although this is not an environmental
 22 map, I'd be happy to introduce the one that I have
 23 as an item of evidence.
 24 But in addition to this forested
 25 area, there is a stream that runs through here

1 here to discuss water quality and wastewater.
 2 So, the principal objection that we
 3 have to the amendment is that the sewer service
 4 area is being extended over our property, but not
 5 including our property, in order to put affordable
 6 housing here, whereas we had also requested
 7 development, and we are a party, but we were
 8 excluded from the settlement negotiations, the
 9 settlement discussions, and now the settlement
 10 itself.
 11 So our position is that this is an
 12 expenditure and an inefficient use of public funds
 13 and public utilities, because, obviously, our
 14 parcel is closer to the existing sewer service
 15 area, it's closer to the interstate, it's closer
 16 to the interchange, and it makes a lot of sense
 17 for development reasons.
 18 So, the first question that I have is
 19 the only reason you need sewer service as being
 20 extended up here is for the affordable housing,
 21 and based on Mr. Pogorzelski's presentation, it
 22 seems like that's the case; is that correct?
 23 MR. POGORZELSKI: I don't know what
 24 your format would be--
 25 CHAIRMAN SHINE: Before we get to

1 that causes significant environmental constraints,
 2 and once the environmental constraints are taken
 3 into account, the acreage is not that much larger
 4 than the one that's being reserved for affordable
 5 housing and--
 6 CHAIRMAN SHINE: So we're not looking
 7 at a wetlands map, so that doesn't really apply to
 8 that comment. We're just looking at a map showing
 9 the lots for the amendment.
 10 MS. BAUER: Yes.
 11 CHAIRMAN SHINE: We're not going to
 12 dig down into detail here of topography and
 13 wetlands and buffers.
 14 MS. FLOYD: Mr. Chairman, if I may.
 15 What we have in front of us is the
 16 proposed area from Hopewell Township, and if there
 17 are constraints, I'm sure that they will have to
 18 get appropriate permits to develop around the
 19 constraints.
 20 If the commenter has property that
 21 she and her client would like to have included in
 22 the wastewater management area, it's not uncommon
 23 for this Board to entertain amendments from
 24 developers. So there is a process to amend the
 25 sewer service area, and you're certainly welcome

1 to pursue that process separate and apart from
 2 today's hearing.
 3 MS. BAUER: Okay. That's very
 4 helpful.
 5 And, Mr. Chairman, I was only
 6 responding to the comment about the difference in
 7 acreage, because I was pointing out that there
 8 will be some equalization once the constraints are
 9 taken into account.
 10 CHAIRMAN SHINE: I understand.
 11 MR. SMITH: Let me just clarify.
 12 I think you said Lot 19 was 11.78
 13 acres; is that correct?
 14 MS. BAUER: According to the tax
 15 map--I'm sorry. There's actually an easement that
 16 runs through the number. So I'm not sure exactly
 17 what the acreage of that is.
 18 MR. SMITH: And Lot 44, how large is
 19 that?
 20 MS. BAUER: Lot 44 looks like it's
 21 13.9 acres.
 22 MS. SMITH: Thank you.
 23 MS. BAUER: So I think, actually,
 24 because of the easement, I think Lot 19 is 111.75
 25 acres.

1 MR. ADEZIO: Yes. It looks much
 2 larger than 11.
 3 MS. BAUER: It's 111. I'm sorry.
 4 The line for the easement runs through it. It's a
 5 pipeline easement, a relatively minor pipeline
 6 easement.
 7 MR. ADEZIO: It depends on where you
 8 live.
 9 MS. BAUER: It's not one of the ones
 10 we've been dealing with.
 11 CHAIRMAN SHINE: Just so you
 12 understand what Leslie was saying, if you wish to
 13 be included in the sewer service area, feel free
 14 to make an application.
 15 MS. BAUER: Okay.
 16 CHAIRMAN SHINE: We have successfully
 17 entertained applications like that in the past,
 18 and we would welcome your presentation.
 19 MS. BAUER: Okay. I appreciate that
 20 very much, because what will happen if an
 21 accommodation isn't reached, we will have to ask
 22 for a rezoning of that parcel from Hopewell or, if
 23 they don't agree, from the court, because now
 24 we're left at six-acre zoning and, obviously,
 25 that's going to--

