

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

**Regular Meeting**

**Tuesday September 13, 2016**

**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Chairman Charles called the meeting to order at 7:10 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

**2. OPEN PUBLIC MEETINGS ACT 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 13, 2016, proper notice was sent to the Courier Newspaper 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 Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 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 Department 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.

**3. SALUTE TO FLAG:**

There was salute to the flag.

**4. ROLL CALL:**

Stephen Rodzinak – present  
James Franco – present  
Chairman Ron Charles – present  
Councilwomen Christine Henderson-Rose – present  
Tricia Casamento – present

Mayor Dan Hayes – present  
Evan Lerner – present  
Urvin Pandya, Alt. #1 – absent  
Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle, Planning Department Secretary Ann Marie Lehberger

**5. APPROVAL OF BOARD MINUTES:**

**July 25, 2016, Regular Meeting** – Motion by Mrs. Casamento, second by Mr. Rodzinak, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Councilwoman Rose, Mrs. Casamento, Mr. Lerner, Ms. Albanese
ABSENT:	Mr. Pandya
NOT ELIGIBLE:	Chairman Charles, Mr. Franco, Mayor Hayes

**August 9, 2016, Regular Meeting** – Motion by Mr. Franco, second by Councilwoman Rose, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner
ABSENT:	Mr. Pandya
NOT ELIGIBLE:	Ms. Albanese

**6. MEMORIALIZATION OF RESOLUTIONS:**

**I & L ENTERPRISES – 1940 Route 22 East**

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Tuesday, September 13, 2016

—MINUTES—

Block 382 Lots 4

#16-003-PB, Preliminary & Final Major Site Plan - The Learning Experience

Approved with Conditions: 7/25/16

Motion by Mr. Lerner; Second by Mr. Rodzinak, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mrs. Casamento, Mr. Lerner, Ms. Albanese  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Chairman Charles, Mr. Franco, Mayor Hayes, Councilwoman Rose

**7. LAND DEVELOPMENT APPLICATIONS:**

**EDEN WOOD REALTY (PATRIOT GREENS)**

Block 329 Lots 3.01, 13.01 & 14 (Main St. and Radel Ave.)

#16-004-PB, Preliminary & Final Major Site Plan –Residential Complex

See attached Transcription dated September 13, 2016 prepared by: Latitisa Russell, C.C.R. of Schulman, Wiegman & Associates, 216 Stelton Road, Suite C-1, Piscataway, NJ 08854.

Motion by Chairman Charles, second by Mr. Lerner, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor  
Hayes, Mrs. Casamento, Mr. Lerner,  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Ms. Albanese

**8. MEETING OPEN TO THE PUBLIC:**

**9. OTHER BOARD BUSINESS:**

a. Attorney Kevin Coakley was present to represent SJP properties, owner of Somerset Corporate Center to discuss two prospects that the developer is proposing for the center. The first is fitness center and the second is a hotel with restaurant. Mr. Coakley is requesting authorization from the Board so that the Township Planner can study the property and Zoning in relation to The Master Plan and prepare a report for the Board's review.

Motion by Chairman Charles, second by Councilwoman Rose, the Board authorizes the Township Planner to examine the area and prepare a report on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor  
Hayes, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Ms. Albanese

b. **CHIMNEY ROCK CROSSING WEST LLC-** Block 711 Lot 6.01 #15-021-PB, Extension of time of minor subdivision approval

Board Attorney Collins stated that that the applicant has requested a reapproval and an extension of the time period for recording of the plat of minor subdivision for an additional 190 days from today's date.

BRIDGEWATER TOWNSHIP PLANNING BOARD  
Regular Meeting  
Tuesday, September 13, 2016

—MINUTES—

Motion by Mr. Rodzinak, second by Mrs. Casamento, the request for extension of time was approved on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor  
Hayes, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Ms. Albanese

**10. EXECUTIVE SESSION:**

Resolution to go into Executive Session pursuant to section 7 and 8 of the Open Public Meetings Act to discuss matters of Attorney Client Privileged Communication including Woodmont v. Bridgewater and Bridgewater Township Planning Board possible settlement. The matter is to be revealed to the public upon the completion of all litigation and appeals and the removal of the need for confidentiality.

Motion by Mr. Rodzinak, second by Chairman Charles, the Board entered into executive session at 10:20 pm on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor  
Hayes, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Ms. Albanese

The Board returned to open session at 10:30 pm with all same members present

A Resolution to approve the settlement agreement subject to the finalization of the agreement by the Mayor and Township Council.

Motion by Mr. Rodzinak; Second by Mr. Lerner, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Councilwoman Rose, Mayor  
Hayes, Mrs. Casamento, Mr. Lerner  
ABSENT: Mr. Pandya  
NOT ELIGIBLE: Ms. Albanese

**11. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 10:35 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Secretary to the Planning Division



TOWNSHIP OF BRIDGEWATER  
PLANNING BOARD

IN RE: EDEN WOODS \* SEPTEMBER 13, 2016

- - - - - \*

SCHULMAN, WIEGMANN & ASSOCIATES

CERTIFIED COURT REPORTERS

216 STELTON ROAD

SUITE C-1

PISCATAWAY, NEW JERSEY 08854

732-752-7800

Page 2

TRANSCRIPT of the stenographic notes of the proceedings in the above-entitled matter as taken by and before LATITISA RUSSELL, CCR #30XI00234100, RPR and Notary Public of the State of New Jersey, held at the Bridgewater Council Meeting Room, 100 Commons Way, Bridgewater, New Jersey, September 13, 2016 commencing at 7:05 p.m.

Page 4

INDEX

WITNESS

DIRECT

WILLIAM HAMILTON

Mr. Linnus

39

Page 3

APPEARANCES:

LAW OFFICES OF FRANCIS P. LINNUS

BY: FRANCIS P. LINNUS, ESQUIRE

Professional Center at Somerset

21 Clyde Road, Suite 101

Somerset, New Jersey 08873

fplesq@comcast.net

Counsel for Eden Woods

BOARD MEMBERS:

Ron Charles, Chairman

Stephen Rodzinak

Evan Lerner

Tricia Casamento

James V. Franco

Debra M. Albanese

Christine Rose, Councilwoman

Dan Hayes, Mayor

Scarlett Doyle, P.P., Township Planner

Thomas Collins, Board Attorney

David Battaglia, Township Engineer

Ann Marie Lehberger, Board Secretary

Page 5

EXHIBITS

NO.

DESCRIPTION

ID

EV

A-13

An Enlargement of the Landscape Plan

41

136

A-14

7/11/16 An Enlargement of the Landscape Plan

47

136

A-15

A Catalog Cut of the Proposed Play Structure

49

136

A-16

Plan without Radel Avenue Vacation

61

136

A-17

1/4/16 Steep Slopes Map Prepared by Bowman Consultants

62

136

EXHIBITS RETAINED BY COUNSEL

1 - - -  
2 CHAIRMAN: I'd like to call this  
3 meeting to order. This is the Bridgewater Township  
4 Planning Board regular meeting for Tuesday, September  
5 13, 2016. Adequate notice of this meeting has been  
6 given in accordance with the Open Public Meeting Act  
7 N.J.S.A. 10:4-6 on January 18, 2016.

8 Proper notice was sent to the Courier  
9 News and the Star Ledger and filed with the clerk with  
10 the Township of Bridgewater and posted on the bulletin  
11 board in the municipal building. Please be aware of  
12 the planning board policy of public hearings. No new  
13 applications will be heard after 10 o'clock and no new  
14 testimony will be taken after 10:15.

15 Hearing assistance is available upon  
16 request. Accommodation will be made for individuals  
17 with disability pursuant to the Americans with  
18 Disabilities Act provided the individual with the  
19 disability provides 48 hours advanced notice to the  
20 planning department secretary before the public  
21 meeting. However, if the individual should require  
22 special equipment or services such as a CART  
23 transcriber seven days advanced notice, excluding  
24 weekends and holidays may be necessary. Please rise  
25 and join me in the salute to the flag.

1 - - -  
2 (Pledge of allegiance)  
3 - - -  
4 CHAIRMAN: Roll call, please.  
5 BOARD SECRETARY: Mr. Rodzinak?  
6 MR. RODZINAK: Here.  
7 BOARD SECRETARY: Chairman Charles?  
8 CHAIRMAN: Here.  
9 BOARD SECRETARY: Mr. Franco?  
10 MR. FRANCO: Here.  
11 BOARD SECRETARY: Councilwoman Rose?  
12 COUNCILWOMAN ROSE: Here.  
13 BOARD SECRETARY: Mayor Hayes?  
14 MAYOR HAYES: Here.  
15 BOARD SECRETARY: Ms. Casamento?  
16 MS. CASAMENTO: Here.  
17 BOARD SECRETARY: Mr. Lerner?  
18 MR. LERNER: Here.  
19 BOARD SECRETARY: Mr. Pandya is absent  
20 and Ms. Albanese?  
21 MS. ALBANESE: Here.  
22 - - -  
23 (At which time other agenda items were  
24 addressed.)  
25 - - -

1 CHAIRMAN: Tonight, we have the  
2 continuation of Eden Woods Realty land development  
3 application and we also have an executive session  
4 after that, so everyone is aware of that. I think we  
5 should start now with the continuation of the land  
6 development application.

7 MR. LINNUS: Thank you very much,  
8 Chairman, members of the planning board, members of  
9 the public. My name is Francis P. Linnus. This is  
10 the continuation of the August 9th public hearing.  
11 It's our third appearance before the planning board.

12 As you board members may recall, we  
13 came before you on May 10th to initiate the  
14 proceedings. We were then carried to August 9th and  
15 now we are here hopefully to conclude this matter  
16 tonight at this meeting. Here's where we left off.  
17 We left off with Craig Perego. Craig's from Dynamic  
18 Engineering. I believe the public will be  
19 cross-examining him and I think the board  
20 cross-examined him. He gave direct testimony and our  
21 final witness will be Bill Hamilton. He's a licensed  
22 planner and licensed engineer and he'll be testifying  
23 as to the compliance with the redevelopment plan and  
24 basically, answer any unanswered questions. He'll  
25 also testify to the variances and deviations that are

1 required by this application. So without further ado  
2 I guess, Mr. Perego is up.

3 CHAIRMAN: Mr. Perego, as the attorney  
4 said, I think you completed your testimony. We had  
5 asked the board if there were any comments or  
6 questions of Mr. Perego. I would like to open up to  
7 the board for any questions at this time and continue  
8 from there. Then open the floor up to the public.  
9 Does any member of the public have a question of this  
10 specific witness and based upon his specific testimony  
11 is welcome to come forward at this time.

12 MR. KULAK: Good evening, everyone.  
13 John Kulak. 13 Ramsey Street.

14 CHAIRMAN: Mr. Kulak, I think you're  
15 still under oath.

16 MR. KULAK: Thank you. I know that the  
17 traffic study, itself, has been talked about and you  
18 had gone through a variety of descriptions of how your  
19 model works and the kinds of adjustments you can for  
20 it. Did you start with a total number of estimate of  
21 cars that you have for the apartment complex, itself?

22 MR. PEREGOY: Yes, projections.

23 MR. KULAK: Can you tell me what that  
24 number is projected to be?

25 MR. PEREGOY: We look at the peak

1 hours. So during the morning peak hours we had a 105  
2 total trips and during the evening 135.

3 MR. KULAK: How about a total number of  
4 cars for the complex, itself?

5 MR. PEREGOY: Total cars, however many  
6 parking spaces we have.

7 MR. KULAK: Do you know what that  
8 number is.

9 MR. PEREGOY: My number is based on the  
10 number of apartment units, residential units.

11 MR. KULAK: So does someone know how  
12 many cars there are again? I think it was 456.

13 MR. LINNUS: We're fishing out the  
14 number of parking spaces for the record.

15 MR. PEREGOY: You're talking about the  
16 number of trips in and out?

17 MR. KULAK: No, just the number of  
18 cars.

19 MR. PEREGOY: That will be potentially  
20 be there.

21 MR. KULAK: I'm guessing from there is  
22 how you derive your numbers. You said it's not true.  
23 You'd rather derive the number from the number of  
24 units?

25 MR. PEREGOY: Yes.

1 MR. KULAK: How do you assign a number  
2 of cars to the number of units?

3 MR. PEREGOY: It's based on research  
4 done in other similar complexes throughout the country  
5 and based on the number of units I can project based  
6 on trips per unit at this location.

7 MR. KULAK: So you're using complexes  
8 outside of this one to create a model of some kind?

9 MR. PEREGOY: Yes. It's called the  
10 Institute of Transportation Engineers. Trip  
11 generation manual and it's got research counts  
12 conducted at hundreds of other similar developments.

13 MR. KULAK: Just using the number of  
14 units rather than the number of cars is how you begin  
15 your projections? I see Mr. Lynn is point to a  
16 number.

17 MR. PEREGOY: 458 parking spaces.

18 MR. KULAK: Now you've got a model  
19 you're using and you're making adjustments to it based  
20 on other factors. So this is quite a unique site.  
21 You've got all of the cars locked into one particular  
22 private roadway system so they can only come out and  
23 go in one way.

24 MR. PEREGOY: Correct.

25 MR. KULAK: They are going out to Main

1 Street and if they make a right onto Main Street they  
2 are going to immediately come up against a traffic  
3 light. Beyond that there is an additional traffic  
4 light where you do shopping where you run into both  
5 the stadium and shopping center, Promenade Center and  
6 even further, there's even another traffic light where  
7 you have Home Depot and Target and so on. Are you  
8 able to make then adjustments for that? Do you look  
9 at the number of cars coming out of the that Promenade  
10 complex, say, Christmastime, holidays and the stadium  
11 traffic? How did you account for those additional  
12 factors?

13 MR. PEREGOY: We took our counts in  
14 December. So it would have that holiday traffic  
15 involved and we've taken the count a number of times  
16 and the December numbers were the highest that I used  
17 probably because of exactly what you're saying.

18 MR. KULAK: You're able to adjust your  
19 model based on those things is that what you did?

20 MR. PEREGOY: Yes, based on the counts  
21 we did and we took the busiest ones of all the data  
22 that we have.

23 MR. KULAK: Because looking at how  
24 unique the site is and pushing the traffic out onto  
25 Main Street, I have additional traffic the same

1 traffic coming out and making a right onto Main Street  
2 heading east toward Bound Brook and make a left onto  
3 Pearl Street and from there they are going to go out  
4 to Pearl Street and can either go in one or two  
5 directions onto Route 28 where there is no traffic  
6 light at that time. Were you able to look at the  
7 impact on Pearl Street?

8 MR. PEREGOY: We looked at the impact  
9 of the Main Street, Pearl Street, Ramsey Street  
10 intersection.

11 MR. KULAK: That was it?

12 MR. PEREGOY: Yes, that's the closest  
13 one. Anything beyond is going to have less of an  
14 impact because obviously, people disperse. Some  
15 people might go to Pearl Street. Some might go to  
16 Chimney Rock and some people turn left to go towards  
17 Manville.

18 MR. KULAK: As the traffic is flowing,  
19 it seems that it only has a few places that it can go  
20 when you're making that right turn. When you describe  
21 what those places are and these places, we look at  
22 them as residents, present a bottleneck that I can't  
23 understand how your model can say that there is  
24 limited impact when you're looking at specific -- you  
25 can't make a left turn onto 28 on Pearl Street as it



1 is now. You can make a right and then you have to go  
2 to Chimney Rock or to Foothill where they converge and  
3 then you have another bottle neck there. So we're are  
4 surrounded by bottlenecks and your testimony is this  
5 complex will have no impact to that or little to no  
6 impact. Is that what you're saying?

7 MR. PEREGOY: Yes. And that's based on  
8 the traffic that we're generated and which is very  
9 light in the peak hours and as you get to those  
10 further intersections that you're talking about it's  
11 even less. So we looked at the place where it has the  
12 most impact obviously at our driveway. Anyplace  
13 beyond that is less.

14 MR. KULAK: You were able to factor in  
15 traffic from the train station because you have a lot  
16 of people who come down Main Street, park in the train  
17 station, head off to Manhattan and so on and you had  
18 numbers for that as well?

19 MR. PEREGOY: I counted Main Street  
20 right at the driveway so anybody who was going to the  
21 Promenade, train station whatever it was, is included  
22 in those counts.

23 MR. KULAK: From doing your counts and  
24 research we have a lot of truck traffic. Right down  
25 the street as Polhemus Lane and Chimney Rock. There

1 is a tremendous amount of truck volume going into the  
2 transfer station going into the various entities that  
3 are back there you have traffic headed in the other  
4 direction on Chimney Rock going to all the industrial  
5 buildings, across Route 28 and you have UPS as a major  
6 contributor to traffic. Are you able to factor in  
7 those because I can't see a model derived from gross  
8 averages would be able to reflect those.

9 MR. PEREGOY: Yes, we do. The trucks  
10 are included in our traffic counts and the percentage  
11 of trucks is included in that modeling.

12 MR. KULAK: When you were looking at  
13 the truck traffic, itself. In your opinion, go it  
14 would you say it's greater than other areas where  
15 you've done similar studies.

16 MR. PEREGOY: Usually, it's about two  
17 percent and here we had some movement around four  
18 percent, so a little more.

19 MR. KULAK: Twice as much?

20 MR. PEREGOY: Sure. But it's all  
21 included in the modeling.

22 MR. KULAK: I understand. How about  
23 adjusting for the school bus terminal that's on  
24 Chimney Rock road, itself. You said December. I  
25 don't know if you were on holiday break for school or

1 if you were counting the school bus traffic that  
2 originates at that depot that's right there?

3 MR. PEREGOY: We counted everything  
4 that went by, school buses, truck or car we've got  
5 them all included.

6 MR. KULAK: At the peak hours when the  
7 school buses are leaving that's accounted for in your  
8 model, as well?

9 MR. PEREGOY: Yes.

10 MR. KULAK: How about pedestrian  
11 traffic? Do you look at that, too? Does that impact  
12 your traffic study?

13 MR. PEREGOY: We do count pedestrians,  
14 but at this location there was no pedestrians.  
15 December is cold. It's not a lot pedestrians.

16 MR. KULAK: I'm really talking about  
17 the impact of this apartment complex, itself. 220  
18 units, 31 buildings, I think it is, maybe, 456 or 58  
19 parking spaces, maybe 700 people living there. You  
20 have children no doubt who are going to be walking  
21 from wherever they are residing across to Main Street  
22 because on the other side of Main Street there are  
23 places for them to go. There is a convenience store.  
24 There is a park across the street. There are school  
25 buildings they will walk to if they wanted to. There

1 is a lot of reason to entice them because there is a  
2 supermarket, Burger King and so on and I'm observed  
3 how those children are going to move through the  
4 neighborhood and how they are going to impact the  
5 traffic, itself because you have the ability crossing  
6 Main Street at the corner of Ramsey to push a little  
7 button there to allow to pedestrian traffic.

8 MR. PEREGOY: It's convenient that you  
9 have the traffic light there to protect the crosswalk.

10 MR. KULAK: If you're crossing you're  
11 now an impediment to traffic.

12 MR. PEREGOY: Sure.

13 MR. KULAK: You said you counted no  
14 pedestrians because there weren't any at the time, but  
15 you don't project them?

16 MR. PEREGOY: Not significant enough to  
17 alter the results. I don't see there being a heavy  
18 pedestrian flow. It takes a quite a bit of  
19 pedestrians to push that button to have a lasting  
20 impact.

21 MR. KULAK: What about the safety of  
22 those people who are crossing? I know you did your  
23 study. You have to be a little bit familiar with the  
24 area. If you're on Main Street or Findeme Avenue at  
25 that intersection, which is right down the street when

1 you see cars pulling out of Fulton Street crossing  
2 five lanes to get to Twin City Supermarket and then  
3 mix into pedestrians and bicycle traffic and things  
4 like that. It doesn't seem a like a safe environment  
5 knowing that the people -- indicating that the button  
6 is there many of them aren't going to use it because  
7 they don't use it now. So do you have an opinion  
8 about the pedestrian impact on the auto traffic and  
9 the pedestrian safety, itself?

10 MR. PEREGOY: Like I said, I don't see  
11 us generating enough pedestrians to have an impact on  
12 the auto traffic and as long as there is sidewalks and  
13 controlled signalized crossings. It's as safe as  
14 anybody else for pedestrians.