1 CHAIRMAN SHINE: It's not--
 2 MS. BAUER: But that's not for this.
 3 CHAIRMAN SHINE: It's not for this.
 4 MS. BAUER: All right. So, those are
 5 basically my comments, and I appreciate the
 6 opportunity to--
 7 CHAIRMAN SHINE: Thanks for your
 8 time.
 9 Mr. Frisby.
 10 MR. FRISBY: I have a question.
 11 You applied, or you guys were in the
 12 suit for affordable housing.
 13 Is there a plan for affordable
 14 housing on your parcel?
 15 MS. BAUER: No. I mean, all of this
 16 would, with certain exceptions, I would say, is
 17 really farmland right now. Their property is
 18 farmland--
 19 MR. FRISBY: But there aren't any
 20 future plans for affordable housing on your
 21 property?
 22 MS. BAUER: I'm not sure what you
 23 mean by future plans.
 24 We don't have a development
 25 application before Hopewell Township because the

1 affordable housing discussion that I described us
 2 as being a party to followed the third round, you
 3 know, the settlement of the 15-year gap number and
 4 the third-round rule.
 5 So everyone was waiting for the
 6 process that is occurring now, of which this Board
 7 hearing of this particular amendment is a part.
 8 Otherwise, we're already in superior court waiting
 9 for the final compliance hearing.
 10 MR. FRISBY: I just wanted to know
 11 what--
 12 MS. BAUER: I think the answer is
 13 yes, but I don't want to say yes and have you
 14 think that I have a development application before
 15 Hopewell Township--
 16 MR. FRISBY: That's not what I was
 17 thinking--
 18 MS. BAUER: Okay.
 19 MR. FRISBY: --but I know where
 20 you're going.
 21 MS. BAUER: Thank you.
 22 MR. FRISBY: Thank you.
 23 CHAIRMAN SHINE: Any other public
 24 comments or questions?
 25 (No response.)

1 MS. FLOYD: I would add that the
2 public hearing record be kept open for 15 days,
3 and that the Board will expect to take action at
4 our meeting on December 13th.

5 CHAIRMAN SHINE: Okay.

6 VICE CHAIRMAN AGRESS: Just for my
7 own clarification, I think I know what I'm saying
8 here, we are not in any way looking about a
9 suitability for affordable housing. This is
10 strictly a sewer issue.

11 MS. FLOYD: Absolutely.

12 CHAIRMAN SHINE: Okay.

13 CHAIRMAN SHINE: We'll leave that
14 open, at your recommendation, and--

15 MS. FLOYD: For written comments at
16 this point, since we've received I think all the
17 oral comments we're going to receive.

18 CHAIRMAN SHINE: Okay. Thank you.

19 Now I'll close the hearing, and I'll ask for a
20 motion to close the hearing.

21 MR. FRISBY: So moved.

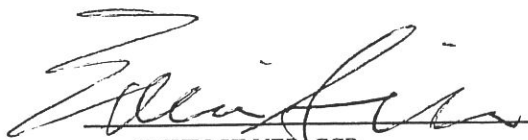
22 MR. FEDORKO: Second.

23 CHAIRMAN SHINE: Okay. Thank you.

24 (The public hearing concluded at 9:25
25 a.m.)

1
2 C E R T I F I C A T E

3
4 I, EDWIN SILVER (Certificate No. XI00379),
5 Certified Court Reporter and Notary Public of the
6 State of New Jersey, do hereby certify the
7 foregoing to be a true and accurate computer-aided
8 stenographic transcript taken at the time and
9 place hereinbefore set forth.

10
11
12
13 
14 EDWIN SILVER, CCR

15
16 Dated: November 21, 2017
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25