15 MR. KULAK: I'm just not --

16 MR. PEREGOY: People share the road  
17 here just like anyplace else.

18 MR. KULAK: I'm just not comfortable  
19 with your assessment because living there and seeing  
20 the traffic on a day-to-day basis looking at people  
21 darting across Main Street from Fulton right now from  
22 other streets. Seeing cars cut across five lanes  
23 either coming from Twin City into Fulton or from  
24 Fulton and you have all the people who are bypassing  
25 Main Street and cutting through the back streets

1 there. Second, Third and Fourth as they exit onto  
2 Main Street. I just don't know how any model could  
3 account for all of those variables and have you  
4 confidentially saying something not going to have any  
5 impact.

6 MR. PEREGOY: Like I said, we count  
7 pedestrians and I don't think there is going to be  
8 substantial enough pedestrians generated by this  
9 development to have any impact on motoring public.

10 MR. KULAK: So we have a traffic study,  
11 but then we have what I believe is common sense and I  
12 don't -- as a resident as somebody who watches this  
13 everyday and looking towards the planning board as our  
14 representatives, I don't see how you can in good  
15 conscious say the plan that exists currently would  
16 guarantee the safety of the people in -- those new  
17 residents coming in, let alone the existing residents.  
18 It's too many variables that are unaccounted for by a  
19 computer model. I understand the nature of a traffic  
20 study. I understand the nature of a traffic expert,  
21 but when you're there everyday and you see the  
22 dangerous conditions that exists, it makes it very  
23 difficult to look at this and say adding all of these  
24 cars, all of these people will have no impact on  
25 traffic. And can I ask Mr. Charles another question,

1 please?

2 CHAIRMAN: Sure.

3 MR. KULAK: In terms managing this, I  
4 know we have the traffic engineer here. There has  
5 been other testimony, which preceded this, some of  
6 which left a lot of open items. We're trying to put  
7 together in our minds a summary of where we are in the  
8 process. What's happened there are items which remain  
9 open that have to be closed. We know that. We don't  
10 know exactly what they are because we don't have all  
11 the information and from a residents' perspective,  
12 especially one who is adjacent to that, will we have  
13 the opportunity to recall some of the experts who were  
14 here earlier? At what point do we address those other  
15 issues that haven't been answered adequately?

16 CHAIRMAN: I think and I'll let  
17 Mr. Collins, correct me if I'm wrong, what happens  
18 after we question this particular witness and then the  
19 next witness it will be a period for general comments  
20 made by the public and by the board. Mr. Collins  
21 takes copious notes of things that would be still be  
22 open and the question at that point if in a motion was  
23 presented for approval, would there be subject to  
24 various clarifications that would be laid out at that  
25 time. As far as recall goes, I don't think we have

1 the recall opportunity for everyone at this point,  
2 Tom.

3 MR. COLLINS: No.

4 CHAIRMAN: I would suggest that you  
5 gather those thoughts and when I open it up for  
6 general comments, come up and make those statements.  
7 Either the board answers, the attorney answers. We  
8 potentially have a subject to type of thing. We take  
9 that into consideration then.

10 MR. KULAK: I notice that the plans and  
11 a lot of the correspondence is being managed by Bowman  
12 Engineering. Are they the right people to address the  
13 issues that might come up where there aren't people  
14 here for them?

15 CHAIRMAN: I think questions again, if  
16 they are the types of things that Mr. Collins would  
17 recommend that we have as a subject to in the  
18 approval. Otherwise, I would say that if there are,  
19 you know, continuing questions moving forward you have  
20 the engineering department right here to go to first  
21 and the planning department, Scarlett at that point  
22 and that's how I would follow up on those items.

23 MR. KULAK: One request on behalf of  
24 the public. Last time, we waited an awful long time  
25 for you to put in a break there. If you could

1 accommodate.

2 CHAIRMAN: Anyone in this room has the  
3 right to wave their arm at me and say, hey, now's the  
4 time. I apologize for that we'll definitely do that.  
5 I generally target nine, but we'll see. Sometimes  
6 someone might come up and whisper in my ear, now. So  
7 I will definitely do that.

8 MR. KULAK: Thank you.

9 CHAIRMAN: Other questions of this  
10 particular witness?

11 MS. CRAVEN: Yvonne Craven, 21 Field  
12 Street, Bridgewater.

13 CHAIRMAN: Were you sworn in?

14 MS. CRAVEN: I don't think so.

15 - - -

16 YVONNE CRAVEN, after having  
17 been first duly sworn, testified as follows:

18 - - -

19 MS. CRAVEN: I think you presented  
20 something about how many cars would be going out  
21 between such hour and such hour and such hour. What  
22 were those?

23 MR. PEREGOY: We do our counts between  
24 seven and nine in the morning. 4:30, 6:30 in the  
25 evening and we focus on the busiest time hour.

1 MS. CRAVEN: Each hour it was, like,  
2 seven to eight was going to be how many cars were you  
3 thinking coming out of the complex?

4 MR. PEREGOY: Coming out of the complex  
5 in the morning. The one busiest hour in the morning  
6 is 83.

7 MS. CRAVEN: 83 from seven to eight and  
8 eight to nine you're saying?

9 MR. PEREGOY: Less than 83. 83 is the  
10 most.

11 MS. CRAVEN: 83 and 83 is 166 whatever.  
12 But there's 220 units. So wouldn't you think the  
13 number of cars coming out would be a lot more than 83?

14 MR. PEREGOY: No. That's only one  
15 hour. People have to go to work in the morning at six  
16 and ten.

17 MS. CRAVEN: I'm adding 83 and 83 you  
18 know, what I'm saying either 85 and 85 or whatever,  
19 but together there are not even 220 cars.

20 MR. PEREGOY: That's only two hours  
21 people leave for work all different times throughout  
22 the day. Some people leave at six in the morning.  
23 Some people leave at six at night. It's just the one  
24 busiest hour when the most people leave and we assume  
25 that happens at the exact time that the road is most

1 busy.

2 MS. CRAVEN: Okay. The other people  
3 leave other times. So you got another 50 or so  
4 leaving other times during the day. That's assuming  
5 one car per unit. Is that the idea?

6 MR. PEREGOY: It's based on just the  
7 number of units and how many people.

8 MS. CRAVEN: I just think most people  
9 leave between seven and nine to go to work. I don't  
10 know that they leave midday.

11 MR. PEREGOY: They do. That's why we  
12 count at that time.

13 MS. CRAVEN: That's what I'm trying to  
14 figure out. So let's say 160 or whatever. That's not  
15 220 and I would think there would be lot more than one  
16 vehicle per unit. You know what I'm saying? Usually  
17 there's two people that go to work.

18 MR. PEREGOY: I know what you're  
19 saying. If you actually look at the census actually  
20 publishes the time people go to work and it's usually  
21 one-third in the busiest hour. One-third of the  
22 people who live there go to work at that time.

23 MS. CRAVEN: We have a lot more cars  
24 going in and out all times of day, is what you're  
25 saying?

1 MR. PEREGOY: Sure. It's an active  
2 residential development. Cars would be going in and  
3 out all day. We're looking at the worst time period,  
4 the busiest hour.

5 MS. CRAVEN: I'm thinking a lot of  
6 those people coming out. They really want to make a  
7 left turn because they are going to have to go down to  
8 Manville. So I'm thinking if they are going to come  
9 out they can't make a left because the traffic is so  
10 heavy. They are going to make a right and there is a  
11 traffic light by the fire department. So you're going  
12 to go another block and make a right and make another  
13 right to get to the traffic light to eventually make a  
14 left to go out to 28 to go on Main Street to make the  
15 left at Finderne Avenue. I'm thinking that these cars  
16 are still going to come through our neighborhood is  
17 what I'm thinking.

18 MR. PEREGOY: That would take a long  
19 time to go through that.

20 MS. CRAVEN: How else can they make a  
21 left turn?

22 MR. PEREGOY: We assume half the people  
23 leaving are making that left turn going in the  
24 morning. It's easier to make that left turn. It will  
25 take a long time.

Page 26	Page 28
<p>1 MS. CRAVEN: It is not. No, it's not.</p> <p>2 CHAIRMAN: Ma'am, ask your question.</p> <p>3 MS. CRAVEN: That's impossible.</p> <p>4 MR. PEREGOY: It will take much longer</p> <p>5 to turn right.</p> <p>6 MS. CRAVEN: I couldn't make a left</p> <p>7 turn. I have to get to the light to make that left on</p> <p>8 Main Street. This is a lot of traffic. It's no way</p> <p>9 that you can come out. That's the other thing.</p> <p>10 And my other thing that was on my mind</p> <p>11 was the school bus. It's going to come to down Ramsey</p> <p>12 to pickup kids and then?</p> <p>13 MR. PEREGOY: That's my understanding,</p> <p>14 yes.</p> <p>15 MS. CRAVEN: They are going to turn</p> <p>16 around and go to the light or they are just you don't</p> <p>17 know?</p> <p>18 MR. PEREGOY: I don't know. Whichever</p> <p>19 way.</p> <p>20 MS. CRAVEN: They are going to come all</p> <p>21 the way down. So people are going to be exiting from</p> <p>22 the development onto Ramsey. They are going to be</p> <p>23 walking out.</p> <p>24 MR. PEREGOY: Yes, there is a sidewalk.</p> <p>25 MS. CRAVEN: But not a road. Does the</p>	<p>1 recollection. It is my understanding that the county</p> <p>2 will not unilaterally take up the reevaluation at 90</p> <p>3 percent, but rather it was Mr. Battaglia's</p> <p>4 recommendation at that meeting that that be a prudent</p> <p>5 thing to do. Therefore, the board or the township</p> <p>6 council would condition it on Mr. Battaglia's</p> <p>7 recommendation; is that true?</p> <p>8 MR. BATTAGLIA: That's correct.</p> <p>9 CHAIRMAN: So we would include that as</p> <p>10 a condition of approval and --</p> <p>11 MR. BATTAGLIA: It's already a</p> <p>12 condition of the waiver.</p> <p>13 CHAIRMAN: So if we wanted them to come</p> <p>14 in at 80 percent we can do that.</p> <p>15 MS. GUARINO: Robin Guarino. I have</p> <p>16 been sworn.</p> <p>17 CHAIRMAN: Your question of this</p> <p>18 witness?</p> <p>19 MS. GUARINO: What is the percentage of</p> <p>20 increase in the traffic that you came up with?</p> <p>21 MR. PEREGOY: The percentage increase</p> <p>22 to Main Street, I didn't do the numbers, but it's</p> <p>23 about 2000 vehicles per hour to Main Street. We're</p> <p>24 adding 100.</p> <p>25 CHAIRMAN: That would be five percent.</p>
Page 27	Page 29
<p>1 Board of Ed. know there is going to be this many kids?</p> <p>2 MR. LINNUS: Our next witness, Bill</p> <p>3 Hamilton, will give complete testimony on contacts</p> <p>4 with the Board of Education number of school children,</p> <p>5 the bus stop, you'll hear from Mr. Hamilton.</p> <p>6 MS. CRAVEN: Okay. I'm still concerned</p> <p>7 about that left.</p> <p>8 CHAIRMAN: The question of the light at</p> <p>9 the end of this property in my mind and everything</p> <p>10 that I've read I still can't get my head around it.</p> <p>11 The county has stated that they would revisit it at 80</p> <p>12 percent occupancy or sometime later.</p> <p>13 MR. PEREGOY: 90 percent occupancy.</p> <p>14 CHAIRMAN: I want to be clear about</p> <p>15 that because I know it was a question that once the</p> <p>16 facility reaches a 90 percent occupancy the county</p> <p>17 will be coming back in and reevaluating their</p> <p>18 assumptions around the need for a traffic light and I</p> <p>19 think those types of behaviors would have to be</p> <p>20 highlighted for that.</p> <p>21 MR. PEREGOY: That's correct.</p> <p>22 CHAIRMAN: Other questions of this</p> <p>23 witness?</p> <p>24 MS. DOYLE: I'd like to clarify</p> <p>25 something. Engineer Battaglia confirmed my</p>	<p>1 MS. GUARINO: Now as far as the streets</p> <p>2 that you looked at as far as you did mention that</p> <p>3 Pearl Street was something that you looked at?</p> <p>4 MR. PEREGOY: The intersection of Pearl</p> <p>5 and Ramsey.</p> <p>6 MS. GUARINO: Any other intersections?</p> <p>7 MR. PEREGOY: No. Beyond, basically,</p> <p>8 our driveway you're splitting the traffic in half.</p> <p>9 MS. GUARINO: The reason I asked is</p> <p>10 because when you get down to Fulton, which is opposite</p> <p>11 the strip mall there, that is the street just before</p> <p>12 the light and I'm not sure who is aware, but there is</p> <p>13 yellow line section that people have a tendency to go</p> <p>14 flying to get to the light and I know personally last</p> <p>15 week this happened to me where I had to make a left on</p> <p>16 Fulton to get into my neighborhood and I looked into</p> <p>17 my side view mirror and somebody was flying past me.</p> <p>18 With the increase in traffic I can only imagine</p> <p>19 something like that, which is why I'm asking if this</p> <p>20 is something you looked into.</p> <p>21 MR. PEREGOY: No, we only traffic from</p> <p>22 this development would be through movements. Nobody</p> <p>23 is going to be going in or out of Fulton. It's</p> <p>24 certainly not going to solve that condition.</p> <p>25 MS. GUARINO: What we go through to try</p>

1 to make a left, it's going to be worse for them.  
 2 CHAIRMAN: That's a recent re-striping.  
 3 MR. BATTAGLIA: Yes.  
 4 MS. GUARINO: That is seriously a  
 5 problem.  
 6 CHAIRMAN: I happen to agree that's an  
 7 area and it has nothing to do with this application  
 8 cannot be held against this application, but I think  
 9 that striping is something that planning if we should  
 10 go back and have a discussion about.  
 11 MR. BATTAGLIA: That's something that  
 12 the county very much likes is the striping that's out  
 13 there.  
 14 MS. GUARINO: Whoever likes it, I will  
 15 love to talk to them.  
 16 MR. BATTAGLIA: You would have to  
 17 address your comments to the county engineer.  
 18 MS. GUARINO: I can tell how many  
 19 accidents have been there. It's frightening. If you  
 20 put a left turn signal on, they don't know that you're  
 21 going to Fulton.  
 22 CHAIRMAN: I will go on the record as  
 23 saying I agree with you having made that left many  
 24 times.  
 25 MS. GUARINO: Thank you. I appreciate

1 that, Mr. Chairman. I think I'm done.  
 2 CHAIRMAN: Thank you. Please state  
 3 your name and address.  
 4 MS. MARICONDA: Kris Mariconda, 19  
 5 Ramsey Street.  
 6 CHAIRMAN: You're still under oath.  
 7 MS. MARICONDA: The 2,000 cars that you  
 8 mentioned, was that per hour that go up through Main  
 9 Street in the study?  
 10 MR. PEREGOY: Approximately.  
 11 MS. MARICONDA: How many hours are you  
 12 counting for.  
 13 MR. PEREGOY: That's in one hour.  
 14 MS. MARICONDA: So 24,000 cars or  
 15 48,000 cars?  
 16 MR. PEREGOY: No. This is the peak  
 17 hour. The busiest hour in the middle of the night, is  
 18 it's probably 100 cars.  
 19 MS. MARICONDA: The Twin City lot, when  
 20 that was being sold it was advertised 35,000 cars pass  
 21 there a day. That was the traffic. It's during the  
 22 day. That's more than 2,000 cars an hour.  
 23 MR. PEREGOY: Well, it's Main Street  
 24 and Finderne.  
 25 MS. MARICONDA: That was done in 2004,

1 I believe or maybe, earlier than that.  
 2 MR. PEREGOY: Sounds about that that  
 3 makes sense. Based on development peak hour that  
 4 makes sense.  
 5 MS. MARICONDA: Another thing to bring  
 6 up is, have you done any study -- even 287 and all of  
 7 that is all backed up and 28. When there is an  
 8 accident that traffic comes down Ramsey Street and all  
 9 the side streets looking for a way out and there is no  
 10 way out. That's why -- has anybody looked into  
 11 possibly diverting the traffic to go out onto Finderne  
 12 through First and Fourth Avenues? You have already an  
 13 exit on Main Street, East Main Street. Why not have  
 14 something through Finderne, as well?  
 15 MR. PEREGOY: We don't have access to  
 16 Finderne. We don't have the ability to get there.  
 17 MS. MARICONDA: All the buses and  
 18 everything will be coming through Ramsey and our  
 19 little neighborhood where there is already --  
 20 MR. PEREGOY: The school buses, I don't  
 21 know what they do now.  
 22 MS. MARICONDA: Seems like a small  
 23 neighborhood to have 220 units and have them all  
 24 diverted one way on East Main Street and that's the  
 25 only outlet.

1 MR. PEREGOY: It works.  
 2 MS. MARICONDA: They will never use the  
 3 side street, Ramsey, Field, Riha, New Berry.  
 4 MR. PEREGOY: I don't see it being an  
 5 attractive option. I can't say never, you never know.  
 6 MS. MARICONDA: That's not what we were  
 7 told. We were told that they were going to keep our  
 8 neighborhood in tact.  
 9 MR. PEREGOY: We're not connecting  
 10 through there. I'm not suggesting that somebody isn't  
 11 allowed to drive on those streets. It's public  
 12 streets.  
 13 MS. MARICONDA: How are we blocking off  
 14 Ramsey? I thought it was supposed to be emergency  
 15 access only.  
 16 CHAIRMAN: It is.  
 17 MS. MARICONDA: How is a school bus  
 18 getting through? I wasn't at the last meeting. So I  
 19 may have missed something. So I do apologize.  
 20 CHAIRMAN: We are going to the school  
 21 situation with the next witness.  
 22 MS. MARICONDA: Thank you.  
 23 CHAIRMAN: Anyone else? Questions for  
 24 this witness? State your name.  
 25 MR. KORDZIKOWSKI: Joe Kordzikowski.

1 27 Field Street.

2 CHAIRMAN: You're still under oath.

3 MR. KORDZIKOWSKI: The computer models,  
4 have anyone gone back to an area that they used them  
5 on and validated their accuracy.

6 MR. PEREGOY: Yes. Assume so that's  
7 their development based on field studies and field  
8 conditions. They are based on national conditions  
9 where people aren't as packed in as New Jersey. So  
10 the gaps that people are looking for are much smaller  
11 in New Jersey. People take much more of a chance in  
12 New Jersey, but I look at what the national data is.  
13 So the delays I get, the number I get, if I go back  
14 and look in general, it's actually less. It's better  
15 than I project.

16 MR. KORDZIKOWSKI: You said this  
17 traffic study was done in December. Was that the  
18 whole month of December?

19 MR. PEREGOY: No, that was when we took  
20 our latest traffic counts when it was the busiest,  
21 which was December between December 3rd.

22 MR. KORDZIKOWSKI: I have the same  
23 concern as one of the previous residents. Living  
24 there the traffic is pretty bad and when you're going  
25 westbound on Main Street and make a left onto Funderne

1 Now the other one I had a question

2 about was the bus stop. Can I ask that now?

3 CHAIRMAN: I think we are going to talk  
4 about the buses with the next witness.

5 MR. KORDZIKOWSKI: I was wondering why  
6 it was not in this community.

7 CHAIRMAN: We're going to have that  
8 discussion next. Thank you. Anyone else have  
9 questions of this witness? Just to remind folks,  
10 you'll have an opportunity to make a statement later  
11 on as opposed to questions. Your name and address?

12 MR. MILLER: George Miller, 18 Ramsey  
13 Street.

14 CHAIRMAN: Were you sworn in?

15 MR. MILLER: No, I was not.

16 - - -

17 GEORGE MILLER, after having  
18 been first duly sworn, testified as follows:

19 - - -

20 MR. MILLER: Something you just said  
21 recently. How many days did you do the study over.

22 MR. PEREGOY: How many days? We count  
23 one day and get the peak hours. We've counted since  
24 2007 half dozen times out there. So we got a lot of  
25 data. You use the one day's worth of data at the

1 Avenue towards Manville at times there is two lanes to  
2 make a left. Those lanes get backed up and the two  
3 lanes that go straight in Somerville turn down a one  
4 way at times that traffic backs up past the firehouse.  
5 So the traffic situation in that area is very dense  
6 and I think even a five percent increase is a little  
7 bit too much. It's going to make it worse. Now you  
8 can say everything you want to, but you don't live  
9 there and you don't see what traffic is there, how  
10 it's backed up. There's numerous accidents at that  
11 intersection and I can't see how all these additional  
12 cars you said 86. That's less than half of what we  
13 the occupancy is. I can't see how that is not going  
14 to affect adversely the traffic situation.

15 And the other resident said, the  
16 traffic is backed up. They are not going to be able  
17 to make the left turn. They are going to use our  
18 neighborhood as a jug handle to make a left. The  
19 majority of us when we want to make a left. We go to  
20 Ramsey to the light. I can't see people coming out of  
21 there when traffic is backed up past that entrance to  
22 their community to try and sit there and try and make  
23 a left. They are going to make a right, come through  
24 our neighborhood as a jug handle I hope the board  
25 takes that into consideration.

1 busiest hour.

2 MR. MILLER: You used a one-day sample  
3 to extrapolate your whole calculation?

4 MR. PEREGOY: Yes, the busiest day.  
5 I'm looking at the worst-case scenario.

6 MR. MILLER: But most samplings should  
7 have multiple pieces attached to it. Not just one  
8 single day.

9 MR. PEREGOY: Multiple days, multiple  
10 years of the data. We first counted this in 2007.  
11 For the county signal study, we had a traffic counting  
12 for a week in September 2016. We did counts May 2010,  
13 April 2013 and December 2015. Worst-case scenario, I  
14 took the highest, the busiest one, which is December.

15 MR. MILLER: Were they averaged  
16 together as a whole?

17 MR. PEREGOY: I looked at the worst  
18 one. I didn't even average. I took the highest  
19 busiest day.

20 MR. MILLER: Which day was that?

21 MR. PEREGOY: December 3, 2015.

22 MR. MILLER: Again, I'm going back to  
23 the point where using a sample you go through a  
24 period. Like in December 15th, you would take several  
25 days worth of sampling, not just one. The

1 calculation, the formulation should have several dates  
2 of data. Not just one.

3 MR. PEREGOY: We do have several days  
4 worth of data.

5 MR. MILLER: But you're just looking at  
6 the one?

7 MR. PEREGOY: Yes, because we're  
8 looking at one hour. I'm looking at the busiest hour  
9 of all the days we have counts.

10 MR. MILLER: I don't think you're doing  
11 a proper analysis. Thank you.

12 CHAIRMAN: Just as a reminder. I think  
13 at the last -- the township did have its own traffic  
14 analyst, I guess is the right word, who reviewed the  
15 traffic study and at that time found to be the  
16 procedures used were generally accepted.

17 MR. BATTAGLIA: Generally accepted  
18 engineering procedures.

19 MAYOR HAYES: Just to go over what you  
20 mentioned just before. The method that you used, you  
21 did look at several days worth of data. You chose to  
22 use one day, the highest count day, which then  
23 presents the largest forecast, the largest impact on  
24 traffic?

25 MR. PEREGOY: Exactly right.

1 MAYOR HAYES: Thank you.

2 CHAIRMAN: Anyone else have questions  
3 for this witness? Seeing none, Counsel.

4 MR. LINNUS: Bill Hamilton. Thanks,  
5 Craig.

6 - - -

7 WILLIAM HAMILTON, after  
8 having been first duly sworn, testified as follows:

9 - - -

10 MR. COLLINS: Please state your  
11 name and business address.

12 MR. HAMILTON: William Hamilton, 54  
13 Horsehill Road, Cedar Knolls, New Jersey.

14 MR. LINNUS: Would you give the board  
15 and members of the public, who are here, the benefit  
16 of your background, qualifications and experience?

17 MR. HAMILTON: Sure. I'd be happy to.  
18 I'm the vice president with Bowman Consulting. I'm a  
19 licensed professional planner in New Jersey. I'm also  
20 a member of the American Institute of Certified  
21 Planners and I'm also a licensed landscape architect  
22 in New Jersey, New York and Pennsylvania. I've been  
23 working in the field for over 30 years. I've been  
24 involved in many projects, including the one that's  
25 before you this evening. I've testified before

1 planning boards, zoning boards and courts throughout  
2 the state throughout my career. I'm a municipal  
3 planner in the Borough of Stanhope.

4 CHAIRMAN: Could you speak up, please?

5 MR. HAMILTON: Licensed professional  
6 planner. I'm a member of the American Institute of  
7 Certified Planners, licensed landscape architect, vice  
8 president with Bowman Consulting. I've been working  
9 in the field for over 30 years. I've testified before  
10 planning boards, zoning boards throughout the state.  
11 I've worked on many projects similar to the one that's  
12 before you this evening, many residential development  
13 projects and I'm also the municipal planner for the  
14 Borough of Stanhope.

15 MR. COLLINS: Confirm for the record  
16 that this board recognizes and accepts William  
17 Hamilton's qualifications as a professional planner.  
18 Please go ahead, Gentlemen.

19 MR. LINNUS: Mr. Hamilton, did you and  
20 your firm prepare the engineering site planning that's  
21 before the board this evening?

22 MR. HAMILTON: Yes, we did.

23 MR. LINNUS: You specifically reviewed  
24 the development plan that this project is governed by?

25 MR. HAMILTON: Yes, I have.

1 MR. LINNUS: Do you want to provide the  
2 board and public with your testimony with respect to  
3 that?

4 MR. HAMILTON: Sure. I thought I'd  
5 start by taking a look at the redevelopment plan  
6 against the proposal that's before you this evening,  
7 so I'm going to bring back up one of the exhibits that  
8 was used previously, which is A-8.

9 MR. LINNUS: Again, what is A-8?

10 MR. HAMILTON: Entitled, Site Rendering  
11 for Patriots Green. It's dated 7/11/16. Essentially,  
12 it's a rendered version of our landscape plan  
13 superimposed on an aerial photograph.

14 CHAIRMAN: If you can make sure those  
15 are turned kind of straight out, so the public can  
16 also take a look, we'd appreciate it. Thank you.

17 MR. HAMILTON: I have a new exhibit,  
18 which I'll mark.

19 MR. LINNUS: Should be A-13.

20 - - -

21 (At which time, an enlargement of the  
22 landscape plan was received and marked as A-13 for  
23 identification.)

24 - - -

25 MR. HAMILTON: A-13 with today's date.

Page 42	Page 44
<p>1 MR. LINNUS: What is A-13?</p> <p>2 MR. HAMILTON: An enlargement of the</p> <p>3 plan that was incorporated into your redevelopment</p> <p>4 ordinance and the reason that we've brought this up is</p> <p>5 that I wanted you to see what the differences are</p> <p>6 between your actual plan that's in your redevelopment</p> <p>7 ordinance and what we are proposing and as you can see</p> <p>8 looking at the two side by side they are very, very</p> <p>9 similar. There are some changes that I'm going to</p> <p>10 talk about and as you can see there is a boulevard</p> <p>11 entrance off of Main Street. There is a loop roadway</p> <p>12 system throughout the project. Very similar to what</p> <p>13 we are proposing. On this plan it indicates that a</p> <p>14 bus stop at the end of Ramsey and Radel, as well as a</p> <p>15 maintenance building.</p> <p>16 Now there are a couple differences.</p> <p>17 The first one most obvious is the access to Radel, the</p> <p>18 two points of entry that we originally had on our</p> <p>19 plans are now removed and the redevelopment plan has</p> <p>20 been revised to reflect that change.</p> <p>21 In addition, there were two buildings</p> <p>22 that we relocated as we engineered the site and it's</p> <p>23 the area just west of building 15. This open area</p> <p>24 that I'm pointing to in center portion of the project,</p> <p>25 there were two buildings there that were conflicting</p>	<p>1 We are proposing sidewalk along the</p> <p>2 Main Street frontage of the property. There is a</p> <p>3 sidewalk connection that was added as a result of Ms.</p> <p>4 Doyle's comments in one of her review letters to</p> <p>5 connect the development to East Main Street. Then</p> <p>6 there is a sidewalk system that runs throughout the</p> <p>7 project most in the open space areas and along the</p> <p>8 parking areas and roadways.</p> <p>9 The second item relates to zoning</p> <p>10 requirements. It was a request that we provide some</p> <p>11 testimony with regard to the bus stop and some of the</p> <p>12 public I know brought that up this evening. I did</p> <p>13 speak to Bill Coyle, who is the transportation</p> <p>14 coordinator for Bridgewater-Raritan Regional School</p> <p>15 District. I met with them along with Ms. Doyle and</p> <p>16 some other township professionals about two years ago</p> <p>17 when we were developing the plan for this project to</p> <p>18 talk about how we could address school children in</p> <p>19 terms of where the bus stop should be and how they</p> <p>20 would be picked up. He confirmed the bus currently</p> <p>21 stops to Woodrow Avenue. It doesn't come all the way</p> <p>22 down to Radel. With this project it's his opinion</p> <p>23 providing a bus stop at the corner of Radel and Ramsey</p> <p>24 would be most appropriate and for his department.</p> <p>25 That's the place that was shown on the original</p>
Page 43	Page 45
<p>1 with an existing sanitary sewer easement that runs</p> <p>2 through the property that connects the neighborhoods</p> <p>3 to the east and to the west. So what we did was we</p> <p>4 relocated those two buildings.</p> <p>5 One, we put in this open space area,</p> <p>6 which was originally open space on the master plan, up</p> <p>7 in this corner behind the clubhouse and the second one</p> <p>8 was relocated in an area down closer to the railroad</p> <p>9 tracks at the bottom of the page and that's building</p> <p>10 19. Essentially, the plan is the same as the</p> <p>11 redevelopment plan, the one that we're proposing this</p> <p>12 evening.</p> <p>13 MR. LINNUS: Did you review Ms. Doyle's</p> <p>14 supplemental memorandum of July 28, 2016?</p> <p>15 MR. HAMILTON: I did.</p> <p>16 MR. LINNUS: There were some issues</p> <p>17 that remained from that review report?</p> <p>18 MR. HAMILTON: Yes.</p> <p>19 MR. LINNUS: You want to address those?</p> <p>20 MR. HAMILTON: Sure. First item is</p> <p>21 D-8, pedestrian sidewalks along east Main Street. I</p> <p>22 think Ms. Doyle was requesting that we provide some</p> <p>23 testimony with respect to what we're proposing in the</p> <p>24 way of sidewalks and I think Mr. Corsey in his</p> <p>25 testimony reviewed it, but I'll just summarize it.</p>	<p>1 redevelopment plan and that's where we propose it this</p> <p>2 evening. They do have a policy he told me with</p> <p>3 respect to the fact that they don't allow their buses</p> <p>4 to go on private property. However, they do have a</p> <p>5 process to get a waiver from that procedure. They do</p> <p>6 go on private property. For example, the Woodmont</p> <p>7 property up on Route 206 and the procedure is as the</p> <p>8 applicant we would submit a letter to the board</p> <p>9 requesting that the bus stop be put internally on the</p> <p>10 project if this board determines that's more</p> <p>11 appropriate and more desirable than a bus stop on</p> <p>12 Radel. Can't guarantee they will approve that, but</p> <p>13 they have in the past and we have provided a design</p> <p>14 for this site that can accommodate, not only emergency</p> <p>15 vehicles, buses, as well and we've run the templates</p> <p>16 and submit them to your professionals previously.</p> <p>17 There is a number of discussion items</p> <p>18 that Ms. Doyle brought up, but they are kind of</p> <p>19 interrelated. We developed a calculation for the</p> <p>20 projected number of school-aged children that would be</p> <p>21 generated by this project. And we used a publication</p> <p>22 that is readily acceptable and accepted throughout the</p> <p>23 state, which is called, Who Lives In New Jersey</p> <p>24 housing it's prepared by the Center For Policy</p> <p>25 Research at Rutgers and it is the planning tool that</p>



1 is used, again, throughout the state in developing  
2 projections both for populations as well as  
3 school-aged children and in using the demographic  
4 multiplier provided within that report we estimate  
5 there is going to be a total of 38 public school  
6 children generated by this development. It breaks  
7 down to 26 children in grades K through six. Four in  
8 grades seven through nine and three in grades 10  
9 through 12.

10 MR. LINNUS: What's the basis for that  
11 calculations, Bill?

12 MR. HAMILTON: The publication uses the  
13 2000 census data, as well as the Rutgers studies  
14 within their housing department to develop models and  
15 factors that they put together to come up with an  
16 average population and school-aged population  
17 throughout the state. It's been many communities that  
18 were modeled. They look at both the southern, central  
19 and northern regions separately. We're using numbers  
20 for the state as a whole. So we can get a breakdown  
21 on the various grades and the impact to the different  
22 school systems because there are three school systems  
23 that would service this community, the Adamsville  
24 School, the middle school and the regional high  
25 school.

1 MR. LINNUS: They would be separate  
2 buses, several pickups?

3 MR. HAMILTON: I imagine they would.  
4 The next item is parks and open spaces. We do show a  
5 pocket park on our plan as is required in the  
6 redevelopment ordinance. Originally, we proposed it  
7 internal to the project in the area where we're  
8 vacating or proposed to vacate a portion of Radel  
9 Avenue. Based on comments by Ms. Doyle and others we  
10 had revised our plan to move that park further to the  
11 east to give it better access to the neighborhood. We  
12 have an exhibit that we prepared.

13 MR. LINNUS: I'll be handing out A-14.

14 - - -

15 (At which time, an enlargement of A-8  
16 was received and marked as A-14 for identification.)

17 - - -

18 MR. LINNUS: What is A-14?

19 MR. HAMILTON: A-14 is simply an  
20 enlargement of two areas of the site from the  
21 rendering on A-8 where we've highlighted a little  
22 better of some of the improvements being proposed both  
23 in the area of the pool, which I'll talk about later.  
24 But right now on the left side of this sheet in the  
25 park. What we've proposed is a 15,000 square foot

1 enclosed area that's fenced in that would have  
2 benches, walking areas, tables and play equipment.

3 MR. LINNUS: Let me stop you there. If  
4 the board determines it should be a public park, it  
5 will be in the form of an easement, dedicated  
6 easement, to the township; is that correct?

7 MR. HAMILTON: Yes, the developer will  
8 construct all of the improvements to the park, but  
9 eventually, it will be maintained and easement for the  
10 township for continued maintenance.

11 MR. LINNUS: Who is this park designed  
12 for, what age group?

13 MR. HAMILTON: We've decided based on  
14 some of our other experiences, we ever looked at the  
15 Woodmont project on 206. By the way, we were the  
16 engineers and planners. We know it well. Then we  
17 would concentrate more on making it more of a tot lot.  
18 So we'd be looking at two to five-year olds in terms  
19 of structure that being proposed. We picked a Game  
20 Time structure. We'll certainly work with your DPW  
21 department on the most appropriate company. They are  
22 well known and I think you've used them in other parks  
23 in the township. This particular equipment again,  
24 which serves age groups two to five and service 20 to  
25 25 children at one time. So inside that 15,000 square

1 foot area. We felt that was an appropriate size as  
2 you recall, we talked about a number of school-aged  
3 children and the number is greater K through six  
4 grades, than it was in the older grades, which is not  
5 inconsistent with this type of rental housing. You  
6 also have a greater number of children in the  
7 two-to-five range. So we thought that would be the  
8 best population to serve by the park that's being  
9 proposed. It's a four-foot high structure, roughly by  
10 20 by 22 youth zone. It would have fall zones  
11 provided in accordance with state regulations, all of  
12 which is detailed on our plans. I do have a cut sheet  
13 of that structure, if the board is interested in  
14 seeing it lane.

15 MR. LINNUS: I'm going to mark that  
16 A-15. While I'm passing that out, would you identify  
17 what A-15 is?

18 - - -

19 (At which time, a catalogue cut of the  
20 proposed play structure was received and marked as  
21 A-15 for identification.)

22 - - -

23 MR. HAMILTON: A-15 is a catalog cut of  
24 the proposed play structure from Game Time. It's  
25 model 12204. It's a youth zone 25 by 22 feet, a fall

1 height of four feet, services age two to five, about  
2 20, 25 children and again, this is an example of what  
3 we would put in. We would certainly work with the  
4 township on the most appropriate spot. We did hear  
5 some discussion I believe from the public at the last  
6 meeting that I listened to regarding the location of  
7 this tot lot, of this playground. We would defer to  
8 the board in terms of where it goes. If it's internal  
9 to the project we have no problem with that. I think  
10 the process of the redevelopment plan Ms. Doyle  
11 explained at the last meeting has a facility that  
12 serves both the new community as well as the existing  
13 community. But again, we'll put the tot lot wherever  
14 you'd like to see it.

15 CHAIRMAN: Just to be clear on your  
16 other comment, you will maintain it?

17 MR. LINNUS: If it's going to be a  
18 public park, then the township would maintain it.

19 CHAIRMAN: You would maintain it?

20 MR. LINNUS: No, the township would be  
21 maintaining it if it's a public park.

22 CHAIRMAN: If the township makes the  
23 decision. So if the township is put in the position  
24 of the difficult part of deciding.

25 MR. LINNUS: That's correct. It's a

1 private park. We are going to maintain it.

2 MR. HAMILTON: We haven't really  
3 provided the testimony yet on the landscaping. So  
4 I'll go through that. Mr. Corsey discussed all the  
5 other site plan elements, but I'd like to talk about  
6 the landscape design and in doing so, we are going to  
7 get into a couple other areas as well and again, the  
8 landscape plan is depicted on A-8, which is still up  
9 in front of you. It's a generous plan. We are  
10 proposing over 750 trees throughout the project, which  
11 includes 400 evergreens, as well as over 3,000 shrubs,  
12 ornamental grasses and ground covers. It's really  
13 four elements to the plan that's being proposed. We  
14 have the streetscape and parking area design, we are  
15 introducing naturally shade trees, ornamental trees to  
16 provide space definition along the roadways, but also  
17 to provide shade to the various parking spaces and  
18 parking areas that are adjacent to the drives.

19 Buffer plantings are very important,  
20 both to define the in-project uses between buildings,  
21 for example, but more importantly to buffer the  
22 adjacent residential uses particularly the homes that  
23 backup to the site from Ramsey and as well as on the  
24 western portion of the site.

25 Ms. Doyle in her letters has

1 recommended that we keep some of the evergreen trees  
2 that we had originally noted on our plans to be  
3 removed along. I'll just than point to it, along this  
4 eastern border of the site where our property backs up  
5 to the homes on the left side of Ramsey. We have no  
6 issue with that. In fact, we looked at those plans  
7 carefully. We have identified a number of them that  
8 are diseased or dying that we do recommend that we  
9 take down, but we will agree to work with Ms. Doyle on  
10 coming up with a balance in terms of plants that we  
11 keep and the ones that we don't. A lot of those trees  
12 are older white pines. As you know, the branches at  
13 the bottom are sparse as they get older, but again, it  
14 would with Ms. Doyle. Also, she had suggested that a  
15 site inspection been done prior so that any voids in  
16 those planting areas can be addressed and we will  
17 agree to that as a condition should this board decide  
18 to approve the application.

19 The third element of the landscape plan  
20 are the open space plantings and these include the  
21 clubhouse and the formal open spaces throughout the  
22 project referring again to exhibit A-14, which is  
23 recreational amenities exhibit. Looking on the right  
24 side we have made some changes to the clubhouse that  
25 were incorporated into the last of the drawings that

1 were submitted with the application to address some of  
2 your planner and engineer's comments and what we did  
3 was, we moved the pool a little to the south and we  
4 were able to provide more of an outdoor  
5 recreation/sitting area where there could be barbecue  
6 table and chairs and gathering places for the  
7 residents and as you can see, there is significant  
8 landscaping around that entire pool area.

9 Finally, we have foundation plantings.  
10 Your ordinance is very specific in terms of number of  
11 plants that are required around the foundations of the  
12 building. We have met that ordinance. Again, we are  
13 using a mixture of flowering shrubs, ornamental  
14 shrubs, material that compliments the architecture. I  
15 think you've heard testimony in the previous meeting  
16 from the architect the buildings meet the standards of  
17 your redevelopment ordinance in terms of the amenities  
18 of the building, but also the design o the building.  
19 The colors, the textures and the like. So these  
20 plants had been designed to complement that  
21 architecture and/or all in conformance with your  
22 ordinance standards.

23 MR. LINNUS: In addition to the  
24 municipal land use law and the local ordinances and  
25 the redevelopment plan governing the development, this

1 development is subject to the residential site  
2 improvement standards, correct?

3 MR. HAMILTON: Yes.

4 MR. LINNUS: Based on your review of  
5 the residential site improvement standards are there  
6 any di minimus exceptions that you may want to look  
7 into?

8 MR. HAMILTON: We've identified three  
9 di minimus exceptions that we're requesting in the  
10 plan. This is considered a residential access road  
11 from residential site improvement standards. So we  
12 have to comply with the standards for that roadway  
13 category. Sidewalks are required on both sides of the  
14 road. We're asking for relief in certain areas of the  
15 site where we felt it was appropriate. Just looking  
16 at the plan, again I'm over at A-8, for example, the  
17 loop road that goes down both the western side and  
18 eastern side paralleling Radel and the railroad we  
19 don't have sidewalk on the opposite side of that road.  
20 There are no units on that side. There is sidewalk  
21 internally throughout, however.

22 There are a couple other smaller  
23 roadway connections. For example, road E, which is  
24 located here on the south side of the clubhouse, we  
25 have sidewalk on one side as it's a minor road. It

1 only services six buildings and it seemed appropriate  
2 to have sidewalk on one side and the benefit of that  
3 is, obviously, there is less impervious coverage  
4 without the need to put in sidewalk reduces site  
5 disturbance, allows us to maintain more of the  
6 existing vegetation that's at the site.

7 MR. LINNUS: In your professional  
8 opinion would this exception be classified as di  
9 minimus?

10 MR. HAMILTON: Yes, it would and its  
11 exception that we get many times on projects of a  
12 similar nature to this project. The other two  
13 exceptions relate to roadway design. There is a  
14 minimum radius requirement of 100 feet for this type  
15 of roadway. We're asking for relief from that. We  
16 have a minimum radius at one point of the site of 37  
17 feet and as a requirement for the intersection curb  
18 radii of 25 feet and we're asking for 20 and the  
19 reason for that is really two fold.

20 One is, we want cars to drive slowly in  
21 this development. So we use these radiuses as  
22 traffic-calming mechanisms. We did run templates,  
23 which we did submit to your professionals with regard  
24 to fire trucks, garbage trucks, moving vans, et cetera  
25 to show that they can maneuver safely throughout the

1 project. So we feel that's appropriate.

2 With regard to the curb radius, that's  
3 really to reduce the pedestrian crosswalk width and  
4 it's a little hard to explain, but I'll look at A-8  
5 where, for example, in this case road E, which is the  
6 small sub-road going in an east/west direction with  
7 the main road C, there's a radius on the curb of 20  
8 feet. If we make it 25 feet, it just makes the  
9 walkway longer. We're trying to shorten the distance  
10 pedestrians walk across those intersections.

11 CHAIRMAN: Could you also point out an  
12 example of the other exceptions?

13 MR. HAMILTON: Sure. I think the  
14 radius that is the tightest is on the lower portion of  
15 the site. Again, I think it's 37 feet here you can  
16 see there is relief requested here on road B in the  
17 northwest corner it's requested down here on road H in  
18 two spots. It's requested to road C centrally located  
19 and then at the eastern most end of the site. So  
20 there is really one, two, three, four, five, six spots  
21 where we are requesting that relief. Again, it's  
22 consistent with the redevelopment plan. It's always  
23 been our desire to provide this type of  
24 traffic-calming measures for the project.

25 MR. LINNUS: In your experience, is

1 this type of relief usually accepted?

2 MR. HAMILTON: Yes.

3 MR. LINNUS: If you're done with that  
4 portion of your testimony, there were a number of  
5 comments that the board or the public wanted answers  
6 to at the last meeting. There was a question  
7 regarding hours of pool operation.

8 MR. HAMILTON: Yes. Just give me one  
9 second.

10 MR. LINNUS: How about the fence to the  
11 Radel rear yard, did you discuss that?

12 MR. HAMILTON: Yeah, our intention is  
13 to leave that fence in its current condition. We are  
14 providing landscaping that will buffer, but we are not  
15 proposing to replace that fence.

16 MR. LINNUS: How about the chain link  
17 fence on the west property line?

18 CHAIRMAN: Could you point out that  
19 fence on your chart?

20 MR. HAMILTON: Let's go back. We are  
21 going to work with Scarlett again on the plantings in  
22 this area. At the end of the day, if it's determined  
23 if a fence is what's needed to provide the proper  
24 buffering, we will put that fence in.

25 With regard to the second question,

1 that's the chain link fence that runs along the  
2 western side of the property that's in and out of a  
3 number of properties as well as this property. Our  
4 intention is to leave that fence, which at the moment  
5 is somewhat overgrown with vegetation in spots. It  
6 provides some separation and buffering, but we are  
7 going to obviously supplement the landscaping along an  
8 entire western border as we are other portions of the  
9 site.

10 MR. LINNUS: Site lighting, what's the  
11 timing on the site lighting?

12 MR. HAMILTON: Site lighting is going  
13 to be on all night. It's a residential community. We  
14 have designed the lights in accordance with your  
15 standards, but we do need to provide safety lighting  
16 for the residents. These are going to be LED  
17 fixtures. They can be adjusted in terms of the  
18 intensity of the light unlike some of the other metal  
19 halide, some of the other fixtures that we've used in  
20 the past. However, it's our position that from a  
21 safety perspective we would keep the lights on.  
22 Again, these are down, as Mr. Corsey testified to,  
23 they are dark skylight fixtures in they are downward  
24 throwing on any lights that are adjacent to  
25 residential uses such as the homes that back up off of

1 very important part. You wanted to address the zoning  
2 requirement, correct?

3 MR. HAMILTON: We are asking for some  
4 minor relief from your redevelopment plan as well as  
5 from your zoning ordinance with this application. Let  
6 me go through those. The first is there is a minimum  
7 setback of 15 feet required from an internal street to  
8 a building. What we are proposing on one building  
9 only and it's building 15, which is at the  
10 intersection of road C and road B, right here, is 13  
11 feet on the northern corner of the building. It jumps  
12 up to well over 20 feet, actually, on the southern  
13 corner. So the average is more than 15, but we are  
14 asking for 13 feet there and that is because of that  
15 easement that I talked about earlier that goes through  
16 the site. We just want to stay a couple feet away  
17 from that easement with the proposal?

18 MR. COLLINS: Building 15?

19 MR. HAMILTON: Building 15, right.

20 MR. COLLINS: Building 15 and at its  
21 closest point to the curb will be 13 feet, I take it?

22 MR. HAMILTON: Correct.

23 MR. COLLINS: Or is it the sidewalk?

24 MR. HAMILTON: To the curb. I have  
25 another exhibit to talk about.

1 Ramsey we will have outside shield on them to prevent  
2 any spillage.

3 MR. LINNUS: Finally, we'll get to the  
4 hours of operation of the pool, Mr. Norris has them,  
5 but finally, do you have a professional opinion, sir,  
6 as to whether the development application that's being  
7 presented to this board for approval is consistent  
8 with the redevelopment plan adopted by the township  
9 and the planning board?

10 MR. HAMILTON: Absolutely. As I've  
11 indicated, there's very minor deviations from the  
12 redevelopment plan.

13 MR. LINNUS: Can I refresh your  
14 recollection on the hours of operation of the pool?  
15 If I were to tell you the applicant is proposing to  
16 open on Memorial Day and close on Labor Day and open  
17 the pool generally at 11 a.m. and close it at dusk,  
18 does that refresh your recollection?

19 MR. HAMILTON: It does refresh my  
20 recollection.

21 MR. LINNUS: I have no further  
22 questions.

23 CHAIRMAN: Members of the board,  
24 questions?

25 MR. LINNUS: I'm sorry. We've missed a

1 MR. LINNUS: We are going to mark that  
2 A-16.

3 - - -

4 (At which time, Plan Without Radel  
5 Avenue Vacation was received and marked as A-16 for  
6 identification.)

7 - - -

8 MR. LINNUS: What is A-16?

9 MR. HAMILTON: I'm marking this A-16.  
10 It's entitled, Plan Without Radel Avenue Vacation and  
11 because of the fact that Radel has not been vacated  
12 yet, it's proposed to be accomplished after hopefully  
13 this board approves the project. It creates a  
14 situation where we need relief at least temporarily  
15 from the 15-foot buffer requirement. What this  
16 exhibit shows is the existing right of way of Radel  
17 Avenue, which goes into the site somewhat and it's  
18 even shown on A-8, which I know you have a copy of in  
19 a lighter tone. That then is essentially the current  
20 property line for the project. Once Radel is vacated,  
21 the property line moves back and this area is used for  
22 landscaping and buffering, but for the moment if you  
23 superimpose a 25-foot buffer around that right of way  
24 you can see that we are encroaching or at least  
25 roadway is encroaching a little bit on road C within

1 that buffer and in fact, that the reduction is  
2 actually 8.9 feet. So instead of the 25 feet opposite  
3 building 15 there is 8.9 feet. So from a practical  
4 standpoint the buffer is provided. I mean, the area  
5 is landscaped, but from a technical standpoint until  
6 that vacation takes place we would need that relief.

7 We also need to look at your zoning  
8 ordinance because in your redevelopment plan there is  
9 a statement that whatever is not covered in your  
10 redevelopment plan must comply with the ordinance  
11 standards and do you have a Hillside ordinance  
12 regulates disturbance what are on termed steep-slope  
13 areas and what we did was, I have another exhibit.

14 MR. LINNUS: You want to mark that A-17  
15 with today's date on it?

16 - - -

17 (At which time, Steep Slopes Map  
18 Prepared By Bowman Consultants dated 1/4/16 was  
19 received and marked as A-17 for identification.)

20 - - -

21 MR. LINNUS: Would you identify A-17  
22 for the record?

23 MR. HAMILTON: A-17 is entitled, Steep  
24 Slopes Map Prepared By Bowman Consultants dated 1/4/16  
25 and what this is. In going through your ordinance is

1 required that we identify all the steep slopes and  
2 those are classified as slopes over ten percent and  
3 those are three categories over ten percent. It's 10  
4 to 19 percent, 20 to 29 percent and over 30 percent  
5 and the colors you see on this document indicate the  
6 areas where those steep slopes are. It's very minimal  
7 on this site.

8 Most of them are in the detention basin  
9 that's located adjacent to Radel. You know, a  
10 three-to-one slope and a detention basin is generally  
11 what they are designed to, but in effect that's a  
12 30-foot slope. So that's a steep slope by ordinance.  
13 There are also minor slopes in excess of ten percent  
14 on adjacent to the parking lot that's on the east side  
15 of the site and what that is, is the parking lot is  
16 built a little bit into the existing grade and it  
17 slopes up to connect to existing grade before the edge  
18 of the property. There are some steep slopes around  
19 the building that's located short of centrally on the  
20 property and they are really along the walkway where  
21 it's sloping away from the entrance to the building.

22 Finally, there is an existing ditch on  
23 the southwest corner of the site, which we're not  
24 exactly touching, but there are steep slopes in there  
25 as well. So your ordinance regulates two things. It

1 regulates how much of those areas you can disturb with  
2 your project and also, the impervious coverage within  
3 the steep-sloped areas as well. Even though there are  
4 variances, it's a little misleading because when you  
5 have small area on a steep slope on a property, if you  
6 disturb that small area you're in a variant situation.  
7 Even though if you look at the total area, it's less  
8 than one acre of the whole site that's categorized as  
9 a steep slope. So we're asking for that relief, as  
10 well.

11 Finally, Mr. Corsey testified to the  
12 fact that although we modified our lighting plan to  
13 match your ordinance standards as close as we could in  
14 conjunction with discussions with Ms. Doyle we still  
15 don't exactly match, for example, the average foot  
16 candle limit, which I think is five. It's very hard  
17 to exactly match those standards. So Mr. Corsey  
18 indicated we're asking for relief from that, as well,  
19 which I will just reiterate.

20 Now these are all C-2 variances in my  
21 opinion. The variances will promote certain purposes  
22 of planning as outlined in the municipal land use law.  
23 What we think we're promoting here is public health,  
24 safety and general welfare because this project, as  
25 you know, has providing for affordable housing that's

1 going to help meet your requirement, your obligation  
2 and it's consistent, I believe, with your housing  
3 element in the township.

4 With any variance we must show that the  
5 negative criteria can be met. The variance can be  
6 granted without substantial detriment to the public  
7 good. What that means is, what's going to be the  
8 impact to the neighborhood.

9 If you look at the setback of building  
10 15, we're going to be two feet short of what the  
11 requirement is. It's going to be no impact. The two  
12 feet is not going to be perceivable to the public and  
13 we are providing landscaping to help mitigate that  
14 discrepancy or the difference between 15 feet, 13  
15 feet. The steep slope disturbance is minimal, as I  
16 mentioned. It doesn't meet the ordinance really  
17 because of the limited amount of steep slopes and  
18 these are not steep slopes on a Hillside as your  
19 ordinance discusses, but they are steep slopes that  
20 have been disturbed. There's very little vegetation  
21 on them. Most of them are turf only and with respect  
22 to the detention basin we're moving that basin. As  
23 you know, to a new location further away for the  
24 residents in the neighborhood to the east and it's  
25 going to be fenced and protected and stabilized in

<p style="text-align: right;">Page 66</p> <p>1 accordance with all of your ordinance standards.</p> <p>2 The variance can be granted without</p> <p>3 substantial impairment to your zone plan and zoning</p> <p>4 ordinance. Again, we've talked about how this project</p> <p>5 is very consistent with the redevelopment plan and any</p> <p>6 of the relief that we've requested, which we've</p> <p>7 discussed this evening is minor in nature and in my</p> <p>8 opinion, di minimus.</p> <p>9 MR. LINNUS: To do the balancing</p> <p>10 analysis that C-2 requires, is it your opinion, sir,</p> <p>11 that the net benefit for the granting of the variances</p> <p>12 or deviations you've testified to substantially</p> <p>13 outweigh any detriment?</p> <p>14 MR. HAMILTON: Yeah. Absolutely.</p> <p>15 MR. LINNUS: I have no further</p> <p>16 questions.</p> <p>17 CHAIRMAN: Thank you. Scarlett, I want</p> <p>18 to make sure before we go to the questions of the</p> <p>19 board that all of your issues cited in your report on</p> <p>20 your pages has at least be identified, if not</p> <p>21 addressed to the board's satisfaction we'll address</p> <p>22 that, but nothing missing.</p> <p>23 MS. DOYLE: Nothing missing, but I do</p> <p>24 have questions after the board.</p> <p>25 CHAIRMAN: Board questions?</p>	<p style="text-align: right;">Page 68</p> <p>1 publication because I did hear some statements earlier</p> <p>2 on some suspected numbers and based upon the Rutgers</p> <p>3 study, it would be 437 people in the community</p> <p>4 overall.</p> <p>5 COUNCILWOMAN ROSE: How many of them do</p> <p>6 you anticipate being children?</p> <p>7 MR. HAMILTON: We have the 38</p> <p>8 school-aged children and another 25 children that are</p> <p>9 younger.</p> <p>10 COUNCILWOMAN ROSE: That's the number</p> <p>11 we are going to go with?</p> <p>12 MR. HAMILTON: Yes.</p> <p>13 COUNCILWOMAN ROSE: How are we</p> <p>14 preventing parking along the roadways?</p> <p>15 MR. HAMILTON: We have met with and</p> <p>16 talked to your fire officials and your engineer. We</p> <p>17 are going to sign it and we have come to an agreement</p> <p>18 with them with regard to striping, like, the yellow</p> <p>19 striping throughout the project.</p> <p>20 COUNCILWOMAN ROSE: I think this is</p> <p>21 more have a question for counsel because I'm not sure</p> <p>22 how this all works. You mentioned something about the</p> <p>23 vacation of Radel Road and that needs to be done.</p> <p>24 MR. LINNUS: Yes, I've been in contact</p> <p>25 with Mr. Savo, the township attorney. Last year, we</p>
<p style="text-align: right;">Page 67</p> <p>1 Councilwoman Rose?</p> <p>2 COUNCILWOMAN ROSE: I just have a</p> <p>3 couple. You said that there would be 38 children</p> <p>4 expected in this complex?</p> <p>5 MR. HAMILTON: Yes.</p> <p>6 COUNCILWOMAN ROSE: 33 of them are</p> <p>7 going to school. Who is using the tot lot?</p> <p>8 MR. HAMILTON: I'm sorry. Maybe, I</p> <p>9 should restate. There are 38 school-aged children.</p> <p>10 So the tot lot would be used by the two-to-five years</p> <p>11 olds.</p> <p>12 COUNCILWOMAN ROSE: How many of those</p> <p>13 do you anticipate?</p> <p>14 MR. HAMILTON: Generally, I would think</p> <p>15 they would be consistent with the number of children</p> <p>16 within K through sixth grades, which is 26. We're</p> <p>17 probably looking at somewhere at 25 kids or so.</p> <p>18 COUNCILWOMAN ROSE: Okay. And none of</p> <p>19 your manuals speak to that more specifically.</p> <p>20 MR. HAMILTON: Say that again.</p> <p>21 COUNCILWOMAN ROSE: None of your</p> <p>22 numbers speak to that specifically, that age</p> <p>23 population?</p> <p>24 MR. HAMILTON: I do have a number of</p> <p>25 the total population for the community based upon the</p>	<p style="text-align: right;">Page 69</p> <p>1 did submit proposed vacation and Mr. Savo preferred to</p> <p>2 wait until the board made a determination. Then we'd</p> <p>3 go to the council with the ordinance. We think it's</p> <p>4 going to be vacated, but we don't know.</p> <p>5 COUNCILWOMAN ROSE: So should the</p> <p>6 planning board approve the application, the next step</p> <p>7 would be put that back on the council's agenda.</p> <p>8 MR. LINNUS: Correct.</p> <p>9 COUNCILWOMAN ROSE: Prior to this</p> <p>10 project starting construction that road would be</p> <p>11 vacated?</p> <p>12 MR. LINNUS: No, we don't have any</p> <p>13 control over whether the road is going to be vacated</p> <p>14 or not. What we presented to the planning board was</p> <p>15 two scenarios. One with a portion of Radel being</p> <p>16 vacated and the other with Radel being vacated and if</p> <p>17 the planning board approves the project that's the end</p> <p>18 of it for the planning board and if indeed the council</p> <p>19 vacates Radel --</p> <p>20 COUNCILWOMAN ROSE: All that</p> <p>21 potentially could be done prior to that of the shovel</p> <p>22 going into the ground?</p> <p>23 MR. LINNUS: We wanted it done a year</p> <p>24 ago.</p> <p>25 COUNCILWOMAN ROSE: If the park doesn't</p>

1 go where it is currently proposed on the eastern end  
2 of the property are you putting it back in that  
3 corner?

4 MR. HAMILTON: I would talk to my  
5 client and work with Ms. Doyle, but my suggestion  
6 would be either to put it in this location or this  
7 location.

8 MR. LINNUS: When you say this location  
9 or this location you want to help our shorthand  
10 reporter here?

11 MR. HAMILTON: In the open space that  
12 will be created when Radel is vacated opposite  
13 building 15, on the eastern side of building 15 and  
14 there is another open space that's just south of the  
15 buildings 12 and 13 that's another possibility. I  
16 probably recommend an area in the Radel vacation, but  
17 we'll work with your professionals on that.

18 COUNCILWOMAN ROSE: Just going back to  
19 school buses for a second, it would appear -- when you  
20 met with the school officials, did they talk to you  
21 about how many school buses currently are serving  
22 Ramsey in that area?

23 MR. HAMILTON: He did not. He told me  
24 it's a number of stops on Woodrow right now, which is  
25 the furthest south that he goes in that neighborhood,

1 but he didn't tell me how many houses.

2 COUNCILWOMAN ROSE: I'm trying to get  
3 an idea whether or not the 26 K to six kids are going  
4 to need another bus, but we don't go to K to six, do  
5 we?

6 MR. LERNER: No, we go K-4; 5, 6; 7, 8,  
7 9; then high school.

8 CHAIRMAN: What's the timing of those  
9 buses, Mr. Lerner? I know the high school is the  
10 earliest. Possibly 6:20 in the morning.

11 MR. LERNER: 6:20 to about 8 o'clock.  
12 I guess it's the same bus for all schools. It's high  
13 school. I don't frankly recall the sequence. I think  
14 it's high school, middle school and then elementary, I  
15 believe.

16 COUNCILWOMAN ROSE: What I'm trying to  
17 figure out is whether this population of school-aged  
18 children in this complex would put an additional  
19 school bus on Radel and Ramsey.

20 MR. LERNER: It would depend on how  
21 many kids are on the bus presently.

22 COUNCILWOMAN ROSE: Which we don't  
23 know.

24 MR. LERNER: Right.

25 COUNCILWOMAN ROSE: Thank you. I'm

1 done.

2 CHAIRMAN: Mr. Lerner, any questions?

3 MR. LERNER: The only question I have  
4 you just raised yourself, that one of the alternative  
5 areas for the playground I think is where the sewer  
6 easement is. You can put the playground there, even  
7 though you couldn't build there?

8 MR. HAMILTON: We would have to get  
9 approval from your department here to do that, but  
10 from a practical standpoint, it wouldn't be an issue.

11 CHAIRMAN: Questions down this end?  
12 Ms. Casamento?

13 MR. FRANCO: One question about the  
14 lighting. You can adjust the light levels of the LED  
15 fixtures so if we have hotspots that being metered or  
16 evaluated after the completion of the project, they'll  
17 be adjusted?

18 MR. HAMILTON: Yes.

19 CHAIRMAN: I want to make sure on that  
20 note that I'm looking at right thing and I'm looking  
21 at Ms. Doyle's report. It's average lighting in a  
22 residential area an average area where required  
23 minimum is 0.6 foot candles and we're talking about  
24 the provided is 1.47 foot candles; is that correct?

25 MS. DOYLE: There are two variances

1 that I have in my notes. One is 0.6 and the 1.47 as  
2 you indicated that would be the average lighting and  
3 in the parking lot you have a 1.5 foot candle average  
4 and the applicant is requesting a 2.69 foot candle  
5 average. We do have notation that it's required and  
6 that is if there are any offending light sources in  
7 the opinion of the township engineer the offending  
8 light source must be shielded.

9 CHAIRMAN: Mr. Hamilton, you said you  
10 had some discussions and lowered something. Am I  
11 looking at the right numbers of where we stand today  
12 or has this already been addressed to a degree?

13 MR. HAMILTON: Mr. Corsey testified to  
14 that at the last meeting, but my recollection is that  
15 those are the correct numbers.

16 MS. CASAMENTO: Can you go over quickly  
17 how you came up with the 38 school-aged children? Did  
18 you take into account the age of the people moving  
19 into the community, if it's 220 units, you know, is it  
20 average age 24-years old to 36-years old moving in  
21 here?

22 CHAIRMAN: That number seems low?  
23 That's my reaction also.

24 MAYOR HAYES: I'm interested in  
25 understanding the study you used. How does it apply?

1 Are you applying a state average for all living  
2 conditions are you applying something that represents  
3 this type of community? Could you go over that?

4 MR. HAMILTON: Sure.

5 MAYOR HAYES: Thank you.

6 MR. HAMILTON: In the data what we've  
7 done is they've provided projected school-aged  
8 children for various different types of housing. They  
9 have single-family detached housing and they look at  
10 how many bedrooms are in each of those units. They  
11 also look at multifamily housing five units plus that  
12 are owned or rented and they look at multifamily,  
13 again five plus units, that are rent, which is what  
14 this project is. In addition, they have values for  
15 homes that are below the median average income and  
16 above the average median income and it's factors that  
17 are applied to each one of those categories. So we  
18 have 88 one bedroom units market, 88 two bedroom unit,  
19 market. We have 8 one bedroom affordable units, 27,  
20 two bedroom affordable units and 9 three bedroom  
21 affordable units. So what we did was, we took those  
22 numbers. We applied the factors that were presented  
23 in the document. For example, I'll run through one of  
24 them for you. On a two bedroom multifamily unit below  
25 median income the factor is .432. So what we've done

1 is we multiplied that by number of units and that's  
2 how we come up with 12 school-aged children for those  
3 27 units and we did that for each category, added them  
4 up and the result was 38 public school children. Now  
5 I will tell you that does take into account the fact  
6 that some of the kids and this is public school, will  
7 go to private and parochial schools. I know it's one  
8 in Somerville, I think, Immaculata and I know it's  
9 private schools in the area. So they do take into  
10 account this calculations a certain percentage of the  
11 students will go to private and parochial and other  
12 schools. Does that answer your question?

13 MAYOR HAYES: It does answer mine.

14 Looks like you used the proper grouping.

15 MS. CASAMENTO: Okay.

16 MR. HAMILTON: Maybe, I should give you  
17 a little more information. Ms. Doyle provided some  
18 data with regard to the Woodmont project on 206, which  
19 I mentioned earlier. I don't know how many school  
20 kids are there. She indicated I think to some site  
21 management there is, approximately, 30 kids now, 400  
22 units. Now that's a little higher than what these  
23 numbers would tell you it should be and there may be  
24 reasons for that. That's an all two bedroom  
25 community. It doesn't have one bedrooms like this

1 site does, but I don't know why there is a difference  
2 there.

3 Now I know a project in Denville, which  
4 is the exact same product as this project, five and  
5 ten unit buildings very similar design. It's 100  
6 units and they have ten school-aged children and it's  
7 95 percent occupied. So it does vary a lot based  
8 upon, at least, in my opinion, location of the  
9 project. I don't know why the Woodmont project is a  
10 little higher than these averages. It could be that  
11 it's more of a suburban area. It's three larger  
12 buildings as opposed to this we're spread out and more  
13 located within, you know, more of a center of the  
14 town. It does vary, but these numbers have proved out  
15 over time to be accurate reflections of what the  
16 averages are throughout the state.

17 MR. LINNUS: The model that you're  
18 referring to is the Rutgers model of 2006?

19 MR. HAMILTON: Correct.

20 MR. LINNUS: Has that been used before  
21 planning boards, zoning boards and courts to  
22 demonstrate demographics regarding school children?

23 MR. HAMILTON: Yes.

24 MS. CASAMENTO: Mr. Lerner's comments  
25 before may have already addressed this. Getting a

1 school bus into the development that's possibility,  
2 you said?

3 MR. HAMILTON: Yes, we've run the  
4 template to the school bus. It could get through our  
5 community.

6 MS. CASAMENTO: I was worried about  
7 having a child that's five-years old living in the  
8 uppermost house and then having to walk all the way  
9 down to, you know, that Radel Avenue stop.

10 MR. HAMILTON: We did think about that.  
11 For example, if somebody is in building one, it's a  
12 pretty good walk. We did provide some parking spaces  
13 here with a walkway over to the bus stop in the event  
14 somebody wanted to drive their children over in the  
15 morning.

16 MS. CASAMENTO: Thank you.

17 MAYOR HAYES: I have a comment. The  
18 discussion on the park this board did not agree to  
19 accept the park on the township's behalf. So how do  
20 we handle the fact that, you know, can be open?

21 MR. COLLINS: You could recommend it.  
22 The applicant has offered to dedicate it as an  
23 easement to the township. To the board can recommend  
24 that to the township council perhaps in its resolution  
25 and could even recommend that the developer's



Page 78

1 agreement may be recommended to include and address  
 2 that and the governing body decides whether to accept  
 3 the dedication and under what terms and the governing  
 4 body is the council. If they decide to accept it then  
 5 it would become a public park by the easement as  
 6 proposed and the proposal is the township would  
 7 maintain it, but the township and the developer can  
 8 talk about that in the developer's agreement. If the  
 9 township council does not accept the dedication of the  
 10 public park. Then it remains a private park.

11 CHAIRMAN: Tom, you said that they can  
 12 discuss the maintenance, if the easement went through  
 13 are there, obviously, that's tied to liability issues  
 14 and things like that, are there creative ways that  
 15 townships have figured out how to have the developer  
 16 maintain the park yet.

17 MR. COLLINS: There are, but it would  
 18 be an negotiated agreement.

19 MR. LINNUS: I might point out in that  
 20 vein this is an affordable housing project and we're  
 21 subsidizing certain units and there are cost factors  
 22 that go into that analysis.

23 CHAIRMAN: We are very familiar with  
 24 this. Any other questions from the board? Why don't  
 25 we take our break now, five-minute break and come back

Page 79

1 and open up to the public for their questions of this  
 2 witness.  
 3 - - -  
 4 (At which time a short recess was  
 5 taken.)  
 6 - - -

7 CHAIRMAN: Roll call, please.  
 8 BOARD SECRETARY: Mr. Rodzinak?  
 9 MR. RODZINAK: Here.  
 10 BOARD SECRETARY: Chairman Charles?  
 11 CHAIRMAN: Here.  
 12 BOARD SECRETARY: Mr. Franco?  
 13 MR. FRANCO: Here.  
 14 BOARD SECRETARY: Councilwoman Rose?  
 15 COUNCILWOMAN ROSE: Here.  
 16 BOARD SECRETARY: Mayor Hayes?  
 17 MAYOR HAYES: Here.  
 18 BOARD SECRETARY: Ms. Casamento?  
 19 MS. CASAMENTO: Here.  
 20 BOARD SECRETARY: Mr. Lerner?  
 21 MR. LERNER: Here.  
 22 BOARD SECRETARY: Ms. Albanese?  
 23 MS. ALBANESE: Here.  
 24 CHAIRMAN: We'll continue along. At  
 25 this point, we'll open up the meeting to the public on

Page 80

1 questions of this witness, Mr. Hamilton.  
 2 COUNCILWOMAN ROSE: Excuse me, Chairman  
 3 Charles. We had another question.  
 4 CHAIRMAN: At the last meeting we spoke  
 5 about the potential for parking along Radel Avenue and  
 6 we talked about considering a fence along Radel  
 7 Avenue. What the residents were concerned about is  
 8 the potential for visitor parking and things like that  
 9 or even people at the bus stop that's there to be  
 10 parking along and no curbs and things like that and we  
 11 talked about the potential for a fence. Was that any  
 12 conversation with your client since the last meeting?

13 MR. HAMILTON: Yes, we think that we  
 14 provided the existing landscaping that's there.  
 15 Although some of it is a little overgrown and the  
 16 plantings that we are proposing shown on the A-8  
 17 that's a pretty good buffer. However, if it was the  
 18 board's determination that a fence was desirable there  
 19 we will agree to that.

20 CHAIRMAN: Right now there is  
 21 landscaping. Is there any berming at all going on  
 22 there or is it just trees and whatnot?

23 MR. HAMILTON: There is not a lot of  
 24 berming. We do have the opportunity to add some if  
 25 that's desired, but our intention was to keep the

Page 81

1 vegetation because we didn't want to change the grade  
 2 too much in that area.

3 CHAIRMAN: I think we understand the  
 4 other question on the park. With that, questions of  
 5 this witness and I'll remind the public again that  
 6 once the questions of this witness are complete then  
 7 it will be the opportunity for any statements that  
 8 you'd like to make.

9 MR. BAUER: Good evening. My name is  
 10 John Bauer, B-A-U-E-R. 33 Manville Boulevard.

11 CHAIRMAN: Mr. Bauer, you're still  
 12 sworn in. Your question?

13 MR. BAUER: With respect to your  
 14 30-years experience, you don't have 30-years  
 15 experience living with Finderne Avenue. With the  
 16 fence nonproposal, I was there 30 years ago when  
 17 MacMillan Bloedel originally developed that property.  
 18 They put a wooden fence up. Within six months kids  
 19 kicked that fence in and it became a hangout. It got  
 20 to the point where they had to put a fence up to stop  
 21 that. Not only an eight-foot chain link fence, which  
 22 is still there, but barbed wire on top of it. We  
 23 don't have something on there to prevent that.

24 CHAIRMAN: You're talking about exactly  
 25 where, sir?

1 MR. BAUER: Along the entire length of  
2 Radel Avenue.

3 CHAIRMAN: So the one I just talked  
4 about a minute ago.

5 MR. BAUER: That area.

6 CHAIRMAN: Your question of this  
7 witness is?

8 MR. BAUER: I think you really have to  
9 revisit the fact and the board has to look at this as  
10 far as a fencing is concerned there, if you have  
11 people parking, that stops people parking. You have a  
12 wide open area at that end which is far away from any  
13 adult supervision. That area is going to become a  
14 hangout and if you don't fence that off you're going  
15 to have kids walking through there and hanging out  
16 just like they did before when it was a lumbar yard.  
17 You know what they say about history. If you don't  
18 learn, you're doomed to repeat it. If you put the  
19 fence up, you stop that. If you put the fence up you  
20 stop people parking there possibly.

21 Councilwoman Rose had a meeting about  
22 three or four months ago. People brought up the fact  
23 that they may park on Radel Avenue. They said we'll  
24 put up no parking signs. Then it was brought up  
25 they'll park on side streets and walk up there. They

1 said, well, we'll give you stickers. Well, now I'm  
2 going to have a party I've got 20 people coming. I  
3 can't put that many cars in my driveway. Are those  
4 people going to be ticketed? It's going to be the  
5 same for everyone in that area.

6 A fence solves all those problems.  
7 What do we have to do? Call up Bridgewater Police  
8 Department and say, listen, we've got people parking  
9 here. Is that a priority for them? They should be  
10 doing other things than handing out parking tickets  
11 and people are going to park there until someone comes  
12 down and gives them a ticket and let's face it.  
13 People are not going to be living here very long.  
14 It's going to be a turnover rate here that you can't  
15 believe the trains blowing the whistles right there.  
16 You've got recycling directly behind it. You've got  
17 Pave Rite and you've got a Superfund cleanup site and  
18 you're thinking about moving the park closer to all of  
19 those things and without a fence. That's going to be  
20 little bit of a problem.

21 The other thing is the lighting system  
22 I was there when they put the lighting system in  
23 everything that's being said now and the first day  
24 they turned it on, it was like living in Stalag 17.  
25 Every place was lit up. You could have got a suntan.

1 Who do we see specifically regarding that problem if  
2 it does occur?

3 CHAIRMAN: The township is who you see  
4 directly and that's what Mr. Franco referred to in  
5 terms of we've had this a number of places and where  
6 there are offending lights that go in with meters and  
7 whatnot now and they make sure that gets to the  
8 ordinance level.

9 MR. COLLINS: Who is the specific  
10 individual we would get in contact with?

11 CHAIRMAN: Township engineer.

12 MR. BAUER: That's all my comments.  
13 Thank you very much.

14 CHAIRMAN: Other questions of this  
15 witness?

16 MS. GUARINO: Robin Guarino. When you  
17 talked about the children and you were saying that  
18 this is, like, some kind of average that's used. Do  
19 those studies ever take into consideration the type of  
20 district you're moving into? You sound like what  
21 you're using is an average throughout the entire state  
22 and I happen to know that working for the Bridgewater  
23 School system that's actually a desirable one for  
24 various reasons, but people move here with children  
25 for certain services that our district provides. Is

1 something like that ever taken into consideration  
2 because I, like a number of other people, feel the  
3 numbers of children that you're stating of school-aged  
4 children is way below.

5 MR. HAMILTON: It's an average and it  
6 averages both the districts or the towns that have  
7 perhaps lower children numbers with the towns that  
8 have higher and we talked a little bit about Woodmont  
9 on 206 and if you look at those numbers, I think I  
10 said this, versus you know, the studies that we use as  
11 planners they are a little bit higher they are almost  
12 a third higher. So maybe, you're right. Maybe,  
13 Bridgewater is a little different or maybe, that  
14 project is a little different, but in looking from a  
15 planning perspective you have to use the best data  
16 that's available. That's the best we have available.  
17 Could it fluctuate? Yeah, it could fluctuate up and  
18 down a little bit, but it's not significant. Even the  
19 Bridgewater project. It's a less than a third  
20 difference than the average that's here and that's a  
21 high number based upon my experience.

22 MS. GUARINO: You also made mention  
23 that you were basing it on lower-income housing and  
24 like, two bedrooms and .43 children.

25 MR. HAMILTON: No, I based it for the

1 market rate units we used the higher income, but for  
2 the affordable units we used the lower income numbers.

3 MS. GUARINO: You came up with .43 for  
4 two bedroom, low income. That's the note I took.  
5 Because living in a neighborhood of Second and Third  
6 Street. I can tell you that there are a whole heck of  
7 a lot more kids for those type of apartments.

8 MR. HAMILTON: .432 for two bedroom  
9 unit.

10 MS. GUARINO: I was going to ask about  
11 the park and the liability the township would have.  
12 Who's making that determination? That's something  
13 that's just going to be discussed between --

14 CHAIRMAN: What's that?

15 MS. GUARINO: As far as the park  
16 becoming part of the township, that whole easement, do  
17 we get any input, the public or is that just  
18 negotiation with the township.

19 MAYOR HAYES: If you have an opinion  
20 express it. Now it's a good time, as well.

21 MS. GUARINO: Well, considering the  
22 fact that maintenance of it would up property taxes  
23 because it's another cost to the township. You're  
24 talking two to five-year olds and I mean, I didn't get  
25 a chance to see what the equipment looks like, but I'm

1 thinking the liability could be something that's a  
2 serious problem for the district. So I think we need  
3 some tough negotiators, who are going to get them to  
4 give it to us and still maintain it or at least deal  
5 with the liability aspect of it.

6 And also how is that actually accessed?  
7 Because we really can't see things you're pointing to  
8 and so forth. If it stays in that spot, how is that  
9 accessed? You're saying it's a public park. Will  
10 people have to go through that entire complex to get  
11 to it?

12 MR. HAMILTON: There are two ways into  
13 it. First of all, this entire area is going to be  
14 fenced in. It's going to be access through the new  
15 community with a gate and access with a gate out to  
16 Radel.

17 MS. GUARINO: What's the point of  
18 having it a township park, if truthfully, I don't  
19 think people are going to end up going into it?

20 CHAIRMAN: It's good to know because  
21 the township council will ultimately have the say in  
22 how this gets handled.

23 MS. GUARINO: The fence along the west  
24 part because that's the part that has to do with my  
25 neighborhood. I'm just trying to remember back to

1 what we were told. There is a certain amount that's  
2 getting some kind of low fence like at the beginning  
3 from Main Street in somewhat. Because I honestly  
4 don't go to the end of the street. I don't know what  
5 fence you say it's going to stay there, what it looks  
6 like, the condition of it, whether the kids go over  
7 it. I don't know. I don't know how unsightly it is.  
8 Not that, that is necessarily your responsibility  
9 because it has been there and you're going to put  
10 trees behind it. Is there an or is there not some of  
11 that that is going to have another type of fencing?

12 MR. HAMILTON: No. I believe what  
13 Mr. Corsey testified to was that fence was going to  
14 remain, but it would be repaired if areas where  
15 repairs were needed.

16 MS. GUARINO: I thought it was  
17 something going from Main Street.

18 MR. HAMILTON: There is a retaining  
19 wall that's adjacent just to the west of road B for a  
20 portion of that property line and there is a fence on  
21 top of that retaining wall, but that's separate from  
22 the existing fence.

23 MS. GUARINO: You were talking about  
24 steep slopes. Even though you a such a small  
25 percentage on that property, what kinds of problems

1 could those steep sloped areas cause?

2 MR. HAMILTON: Right now they are  
3 stabilized with grass for the most part. With the  
4 exception of the ditch that's located in the southwest  
5 corner. What we are going to do for example the  
6 retention basin, as I mentioned, we are going to  
7 reconstruct that with a different part of the site.  
8 We are going to re-vegetate it, stabilize it in  
9 accordance with soil erosion standards and then we  
10 will be creating a new steep slope essentially, but  
11 it's a stabilized steep slope in accordance with your  
12 zone regulations.

13 MS. GUARINO: The other ones, the  
14 smaller ones? I'm just curious because to me whether  
15 it's one percent, two percent if it's something that  
16 still will create a problems, are those problems  
17 things that are going to impinge upon surrounding  
18 neighborhoods or is it going to impinge upon people  
19 that are going to be living there?

20 MR. HAMILTON: They are not going to  
21 impinge on anyone. For example, it's a couple steep  
22 slopes adjacent to this building. This whole area is  
23 going to be regraded, stabilized. It's going to be  
24 units here, driveways and new stabilized slopes in  
25 accordance with your regulations. It's the same thing

1 along the eastern side where you have a little slope  
2 off the parking lot. That's all going to be regraded  
3 and restabilized. So yes, we're disturbing them.  
4 They are isolated slopes and there is no significance  
5 to them and no chance or problem of soil erosion or  
6 anything like that.

7 MS. GUARINO: The reason I was asking  
8 was is because when you were asking for exceptions to  
9 some of these variances. In other words, you were  
10 saying, I want to be able to make the lighting  
11 brighter. What you were asking for permission to  
12 change something, correct?

13 MS. HAMILTON: Yes.

14 MS. GUARINO: What's the purpose of  
15 asking if you're correcting them anyway?

16 MR. HAMILTON: It's one of the  
17 ordinance standards that if the slope is over ten  
18 percent you have to identify that slope on your plan  
19 and then there is a certain requirement as to how much  
20 of that slope you can disturb on that ordinance.  
21 We're disturbing more than the ordinance requires for  
22 those limited slope categories.

23 MS. GUARINO: And also you said  
24 something about 2006 model that you were using.

25 MR. HAMILTON: The publication that we

1 Jersey in addition to the more-populated parts?

2 MR. HAMILTON: Entire state.

3 MR. KULAK: Is there nothing more  
4 specific to our area from, which to draw?

5 MR. HAMILTON: There is some data on  
6 specific areas, like, the south, the central and the  
7 north part of the state, but it's not as recent as  
8 this data, number one and number two, I don't believe  
9 that the information now in terms of the impact of  
10 different grades, but there was an insignificant  
11 difference.

12 MR. KULAK: When you're coming up with  
13 this number, you're eluding to the Woodmont property  
14 that you're very familiar with and said had a greater  
15 number of children, who were attending public schools.

16 MR. HAMILTON: Represented by Ms.  
17 Doyle, yes.

18 MR. KULAK: That number was about 100,  
19 give or take; am I correct?

20 MR. HAMILTON: 30 school-aged children.

21 MR. KULAK: 100, 30 school-aged  
22 children. So if we were to extrapolate we would get  
23 to 60. How would you describe or compare the two  
24 you're proposing here versus Woodmont in terms of the  
25 target market for it, the kind of tenant you're

1 base our school age and populated projections is 2006  
2 report.

3 MS. GUARINO: Why isn't there something  
4 more current? It just doesn't exist?

5 MR. HAMILTON: Doesn't exist. We used  
6 the best data available.

7 MS. GUARINO: Again, years this area  
8 and a lot of other areas changed drastically. Seems  
9 like we're working on some very old information.

10 MR. HAMILTON: When the initial studies  
11 were done I think it was 2000 or 2006 the number of  
12 kids went down from earlier and I suspect that might  
13 be the same day.

14 MS. GUARINO: Obviously, in our  
15 district it's going to go up. All right. Thank you.

16 CHAIRMAN: Thank you. Other questions  
17 of this witness?

18 MR. KULAK: John Kulak, again. 13  
19 Ramsey Street. We're talking about the study you used  
20 to determine the school-aged children. A lot of us  
21 are having a hard time believing that with 220 units  
22 you're going to end up with 38 school-aged children.  
23 You said you used the state average on the whole and  
24 where you come up with those numbers. Even the  
25 less-densely populated parts of the State of New

1 seeking, whether they have children or not because  
2 you're talking about an affordable component, too,  
3 which more likely is going to bring in additional  
4 children. Can you compare them since you introduced  
5 them as a comparable?

6 MR. HAMILTON: Sure. The Woodmont  
7 project is three buildings. It's 100 units. It has  
8 20 percent affordable units as this project does and  
9 they are all two bedroom units. In Woodmont project  
10 we're 50/50 split from the market unit for one bedroom  
11 and two bedroom and you're right. The affordable  
12 units do generate more school-aged children as  
13 reflected in our calculations and the numbers from the  
14 Rutgers study.

15 Again, I mentioned why there is more  
16 school-aged children there, it's difficult to say.  
17 This is a very high-end product one and two bedroom  
18 units. The one project that's closest to it is the  
19 one in Denville that I mentioned that's at 95 percent  
20 occupancy where they have very few kids. I think it's  
21 12, is what I said and that's 100 units, as well. So  
22 it varies from project to project. Whether it's a  
23 fact that it's more suburban area, it's tough to say.

24 MR. KULAK: Look at the existing  
25 population of apartments in Bridgewater. You can look

1 at Finderne, itself, where there are several units and  
2 two developments in specific and lot of multi-family  
3 housing to see the population of children that come  
4 from those units and then use that as anyway to do  
5 your projection.

6 MR. HAMILTON: I did not, but I can  
7 tell you that the number of school-aged children that  
8 are in, for example, Meadowbrook Village, which I  
9 worked on probably 20 years ago, which is more of a  
10 garden apartment complex. It's a very different  
11 product than what's being proposed here. And we found  
12 that that this attracts more of the younger crowd as  
13 well as recently separated people and you also have an  
14 older component for residents of Bridgewater who want  
15 to downsize, but still want to stay in the town and  
16 that's what we found generally on these projects and  
17 I've worked on many of them is the demographics for  
18 this type of project.

19 MR. KULAK: When you then look and  
20 extrapolate from there to the school bussing that you  
21 were talking about earlier, right now we don't know  
22 how many buses are coming through. You don't have  
23 that number to share and I don't think the planning  
24 board knows that number right now. Anybody? So we  
25 don't know how many buses are coming through now.

1 We're wondering if you're going to be adding one, two,  
2 three buses since you're driving them down local  
3 streets right now and we prefer that you don't do  
4 that, but have you any indication then as to the total  
5 number of buses that are going to be circulating  
6 around?

7 MR. HAMILTON: I do not. I asked  
8 Mr. Coyle if he felt we would need additional buses  
9 for this project and he wasn't able to answer that.  
10 He would have to a look at the number of kids and bus  
11 stops and routes and everything.

12 MR. KULAK: The process by, which you  
13 would ask for an exception to allow the bus to go into  
14 your complex could you describe that process again and  
15 whether you'll be making application for that?

16 MR. HAMILTON: If that is a condition  
17 of the approval here, we agree to send a letter to the  
18 Board of Education requesting bus service and a bus  
19 stop on a private property and only the board, it's my  
20 understanding, can grant that approval.

21 MR. KULAK: If they were to do that,  
22 would those buses be picking up children only for your  
23 development or would they be going and picking up  
24 children from the other neighborhood, as well?

25 MR. HAMILTON: I don't know.

1 MR. KULAK: When you're looking at  
2 using the data that you had, all you had was the 2000  
3 census data and the best data that you have is the  
4 2006 report and that's how you came up with these  
5 figures?

6 MR. HAMILTON: Yes.

7 MR. KULAK: Again, it's tough for us  
8 living in the area knowing how desirable the  
9 Bridgewater Township schools and how overcrowded they  
10 currently are to believe that you are only going to  
11 add a few numbered people. You mentioned the product  
12 that you're offering here and the kind of people it  
13 attracts. Could you talk a little bit more about  
14 that? You said it's going to attract a younger  
15 demographic. You also said it might attract some  
16 senior citizens and perhaps, those that are separated  
17 or suffering a decline in their financial condition  
18 and moving into affordable housing, in your mind, is  
19 that what you're marketing to those groups or is that  
20 just what's going to move in and graduated.

21 MR. HAMILTON: That's an accurate  
22 description. These are high-end units, probably with  
23 the exception of affordable units, that's generally  
24 what we found to be in the market are those groups of  
25 people.

1 MR. KULAK: I'm going to switch gears a  
2 little bit because your testimony covers a wide area.  
3 I want to go back for request for fencing along Radel  
4 Avenue and some of the parking issues. I think the  
5 fence would be prudent in terms of protecting the  
6 existing neighborhood from any traffic that might  
7 accrue as a result of people parking on Radel or  
8 parking on the streets and trying to move right into  
9 the apartment complex. Human nature tells you if  
10 you're restricted and you're going into the apartment  
11 complex roadways and following the perimeter roadways  
12 and trying to get to your apartment that you can park  
13 perhaps on Ramsey Street if you're down in these lower  
14 units on the southern side along the railroad tracks  
15 and hop over and get in your car and go to work. So  
16 we're concerned about that. I'll stop there and see  
17 if you have an opinion because I think certainly the  
18 board should consider that seriously and given what  
19 we're looking at in terms of protecting the existing  
20 neighborhood from the impact of this project.

21 MR. HAMILTON: Two things. First of  
22 all, we know we have adequate parking onsite. We have  
23 422 spaces to get 458. But secondly, as I indicated  
24 earlier if it's the board's desire to put a fence  
25 along there we will agree on that.

1 MR. KULAK: I want to draw your  
2 attention to the backyard along Ramsey Street. That's  
3 where my house is and so I'm particularly interested  
4 and I'm requesting a fence be put along that backyard  
5 in addition to the plantings that you have. Again,  
6 human nature is people are going to cut through our  
7 yards and we don't have any protection and we're  
8 looking at a similar situation where people are  
9 parking on those streets and then moving in through  
10 the yards, going to the apartment complex. So I'm  
11 requesting a fence along that line, as well. Do you  
12 have any opinion about that?

13 MR. HAMILTON: Well, as I stated, we  
14 believe that the landscaping that we propose and the  
15 ordinance is very aggressive in terms of number of  
16 plants that are required in a buffer and the spacing  
17 of those plants. We are going to meet that ordinance,  
18 but again, if the board determines that in addition to  
19 that significant planting that a fence is appropriate,  
20 we would agree to that.

21 MR. KULAK: I think that part of the  
22 intention is to provide screening, which is visual.  
23 Right now if I were to look out my backyard and I see  
24 the existing plantings that are there the property has  
25 been unoccupied for at least 20 years directly behind

1 MR. HAMILTON: Correct.

2 MR. KULAK: I'm going to go back to the  
3 park because you asked us in terms of our opinion that  
4 given the liability that's presented by a public park  
5 on private property over which you would have little  
6 control over the responsibility and the existing  
7 habits of the local youth population who seem to look  
8 for areas to hangout and do whatever they do, I think  
9 that's something that we choose not to have, but I do  
10 have a question about it. The park right now as it's  
11 proposed is fenced, but the adjacent detention basin  
12 is not; is that true?

13 MR. HAMILTON: I believe in Mr.  
14 Corsey's testimony that we agreed to extend the fence  
15 along Radel. So that the park would be fenced and  
16 this extra piece going to the east would also provide  
17 a barrier to the detention basin.

18 MR. KULAK: The detention basin,  
19 itself, is not surrounded by a perimeter fence, but  
20 just that portion along Radel is meant to deter?

21 MR. HAMILTON: That's correct.

22 MR. KULAK: I don't have a lot of  
23 experience with detention basins. Could you tell us  
24 at worst it's there for a period of time and slowly  
25 drains away? What's the real purpose of it?

1 me. As a result of that I'm naturally desiring some  
2 plantings, some screening along those lines, but that  
3 doesn't address the issue of pedestrian traffic and  
4 people cutting through people's yards and I think that  
5 would be an important component of this plan and go  
6 along way toward protecting those of us who really are  
7 backing right up to it. Could you tell me how close  
8 that private roadway to the backyards to the people  
9 who live on Ramsey Street?

10 MR. HAMILTON: This roadway here?

11 MR. KULAK: Yes.

12 MR. HAMILTON: 25-foot separation from  
13 the curb line to the property.

14 MR. KULAK: That's consistent with  
15 what's required?

16 MR. HAMILTON: Yes.

17 MR. KULAK: How wide is that road?

18 MR. HAMILTON: 24 feet.

19 MR. KULAK: That allows for two cars to  
20 pass each other going in either direction?

21 MR. HAMILTON: Yes, two way. 24 feet.

22 MR. KULAK: People coming in the main  
23 entrance from Main Street when they hit that little  
24 landscaped area in the center can either go to the  
25 right along the perimeter road or to the left?

1 MR. HAMILTON: That is the purpose, to  
2 control the outfall and the runoff going off your  
3 site. So you're right. We're just going to be  
4 discharged into the inlet, go into the detention basin  
5 held back for a certain period of time, not a long  
6 period and then it's released to the downstream  
7 system. We always have discussions on many of our  
8 projects as to whether we should fence these detention  
9 basins or not. There are some philosophies that would  
10 say let's not fence it because if we fence it, it  
11 becomes a nuisance if some kids get in there and they  
12 will sometimes, it's more difficult to get out if it's  
13 fenced and provide help when it's needed. This  
14 particular basin is located in the eastern part of the  
15 site. There is a play area there. If it remains  
16 there that's going to be fenced. We don't see there  
17 is a lot of pedestrian traffic that's close to it. So  
18 our intention wasn't to fence the whole basin.

19 MR. KULAK: Do those retention basins  
20 serve as a place where insects and other stuff that's  
21 dangerous to us would breed as a result of water  
22 stagnating there?

23 MR. HAMILTON: No. It's a low-flow  
24 channel that's proposed, which is typical on a basin  
25 like this which takes the lower storm events. So

Page 102

1 there is no water sitting in the basin and larger  
 2 storm events the water isn't there long enough to  
 3 create, for example, mosquito breeding or something  
 4 like that.

5 MR. KULAK: The intent of the  
 6 stormwater plan, the drainage plan, is to reuse  
 7 existing open ditches as a method of taking the water  
 8 and draining it to either off the site or into the  
 9 detention basin. Is that a good description of it or  
 10 not?

11 MR. HAMILTON: Mr. Corsey testified to  
 12 that. The only ditch that we're utilizing is the one  
 13 on the southwest portion the site. There are ditches  
 14 along the railroad, which are off of our tract that we  
 15 don't have control over, but internal to the project  
 16 we are going to be collecting all the stormwater, all  
 17 the roof leaders and flows in the driveways in a  
 18 collection system that discharges into the detention  
 19 basin into the offsite water source.

20 MR. KULAK: Along that I guess it would  
 21 be eastern portion of the property where you were  
 22 describing the fence earlier in some of the  
 23 constructed retaining walls and so on. There is no  
 24 drainage ditch along that perimeter?

25 MR. HAMILTON: You have to tell me

Page 103

1 where it is again. I'm sorry.

2 MR. KULAK: Along the western side of  
 3 the property there is an existing fence there, chain  
 4 link and you're going to be building retaining walls,  
 5 as I understood it, is there not a drainage different  
 6 currently.

7 MR. HAMILTON: There are some drainage  
 8 ditches, the most pronounced one is below Fourth  
 9 Street, down to the railroad, but those areas are  
 10 going to be regraded, seeded and so it's going to be  
 11 no need for swales in that area.

12 MR. KULAK: You won't be using that  
 13 western side as a perimeter drain until you get to  
 14 that southwestern portion?

15 MR. HAMILTON: That's correct.

16 MR. KULAK: At that point it's going to  
 17 be regraded and reconstructed is that how you  
 18 described it? The drainage ditch, itself, are you  
 19 going to be doing any work on it?

20 MR. HAMILTON: No, leaving it at as is,  
 21 except for cleanup.

22 MR. KULAK: Does that pose a danger to  
 23 the people in the area? Do they have to be protected  
 24 from the drainage ditch?

25 MR. HAMILTON: No, we don't believe so.

Page 104

1 MR. KULAK: Don't believe so? Don't  
 2 know so? I'm worried about kids going into the  
 3 drainage. So not a problem?

4 MR. HAMILTON: It's a standard swale.  
 5 It's not that deep. It doesn't carry a significant  
 6 amount of water. So we're comfortable with the design  
 7 the way it is.

8 MR. KULAK: We were talking about the  
 9 existing chain link fence along the perimeter do you  
 10 own that fence currently or does the developer own  
 11 that fence or is it part of his or her property?

12 MR. HAMILTON: It's difficult to say.  
 13 Parts of the fence are on the applicant's property and  
 14 parts of it is on adjacent properties.

15 MR. KULAK: You've decided to leave the  
 16 fence in its current condition?

17 MR. HAMILTON: Yes, we said we'll  
 18 repair any sections that are damaged. We have a fence  
 19 that is going to separate the development from the  
 20 adjacent uses that runs essentially from building one  
 21 up at the top of the site all the way down to building  
 22 12. So you do have a small section here where there  
 23 is no fence and a very small section that has no  
 24 fence. But again, the existing fence is there and  
 25 it's going to remain.

Page 105

1 MR. KULAK: You're going to put new  
 2 fence in addition to the existing fence?

3 MR. HAMILTON: Correct.

4 MR. KULAK: That will be the ornamental  
 5 fence that's described in the plan?

6 MR. HAMILTON: Yes.

7 MR. KULAK: Any reason why you wouldn't  
 8 extend it a little further?

9 MR. HAMILTON: There is no grade change  
 10 there. Sometimes if there is an existing fence  
 11 already at the property line there is no need for two  
 12 fences there. Obviously, the fence is needed on top  
 13 of the retaining wall.

14 MR. KULAK: When you talked about the  
 15 landscape plan, itself, you talked about leaving some  
 16 of the existing trees along the backyard essentially  
 17 to those that live on Ramsey Street and that planting  
 18 new trees to provide that visual barrier. The  
 19 existing trees, there is some dispute as to whom they  
 20 belong and I'm presuming that you know better than I  
 21 at this point which trees are yours, which ones would  
 22 be mine because I honestly don't know.

23 MR. HAMILTON: We've identified on our  
 24 plans and we surveyed the trees. So we know exactly  
 25 which ones are on the applicant's property and which

1 ones are not.

2 MR. KULAK: Is there any way for me to  
3 get access to that data?

4 MR. HAMILTON: I believe it's on sheet  
5 three of our set. It's on file with the town.

6 MR. KULAK: Then just to go back to the  
7 lighting for a moment a big concern to us especially  
8 since our backyards are going right into the apartment  
9 complex you said the lighting plan calls for 24-hour  
10 lighting. There is no dimming the lights at a certain  
11 hour or some lights stay on some stay off. They are  
12 just all on the entire evening?

13 MR. HAMILTON: Correct.

14 MR. KULAK: If I understood the  
15 planning board requirement if those are offensive to  
16 us there is some shielding, but I didn't understand  
17 what that was. Can you describe better to me what  
18 that might be?

19 MR. HAMILTON: Sure. Any of the lights  
20 that are, for example, which may affect you on the  
21 eastern side of road C, they are going to be facing  
22 towards roadway. They would have a shield behind the  
23 light that would limit your view of that light and  
24 limits the extent of the foot candles.

25 MR. KULAK: Why are you requesting what

1 illuminated during the entire evening and you're make  
2 attempts to shield the light from pointing towards the  
3 houses, but that whole area is going to be lit up like  
4 the shopping areas.

5 MR. HAMILTON: I wouldn't say that.  
6 We're only lighting roadways during the evening hours  
7 for safety. There are low-level lights on the  
8 buildings, themselves and again, we're using the best  
9 fixtures that you can get today in terms of LED  
10 fixtures. It's not going to be shopping center  
11 levels. Shopping centers, they have a much higher  
12 lighting standards than a residential roadway does.  
13 We are not looking to over light the site. We're  
14 looking to meet your ordinance as close as we can.

15 MR. KULAK: Thank you.

16 CHAIRMAN: Other questions of this  
17 particular witness?

18 MS. CRAVEN: Yvonne Craven. I'm  
19 concerned about the property along Radel and I'm not  
20 sure you're not going to be putting up fencing because  
21 if I were living in those apartments and there was no  
22 fencing I could certainly park on Radel and walk  
23 across to my --

24 CHAIRMAN: I think the applicant agreed  
25 that if the board decided they would do that and I

1 I'm going to describe as brighter lights than the  
2 township will require?

3 MR. HAMILTON: We're not. We're  
4 meeting the township standards. There are some  
5 standards as we've said and we've explained, I think  
6 Mr. Corsey did, when you have a standard of say 1.5  
7 foot candles for average and then you have another  
8 standard for maximum and minimum, it's really possible  
9 to exactly get to that 1.5. What we did on our  
10 original application was come up with a lighting  
11 design that meets your ordinance standards for the  
12 most part, but we were over in two categories. We  
13 came back and had our lighting consultant redesign the  
14 project to get us that closer to what the standard is.  
15 So we think the lighting is appropriate for the  
16 project.

17 MR. KULAK: For all practical concerns  
18 people on either side of this development are going to  
19 be seeing essentially an L-shaped area that's  
20 completely illuminated during the evening and your  
21 intention is to try and keep it within that footprint.

22 MR. HAMILTON: Say that again.

23 MR. KULAK: From the perspective of the  
24 people who live right next door to you on either side  
25 who are going to see an L-shaped development

1 think if you want to make a statement about whether or  
2 not you're in favor of it, there will be an  
3 opportunity to do that. Not right now.

4 MS. CRAVEN: I think it's something  
5 that they should consider for that reason. Thank you.

6 CHAIRMAN: Thank you. Other questions  
7 of this particular witness.

8 MR. KORDZIKOWSKI: Joe Kordzikowski.  
9 When the trees or shrubs that you are going to  
10 planting there, when they die, are you going to be  
11 replacing them? Are you taking responsible for that.

12 MR. HAMILTON: There is an ordinance  
13 requirement particularly for the buffer requirement.  
14 We are asking for approval for planting design to  
15 provide buffering to the neighbors I think your  
16 ordinance recovers the replacement.

17 CHAIRMAN: Scarlett, you may want to  
18 comment on that. It's the maintenance of the  
19 landscaping as, if anything dies, responsibility to  
20 the property.

21 MS. DOYLE: The planning board does  
22 require the ordinance that a performance bond be  
23 posted to assure that it's planted and after it gets  
24 planted. I would inspect it and after I confirm it's  
25 inspected it's in the location, it's in the height,



1 it's in the numbers that were by the plan then they go  
2 for a two-year maintenance bond. They have to post  
3 that too and after two years we check again and all of  
4 those plants have to be there and healthy and then the  
5 issue is perpetual versus non-perpetual maintaining  
6 and that would be a legal issue as to how the board  
7 attorney would craft the language to assure that you  
8 have continued assurance of that, particularly the  
9 buffers.

10 MR. KORDZIKOWSKI: Thank you. You said  
11 you're going to be using some of the existing plants.  
12 Does that include existing plants along Radel?

13 MR. HAMILTON: Yes.

14 MR. KORDZIKOWSKI: Have you been down  
15 Radel.

16 MR. HAMILTON: I have.

17 MR. KORDZIKOWSKI: They are poison ivy,  
18 weeds, half trees are dead. It's pretty bad.

19 MR. HAMILTON: And I know that. Any  
20 dead tree we are going to take down. We are going to  
21 clean up the area in terms of poison ivy, invasive  
22 species, things like that. We were going to leave  
23 some of the vegetation because some of the plants were  
24 safe. They are not specimen trees or plants, but they  
25 provide some buffering to the neighbors and in

1 addition to that on our plans between Radel and the  
2 improvement on our site we are providing significant  
3 landscaping as proposed.

4 MR. KORDZIKOWSKI: You mentioned 38  
5 school-aged children. Did I hear you say 25 not  
6 school-aged children.

7 MR. HAMILTON: No. What I said was, we  
8 anticipated in the neighborhood of 25 children in the  
9 two-to-five-year range. Not yet in school.

10 MR. KORDZIKOWSKI: Eventually, it will,  
11 approximately, be 63 school-aged children?

12 MR. HAMILTON: You will have some  
13 graduation.

14 MR. KORDZIKOWSKI: There is a barrier  
15 between the train tracks and the back of the building  
16 is there going to be a fence to prevent kids from that  
17 development getting on the train tracks or from the  
18 train tracks.

19 MR. HAMILTON: No fence proposed.

20 MR. KORDZIKOWSKI: That's a safety  
21 hazard, I would think, allowing access into the train  
22 tracks.

23 MR. HAMILTON: We are not proposing  
24 that.

25 MR. KORDZIKOWSKI: I guess the other

1 comment would be the fence along Radel and behind the  
2 property along the houses on Ramsey Street. People  
3 are just going to walk through there, park their cars  
4 on Radel. I can see where you want to put shrubs  
5 there if people are going to walk through those shrubs  
6 if there is no another deterrent than a fence. Thank  
7 you.

8 CHAIRMAN: Thank you. Other questions  
9 of this witness? Any further questions from the  
10 board?

11 MAYOR HAYES: On the school children  
12 and the comparison with Woodmont, I'm just trying to  
13 keep it in perspective and this group has 120 units.  
14 Woodmont has 100. Woodmont has 100 units of all two  
15 bedrooms and this unit is 220. If you subtract the 88  
16 that are one bedroom, you then have I think most would  
17 agree that one bedrooms do not generate children. You  
18 have 132 units that are two bedroom or more and  
19 Woodmont has 100 units that are two bedrooms.  
20 Woodmont generated 30 and the prediction of 38 given  
21 what we heard of the variability of the study does not  
22 strike me as a big difference. I know I'm putting it  
23 together and I'm saying one is 38 and the other is 30.  
24 You can add a couple more to 38, but it's not out of  
25 the ballpark. Am I missing something?

1 MR. HAMILTON: You're correct.

2 MR. FRANCO: Going off that, you've got  
3 88 marketable units that are single bedroom and how  
4 many COAH units are single bedroom?

5 MR. HAMILTON: Eight.

6 MR. FRANCO: We've got 96 single  
7 bedroom units. Would that be correct?

8 MR. HAMILTON: Correct.

9 MR. FRANCO: About lighting, if you're  
10 doing any development creating new streets, cul-de-sac  
11 the lighting you've done would be consistent with  
12 something would you do in a new development; is that  
13 correct?

14 MR. HAMILTON: Absolutely.

15 MR. FRANCO: If this were single-family  
16 houses you would still be required to do that  
17 lighting?

18 MR. HAMILTON: The light standards for  
19 the roadway whether it's single family or multifamily  
20 are the same.

21 MR. FRANCO: The last comment I have is  
22 seems by what I'm hearing is sounds like the fence is  
23 something that is very, very desirable, also moving  
24 the park internally over towards that vacated Radel  
25 area and keeping it private seems to be the direction

1 that I'm hearing.  
 2 CHAIRMAN: Other questions?  
 3 COUNCILWOMAN ROSE: Could we go back to  
 4 the point that was just raised in terms of people in  
 5 this development having access to the railroad tracks?  
 6 How to kids get on the tracks now?  
 7 CHAIRMAN: There's track openings  
 8 everywhere along Bridgewater. They are not required  
 9 to be fenced in at this particular time.  
 10 COUNCILWOMAN ROSE: So there is really  
 11 no protection for anybody?  
 12 MR. RODZINAK: Anywhere.  
 13 COUNCILWOMAN ROSE: Thank you.  
 14 CHAIRMAN: At this time I'd like to  
 15 open the floor up to public for any general comments?  
 16 Anybody having a comment about this application at  
 17 this time is welcome to approach and make their  
 18 comment. Please state your name again and address.  
 19 MS. MARICONDA: Kris Mariconda, 19  
 20 Ramsey Street. I do ask that everybody really  
 21 consider putting that fence along Ramsey Street and  
 22 Radel Avenue. Living at 19 Ramsey Street for 20 years  
 23 I've had people walking through my yard with their  
 24 dogs. I have a pool. I don't want to have liability  
 25 issues with children being on the other side. I've

1 witnessed all the vandalism and people walking towards  
 2 the train tracks and knocking down fences and poison  
 3 ivy.  
 4 The last thing I want to bring to  
 5 everyone's attention and I'm sorry I'm opening up a  
 6 can of worms, just a few weeks my neighbor who moved  
 7 into his house found a large asbestos pipe on the  
 8 property behind his house and I want to make sure how  
 9 that's going to be removed. It's on the property of  
 10 this Weyerhaeuser lot. You guys are going to note it?  
 11 It's a large asbestos pipe.  
 12 CHAIRMAN: Yes, we have your comments  
 13 noted. Yes. Please. You can make any comment you  
 14 want.  
 15 MS. CRAVEN: The fence that's on  
 16 Radel --  
 17 MR. COLLINS: Your name for the record?  
 18 MS. CRAVEN: Yvonne Craven. Now it's,  
 19 like, falling apart as well as the bushes that were  
 20 there that. They put up a wood fence when  
 21 Weyerhaeuser was there before and then it's all  
 22 collapsed and a mess and then, of course, it's no  
 23 fencing where the building is, but there is some trees  
 24 and bushes and stuff like that, but I still feel that  
 25 we need to have a fence along Radel sort of to prevent

1 those occupying the units from coming onto Radel and  
 2 parking their vehicles there, which if it were me and  
 3 I had access just going through trees to get to my  
 4 unit and the reason I would park on Radel is I need to  
 5 make a left turn on Main Street and I wouldn't be able  
 6 to do that going out the main road. So I will work on  
 7 Radel or Ramsey or wherever, so I can have access in  
 8 the morning to go to the traffic light and to make a  
 9 left turn at the light rather than not being able to  
 10 do that with the main road that's in and out of the  
 11 development. Does that make sense?  
 12 CHAIRMAN: Yes.  
 13 MS. CRAVEN: So I feel very strongly  
 14 that a fence along Radel is appropriate.  
 15 CHAIRMAN: Thank you. Other  
 16 statements, comments?  
 17 MR. MILLER: George Miller, 18 Ramsey  
 18 Street. Pull back from the whole fence thing even  
 19 though I know it's a big sore spot because we think we  
 20 should be secluded from it. I want to talk to it as a  
 21 whole. You're doubling or tripling the size of the  
 22 entire area of the population in an area of a ten-mile  
 23 radius where there is a significant amount of housing  
 24 being developed already. It seems disingenuous to the  
 25 area for the population as well as to the township to

1 build this thing and I want to be on record that I  
 2 totally oppose this.  
 3 CHAIRMAN: Thank you.  
 4 MR. KULAK: John Kulak again. 13  
 5 Ramsey Street. I want to talk to the existing  
 6 condition of the property first because over the last  
 7 20 years that property has been allowed to deteriorate  
 8 by the neglect of the current owner. So the current  
 9 state that we face everyday when we look out our  
 10 backyards and see dilapidated dangerous buildings,  
 11 which pose to us not only a quality of living hazard  
 12 and actual hazard because we don't know the extent.  
 13 We do know that it's dangerous substances both in the  
 14 office building and additionally, in the Weyerhaeuser  
 15 buildings, as well. So we have this existing state  
 16 and this state exists because the current owner of the  
 17 property has ignored to the best of our understanding  
 18 all of the township ordinances, which would prevent  
 19 that state from occurring. So every time a violation  
 20 is issued nothing happens. The only time that we've  
 21 seen any evidence of the current owner making any  
 22 attempt at approving the property is while this  
 23 application process has been brought forth to the  
 24 township council.  
 25 Now the planning board and we can tell

<p style="text-align: right;">Page 118</p> <p>1 now the calendar of when the grass is going to be cut  2 is when there is a planning board meeting. If locks  3 are going to be put on something, it's because  4 somebody said there were no locks put on those doors  5 previously and only now that this developer is making  6 this application are we seeing any improvement at all.  7 So we have an existing owner who's established a track  8 record and now you're going to impose a variety of  9 restrictions on them to develop what is a gross insult  10 to the overall community and 220 units within a very  11 small footprint is just way too dense. But given  12 those restrictions we have no confidence that this  13 developer this owner would adhere to those  14 restrictions as they have not done in the past. So we  15 start with a bad actor to begin with and somebody who  16 has neglected the property and now seeks to profit  17 from it and profit from it at the expense of the  18 neighborhoods that are adjacent it. There have been  19 some compromises. Di-minimus is a good example of a  20 word they used earlier and while we're looking for  21 protection honestly, it's just a complete disruption  22 of the entire neighborhood.</p> <p>23 The other thing is viability of the  24 project, itself. It's marketed towards a high-end  25 renter. I can't imagine high-end renters wanting to</p>	<p style="text-align: right;">Page 120</p> <p>1 faith of the builder, there is no good faith here.  2 They haven't demonstrated any.</p> <p>3 And if it's not a viable project, what  4 happens? Does it get completed? Do they start it and  5 decide to finish it later? Do they lower the rental  6 that they are expecting? Do they seek additional  7 tenants who might have more subsidies available to  8 them just so they can rent the units? We don't know  9 the answer to any of those, but we do know that the  10 marketplace in its current condition offers healthy  11 competition and many of the apartments that have been  12 built have been struggling.</p> <p>13 The impact on the schools, itself, it's  14 still difficult for me to believe that those numbers  15 are real, but on the presumption that they are. It's  16 still an impact to an already overcrowded school  17 system and there are still open issues with the  18 respect to the buses themselves.</p> <p>19 Early on when we talked to the township  20 council, one of the conditions was to prevent our  21 neighborhoods from being impacted by any of the  22 traffic as a result of this project. So while you've  23 kept to that and maintained the integrity of the  24 project keeping within its perimeter, we're trying to  25 guarantee that happens by asking for fences and things</p>
<p style="text-align: right;">Page 119</p> <p>1 live along the railroad tracks, but maybe, I'll  2 presume that they can sell those units at some lower  3 price perhaps and more desirable ones up top. Maybe,  4 that's where they'll concentrate the low-income units,  5 put them along the railroad tracks. I'm not really  6 sure. But I don't see it as a high-end development  7 and within a five-mile radius. There are hundreds of  8 units building or approved to be or built and unrented  9 and someone who's had 20 years in commercial lending,  10 I'd be very hesitant to put any of the bank's money  11 behind a project like this given the current state of  12 what might very well be an apartment bubble.</p> <p>13 Now Bridgewater has an obligation, but  14 they don't know what it is toward the affordable  15 housing units that are ascribed to them. There are  16 other ways for you to obtain those units without  17 having to go through this density a project and the  18 only reason that we're standing here now is because  19 this project has been put forward as a solution to  20 what should be a site that was already cleaned and  21 left in pristine condition, but rather is left to  22 deteriorate and propose a hazard to the people living  23 there currently. When you think about that insult to  24 the people who live there currently and adjacent on  25 either side and then ask us to rely upon the good</p>	<p style="text-align: right;">Page 121</p> <p>1 like that and now we're going to have additional  2 buses, unless they are asked to have bus stop put  3 inside. So I would recommend they do that, as well.</p> <p>4 It's so important I think to the  5 township if this project is approved and ultimately  6 the demolition begins and the project is going to be  7 underway to coordinate any of their efforts with the  8 nearby Superfund cleanup site it's within visual  9 observation of their side and only separated by about  10 1500 feet.</p> <p>11 Their drainage plan and stormwater plan  12 ultimately goes right into the Raritan River  13 co-mingling, if you will, the drainage, with that  14 which is coming from the Superfund site and the fact  15 that they didn't know in the early testimony that  16 there was a Superfund site there is mind boggling, but  17 then to approve this without requiring them to  18 coordinate their efforts with the existing efforts of,  19 I think it's under Pfizer now, for the reclamation of  20 the American Cyanamid site and then the impact to the  21 river would be irresponsible. So I think you need to  22 make a strong recommendation or a condition that they  23 continue to coordinate any of their development  24 efforts with the Superfund cleanup site and any impact  25 either one would have upon the other and I think</p>

1 that's critical.

2 Lastly, the people in the neighborhoods  
3 have been appealing to, first the township council,  
4 the planning board. I met with the mayor early on.  
5 He has supported this project 100 percent from its  
6 inception and I really haven't felt that you have been  
7 responsive to the public other than to entertain our  
8 questions, which we appreciate. But your position  
9 hasn't changed at all in terms of the support for this  
10 project despite the outpouring of people's concerns  
11 about how it impacts their quality of life.

12 Bridgewater is made up of extremely  
13 wealthy people and extremely poor people. We are  
14 trying to create a balance it appears among the  
15 community and yet the Finderne section has always been  
16 an area that the township felt was expendable.

17 If you look at the revenue generated  
18 from Finderne with all of its industrial properties  
19 all of its commercial properties, all of its retail  
20 properties, it's just an unbelievable disproportionate  
21 amount of money that comes from it and yet, when we're  
22 looking for a little relief here in terms of leaving  
23 what might have been vacant land or developing of  
24 single-family homes, we feel we've been ignored in the  
25 process when you're looking at protecting what little

1 CHAIRMAN: It's also not dependent on  
2 the vacated right of way.

3 MS. DOYLE: What's different here is  
4 the type of equipment is for five-year olds. If you  
5 see the modest apparatus and presumably there will be  
6 benches and tables. I don't hold the same concern  
7 because the level of activity and the age of the  
8 children will not create what I was concerned about.

9 CHAIRMAN: Other comments?

10 MR. LERNER: Second comment, also on  
11 the playground. We have a vocal group of residents  
12 here, but I wouldn't expect the residents in the  
13 neighborhood that have toddlers to be here because  
14 it's very hard for parents that have young kids to  
15 come to a meeting like this. I understand the  
16 gentleman who spoke doesn't think it necessarily needs  
17 to be a public playground. I don't know if it's  
18 representative of the neighborhood. I don't know how  
19 many young kids live in the neighborhood. So I  
20 wouldn't -- I guess what I'm saying is I wouldn't be  
21 swayed 100 percent by the neighbors who are there.  
22 I'm not saying that it should be public or not public.  
23 I just don't think we have representative people from  
24 the --

25 CHAIRMAN: Based on the fact that this

1 slice of life you have, your own home, the value of  
2 that home, and then the integrity of your quality of  
3 life, you expect that your political representatives  
4 would be more responsive to our needs rather than the  
5 needs of the developer who, quite frankly, won't see  
6 that property once it's been developed. With that, I  
7 just want to continue on my opposition and thank you.

8 CHAIRMAN: Thank you. Other comments  
9 from the public? Hearing none, other comments from  
10 the board at this time?

11 MR. LERNER: I have one. Going back to  
12 the playground, which I guess is currently on the  
13 southeastern piece of this property, I don't like it  
14 there. Personally, I don't think it's the safest  
15 place for kids to be. It's isolated and I like  
16 communities to be able to see who's coming in and  
17 coming out.

18 There were two spots proposed. One of  
19 which Scarlett had a problem with, the more obvious of  
20 the two, which is the one bordering the neighborhood  
21 as opposed to the more interior one. I think we need  
22 to flush that out a little bit because i that interior  
23 spot is large enough and doesn't work it doesn't have  
24 the problem that Scarlett mentioned at the last  
25 meeting.

1 board cannot force the township to accept the public  
2 park, we would be entertaining the proposal that says  
3 it's private and leave the discussion, further  
4 discussion, to the township council if it so desired.

5 MR. RODZINAK: As the location?

6 CHAIRMAN: Well, we would make a  
7 recommendation as a board assuming it's a private park  
8 in one of the two locations. So I think we would do  
9 that. However, the township council I think would  
10 still have the opportunity to entertain whether or not  
11 other people who, maybe aren't here, want to approach  
12 the council and say, I think you need to revisit this  
13 for some reason, but we would not be approving that.  
14 I don't think we have that authority as a planning  
15 board.

16 MR. COLLINS: The applicant offered it  
17 as an offer. You can decline the offer and say you  
18 want it to be private. So it's a site plan. So I'm  
19 satisfied you have control. If you want it to be  
20 private, you can just make it a private tot lot. It's  
21 not even a park. It's a tot lot in a development. I  
22 think that Ms. Doyle is thinking of that corner  
23 opposite unit 15, building 15.

24 MR. LINNUS: You want to point that  
25 out, Bill?

1 MR. COLLINS: 14 not 15. I think she's  
2 thinking opposite near the right of way. Right in  
3 that area and when if Radel is vacated, a longer strip  
4 of Radel will go to the applicant right in that area.  
5 Obviously, the sewer line is through that area so --  
6 actually, Mr. Hamilton said they can work with the  
7 town on locating it near or on the sewer line. It's a  
8 little more flexibility after that's vacated. The tot  
9 lot is common that I multifamily development. It's  
10 common that they are private.

11 MR. LERNER: Just to finish my  
12 thoughts. I think that the fence that has been  
13 proposed both new fence or to make sure the weathered  
14 fence is viable as well as the fence on the northeast,  
15 whatever that is.

16 MR. COLLINS: Eastern side.

17 MR. LERNER: It's been discussed  
18 repeatedly. I think there are benefits to both, the  
19 development and the neighborhood and the neighborhood  
20 be secured from the development.

21 CHAIRMAN: Mr. Lerner, I'd be  
22 interested in your opinion on the bussing situation  
23 given your situation with the Board of Education.  
24 Ms. Casamento's comment about the need for those new  
25 residents in the northwest portion of this

1 development. It seems to me like a bus stop right in  
2 the entrance area would make sense. I don't know how  
3 the Board of Ed. works, but it would seem like having  
4 that option to handle the majority and possibly  
5 having, you know, another --

6 MR. LERNER: Typically, it's 100  
7 percent based on essentially. Mr. Coyle has a program  
8 that plots where all the kids are in the district and  
9 then they figure out exactly how many buses to go  
10 where, to use the fewest amount of buses, to get the  
11 kids moved to where they need to move and it's 100  
12 percent programmed. They do have small buses. So I  
13 think the concept of making the request to the board  
14 and if the board deems it is not efficient events to  
15 provide a bus to the development, it will say it won't  
16 do it. But if the request is the only way to have  
17 them look at it, then I think going forward with that  
18 request is --

19 CHAIRMAN: We would make that a  
20 condition?

21 MR. LERNER: That doesn't necessarily  
22 mean the board will do it because if it's only three  
23 kids, they are not going to run a bus in there and  
24 they are not going to want to.

25 CHAIRMAN: Thank you, Mr. Lerner. I

1 appreciate that. Mayor?

2 MAYOR HAYES: I support we put in as a  
3 condition which has emphasis is making the request and  
4 that the school board will view the development as an  
5 integral part of the neighborhood just use their  
6 regular optimization just now considering the ability  
7 to drive throughout the zone to pickup children where  
8 it's efficient to pickup children.

9 MR. LERNER: People can go to the  
10 board. If the neighborhood has 35 kids and they are  
11 all going to be going to an elementary school, people  
12 can go to the board just like they come to us and say  
13 we think you should have a bus here. The board makes  
14 their decisions the same way we do and lobby the will  
15 same way we can.

16 MR. RODZINAK: The four things we've  
17 been talking about are the fence on Ramsey, the houses  
18 on Ramsey the fence along Radel, moving the park which  
19 quite honestly makes sense since it's a private park  
20 to the other location that Scarlett indicated that  
21 might be the better location to make the suggestion  
22 for the bus stop location. It gives the kids  
23 something to do while they're waiting for the bus.  
24 It's a location that's central to the site and easy to  
25 circumvent for buses if they should go in there and in

1 relation to the fences, which seems to be a general  
2 consensus of the neighborhood, what type of fence are  
3 we talking about? Something that's aesthetically  
4 pleasing, not a chain link fence?

5 MS. DOYLE: The ordinance requires a  
6 black decorative fence.

7 MR. RODZINAK: Similar to what we've  
8 seen for the Center for Excellence.

9 MS. DOYLE: Yes. The ordinance does  
10 not permit chain link. They have to have the  
11 decorative.

12 CHAIRMAN: The applicant the would have  
13 to work with you, just like we talked about the  
14 applicant working with you on the site inspection  
15 regarding tree gaps and things like that.

16 MS. DOYLE: Mr. Rodzinak brought up an  
17 excellent point to say that if that is changed, by  
18 that I mean, if the bus comes into the site that there  
19 should be a bus pad for the children at that location  
20 at that new location.

21 MR. RODZINAK: I think it makes sense.  
22 It's centrally located in the site.

23 CHAIRMAN: Other comments?

24 COUNCILWOMAN ROSE: Just to clarify one  
25 point. Correct me if I'm wrong. My recollection of

1 this discussion that council was that if the  
2 apartments were not rented that the developer would  
3 look towards selling at market value?

4 MR. LINNUS: I think I remember that is  
5 a possibility, but it's not here right now. I think  
6 what we have to do, though, is deliver rental  
7 apartments to count towards your affordable housing  
8 obligation, but I don't believe that the developer  
9 would ultimately be opposed to anything that would  
10 make it a more viable project in the future. So your  
11 recollection kind of jives with mine.

12 COUNCILWOMAN ROSE: In terms of one of  
13 the comments that we heard tonight about a plethora of  
14 opportunities for rentals, what would happen to this  
15 particular project if that plethora is there and they  
16 could not be rented that we are not going to end up  
17 with a bunch of houses and apartments that are vacant?

18 MR. LINNUS: That's absolutely not the  
19 plan. Having said that, I have a number of clients  
20 and it seems that apartments are in the market now.

21 COUNCILWOMAN ROSE: In the event that  
22 something happens, your plan has been to sell, to move  
23 into a selling situation opposed to a rental?

24 MR. LINNUS: Absolutely. We're most  
25 interested along with the township and the

1 the two options of both somewhere in the site for  
2 whatever is the most busiest school pickup so there  
3 isn't two buses coming down and then the last option  
4 would be just everybody going through there. That's  
5 how it would be.

6 MR. FRANCO: I want to ask you a  
7 question. So we if do get internalized bussing that  
8 walkway and the opening of the fence would be  
9 eliminated on Radel or would that always remain as an  
10 access?

11 MR. HAMILTON: Could you repeat that?

12 MR. FRANCO: Say we do get internalized  
13 bussing, we do get a bus route within the development  
14 where you now have a bus stop on Radel, we have a  
15 sidewalk and an opening in the fence.

16 MR. HAMILTON: If the buses all service  
17 a community internally, yes, but Mr. Lerner made a  
18 good point that the projection of high school students  
19 is pretty small. So there is a possibility that the  
20 elementary school children, for example, could be  
21 serviced internally, but you still may need that break  
22 in the fence for the older children.

23 CHAIRMAN: I guess thinking out loud,  
24 you know, these kids are all going to the same school.  
25 They are going to be on the same bus. There are going

1 neighborhood to have a viable project. We're not in  
2 this for not having a viable project.

3 COUNCILWOMAN ROSE: I'd like the idea  
4 of the bus school transportation coming into the site.  
5 However, my question would be, if the applicant  
6 applies for the waiver and the waiver is not granted,  
7 we're back to a hole in the fence. We're back to a  
8 bus stop on Radel and Ramsey. So I think that  
9 somewhere in the course of all of this there needs to  
10 be that latitude that allows the applicant to go back  
11 to plan A, which is that the bus stop with the walk  
12 through to the apartment complex.

13 MR. LERNER: If the projections are  
14 right, you're only going to have two or three high  
15 school kids. So they are not going to run a high  
16 school bus in there. The hole in the fence, even for  
17 high school kids, but not for elementary kids,  
18 probably makes sense. We have to plan for both  
19 regardless. Just to say they are going to bring some  
20 buses in doesn't mean they are going to bring them in  
21 for elementary, middle, intermediate and high school.

22 CHAIRMAN: So what we're saying and I'm  
23 not sure how the wording would go, but fundamentally,  
24 we're recommending that the bus pickup be a central  
25 site within the property. If that's not viable, have

1 to be friendships.

2 MAYOR HAYES: Mr. Chairman, I think you  
3 ring a good point up. The discussion of a fence  
4 without an opening into the neighborhood does not make  
5 sense to me personally because we are creating a  
6 neighborhood. Everyone that lives there would be a  
7 Bridgewater resident and you will have friendships.  
8 That's the idea and you need to have an ability to  
9 integrate with the other areas of the neighborhood and  
10 if we're having a fence that goes the length to  
11 enforce a walkway then that's what you need to do, but  
12 a fence to create isolation is a big challenge. I do  
13 not see that neighborhood as a neighborhood where  
14 there are -- I do not believe it's human nature to run  
15 through yards. I believe it is human nature to run  
16 through shrubs, perhaps to get to streets. But it is  
17 not human nature to run through streets.

18 COUNCILWOMAN ROSE: Following up on  
19 what the Mayor said and to the concern of the  
20 residents. If there is the walk through, how are we  
21 going to ensure that people who live in the apartments  
22 don't choose to use Radel and Ramsey for parking to  
23 access to their apartments because do I think that's a  
24 legitimate concern? Silence?

25 CHAIRMAN: I just don't see sealing

1 off. My point originally was that there are  
2 friendships that are going to be made. Kids in these  
3 communities who the next generation is going to be  
4 very much so and I hate to tell a kid in building 19  
5 to have to go out to 28 to come across.

6 COUNCILWOMAN ROSE: I'm not crazy about  
7 the idea of a fence. However, there is a legitimate  
8 concern about the ease of access of the apartments at  
9 the end of the development from Radel and Ramsey and  
10 how do we go about enforcing parking regulations in  
11 that area without having all the residents have to get  
12 resident parking stickers?

13 CHAIRMAN: Is there some other  
14 methodology other than the cumbersome,  
15 never-works-permanent-type of process we've talked  
16 about. Is there one where if, in fact, that were to  
17 happen and obviously, it's a possibility, I agree with  
18 you completely, what are the options for the residents  
19 when someone is parking in front of their home and  
20 walking there through and adding to that? I don't  
21 know, Mr. Collins, if there is anything legally other  
22 than doing something like a permanent-type thing, but  
23 that creates problems like the resident mentioned if  
24 he has a gathering.

25 MR. COLLINS: I can't think of any way

1 to prevent that. They are public streets. So, you  
2 know, really want to control public streets too much.  
3 So the likelihood doesn't seem extremely high once you  
4 fence it.

5 CHAIRMAN: I would think that it would  
6 only be the people who live directly near where that  
7 opening would be that would it make sense and if you  
8 fence it with the type of fencing that Scarlett is  
9 talking about there isn't going to be people going to  
10 be able to jump the fence along there. So it will be  
11 contained. I would say all you can do is monitor it  
12 and if it becomes a problem, the residents can bring  
13 it to the township council and then you have to go  
14 next phase, which could be permit of some type or  
15 something like that and I guess that's the only option  
16 I can think of.

17 COUNCILWOMAN ROSE: Or we could give  
18 all the residents that have kids a key to the gate.

19 CHAIRMAN: That won't work. Other  
20 comments from board members? So now, Mr. Collins, I  
21 mean, I heard clearly the fencing along Radel and  
22 Ramsey.

23 MR. LINNUS: Just a matter of  
24 housekeeping, Mr. Chairman. I want to mark into  
25 evidence the exhibits tonight A-13 through A-17 and

1 any other exhibits that we introduced that were not  
2 marked into evidence.

3 MR. COLLINS: They are in evidence.

4 - - -

5 (At which time, A-13 through A-17 were  
6 received and marked into evidence.)

7 - - -

8 CHAIRMAN: On the question with regard  
9 to cleanup, we did figure that out with the department  
10 of health, right, Mayor and Dave in terms of the  
11 monitoring that will be going on and how we manage  
12 that and what are the requirements for the  
13 notification to the township.

14 MR. BATTAGLIA: Yes. I believe we  
15 discussed it at the last meeting.

16 CHAIRMAN: And if there is anything  
17 significant and Mr. Poulson's onboard with everything  
18 that we discussed in terms of notifications, Scarlett.

19 MS. DOYLE: Yes, I've spoken to him and  
20 there is an LSRP that will be provided and he'll get  
21 the reports and he's satisfied with that process.

22 CHAIRMAN: I just wanted to make sure  
23 we had that covered off. Go ahead, Tom. I'm sorry.

24 MR. COLLINS: You can consider a motion  
25 on preliminary and final site plan, related di minimus

1 exceptions and site plan exceptions and waivers and  
2 any necessary C-2 variances.

3 The conditions are generally as  
4 follows: Generally as follow the standard conditions  
5 which are very significant, the planner's report, the  
6 engineer's reports, all the department reports, the  
7 concept that is described by the Chairman of the  
8 department of health and monitoring and the  
9 notifications, the hours of the pool shall be as  
10 stated by Mr. Hamilton, which I believe was 11 a.m. to  
11 dusk entering the summer days or months. So from  
12 Memorial Day weekend to Labor Day.

13 They will leave the fence to the rear  
14 of the lots on Radel, but fix that fence as necessary.  
15 They will also install a fence on the western side of  
16 the property as described above the retaining wall and  
17 they will install a fall on the eastern side of the  
18 property along the rear line of the properties  
19 fronting on Radel.

20 CHAIRMAN: I think that was incorrect.  
21 I could be wrong. I think the new fencing is along  
22 Radel Avenue, not maintenance of the existing fencing.

23 MR. COLLINS: Right.

24 CHAIRMAN: It's new fencing on Radel  
25 and new fencing along the backyards along Ramsey.

1 It's --

2 MR. COLLINS: Maintenance to the fence  
3 on the western side of the property.

4 CHAIRMAN: Right.

5 MR. COLLINS: Also, the site lighting  
6 will be monitored after its installation by the  
7 township engineer and it will include downwardly  
8 directed LED light fixtures with shielding as needed  
9 and has directed by the township engineer.

10 There will be a site inspection by the  
11 township planner prior to certificate of occupancy to  
12 check for and possibly require embellishment or  
13 relocation of plantings. There will be a developer's  
14 agreement or the board recommends a developer's  
15 agreement with the township council. It's actually a  
16 redeveloper's agreement with the township council on  
17 this redevelopment.

18 The board finds and concludes that the  
19 tot lot shall be a private tot lot and shall be  
20 located generally speaking in the area near the new  
21 private street from building 14.

22 It will apply to the Board of Education  
23 for permission of internal bussing within the  
24 development and for pickup and drop off of all  
25 students within the development at a bus stop location

1 near the proposed relocated tot lot. If bussing  
2 within the development or to the extent it's not  
3 allowed within the development, for example, for high  
4 school students then to that extent only there will be  
5 a bus stop on Radel.

6 The board recommends that the township  
7 council vacate by ordinance the Radel right of way in  
8 the area shown by the applicant's in their plans.  
9 There will be a fence along Radel Road for its entire  
10 length and there be one gate in that fence near the  
11 area. There will probably be a gate for the detention  
12 basin for the township to be able to maintain it if  
13 the applicant didn't because I think there is a  
14 driveway shown.

15 CHAIRMAN: That will be a lock.

16 MR. COLLINS: Right and pedestrian gate  
17 near the proposed bus stop. I think those are the  
18 main conditions that I had.

19 COUNCILWOMAN ROSE: I have one more, if  
20 I may.

21 CHAIRMAN: Councilwoman?

22 COUNCILWOMAN ROSE: The trees,  
23 preservation and maintenance of the trees please.

24 MR. COLLINS: Preservation and  
25 maintenance of the trees and landscaping as directed

1 by the township planner.

2 MR. LINNUS: As per the ordinance.

3 COUNCILWOMAN ROSE: Plus, the ordinance  
4 only takes us to four years out.

5 MS. DOYLE: Two years maintenance, two  
6 years.

7 COUNCILWOMAN ROSE: Two years out. You  
8 plant them one year. The next year if they are still  
9 there, that's good and then following that is two  
10 years of the maintenance.

11 MS. DOYLE: If they plant them and I  
12 inspect, they've performed. Upon performance they put  
13 in funds for a maintenance bond and it's a two-year  
14 maintenance bond.

15 CHAIRMAN: You're talking about having  
16 a maintenance in perpetuity?

17 COUNCILWOMAN ROSE: Yes.

18 MR. LINNUS: I have to raise a  
19 technical objection to that. It's not legal.

20 MR. LERNER: You can make it 100 years.

21 COUNCILWOMAN ROSE: Let's have 100  
22 years.

23 MR. COLLINS: It's just site plan  
24 requirements. It's that simple. I'm not going to get  
25 involved in this. This is a worthless dispute by Mr.

1 Linnus. It's a site plan. It's an obligation to  
2 maintain your site in accordance with the site plan  
3 and that continues, but it's not -- it doesn't involve  
4 the rule against perpetuity. It doesn't involve  
5 perpetuities at all. It involves maintaining your  
6 site in accordance with your site plan. It's that  
7 simple. I'm not talking about it anymore. Is there a  
8 motion on the site plan.

9 CHAIRMAN: I'll move that as described.

10 MR. LERNER: Second.

11 CHAIRMAN: Roll call, please.

12 BOARD SECRETARY: Mr. Rodzinak?

13 MR. RODZINAK: Yes.

14 BOARD SECRETARY: Chairman Charles?

15 CHAIRMAN: Yes.

16 BOARD SECRETARY: Mr. Franco?

17 MR. FRANCO: Yes.

18 BOARD SECRETARY: Councilwoman Rose?

19 COUNCILWOMAN ROSE: Yes.

20 BOARD SECRETARY: Mayor Hayes?

21 MAYOR HAYES: Yes.

22 BOARD SECRETARY: Ms. Casamento?

23 MS. CASAMENTO: Yes.

24 BOARD SECRETARY: Mr. Lerner?

25 MR. LERNER: Yes.



CHAIRMAN: Motion is approved.

MR. LINNUS: Thank you very much.

- - -

(The meeting adjourned at 10:25 p.m.)

CERTIFICATE

I, LATITISA RUSSELL, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the stenographic notes of the deposition of said witness who was first duly sworn by me, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel in this case, nor am I financially interested in this case.

LATITISA RUSSELL, C.C.R.  
LICENSE NO. 30XI00234100



A					
<b>a13</b> 5:5 41:19,22 41:25 42:1 135:25 136:5	<b>accidents</b> 30:19 35:10	114:18	<b>aggressive</b> 98:15	68:6	
<b>a14</b> 5:6 47:13,16 47:18,19 52:22	<b>accommodate</b> 22:1 45:14	<b>addressed</b> 7:24 52:16 66:21 73:12 76:25	<b>ago</b> 44:16 69:24 81:16 82:4,22 94:9	<b>anticipated</b> 111:8	
<b>a15</b> 5:8 49:16,17 49:21,23	<b>accommodation</b> 6:16	<b>adequate</b> 6:5 97:22	<b>agree</b> 30:6,23 52:9,17 77:18 80:19 95:17 97:25 98:20 112:17 134:17	<b>anybody</b> 14:20 18:14 32:10 94:24 114:11 114:16	
<b>a16</b> 5:9 61:2,5,8 61:9	<b>accomplished</b> 61:12	<b>adequately</b> 20:15	<b>agreed</b> 100:14 108:24	<b>anymore</b> 141:7	
<b>a17</b> 5:11 62:14 62:19,21,23 135:25 136:5	<b>account</b> 12:11 19:3 73:18 75:5,10	<b>adhere</b> 118:13	<b>agreement</b> 68:17 78:1,8 78:18 138:14 138:15,16	<b>anyplace</b> 14:12 18:17	
<b>a8</b> 41:8,9 47:15 47:21 51:8 54:16 56:4 61:18 80:16	<b>accounted</b> 16:7	<b>adjacent</b> 20:12 51:18,22 58:24 63:9,14 88:19 89:22 100:11 104:14,20 118:18 119:24	<b>ahead</b> 40:18 136:23	<b>anyway</b> 90:15 94:4	
<b>ability</b> 17:5 32:16 128:6 133:8	<b>accrue</b> 97:7	<b>adjourned</b> 142:4	<b>albanese</b> 3:18 7:20,21 79:22 79:23	<b>apart</b> 115:19	
<b>able</b> 12:8,18 13:6 14:14 15:6,8 35:16 53:4 90:10 95:9 116:5,9 123:16 135:10 139:12	<b>accuracy</b> 34:5	<b>adjust</b> 12:18 72:14	<b>allow</b> 17:7 45:3 95:13	<b>apartment</b> 9:21 10:10 16:17 94:10 97:9,10 97:12 98:10 106:8 119:12 131:12	
<b>aboveentitled</b> 2:2	<b>accurate</b> 76:15 96:21 143:6	<b>adjusted</b> 58:17 72:17	<b>allowed</b> 33:11 117:7 139:3	<b>apartments</b> 86:7 93:25 108:21 120:11 130:2,7 130:17,20 133:21,23 134:8	
<b>absent</b> 7:19	<b>acre</b> 64:8	<b>adjusting</b> 15:23	<b>allowing</b> 111:21	<b>apologize</b> 22:4 33:19	
<b>absolutely</b> 59:10 66:14 113:14 130:18,24	<b>act</b> 6:6,18	<b>adjustments</b> 9:19 11:19 12:8	<b>allows</b> 55:5 99:19 131:10	<b>apparatus</b> 124:5	
<b>accept</b> 77:19 78:2,4,9 125:1	<b>action</b> 143:12	<b>ado</b> 9:1	<b>alter</b> 17:17	<b>appealing</b> 122:3	
<b>acceptable</b> 45:22	<b>active</b> 25:1	<b>adopted</b> 59:8	<b>alternative</b> 72:4	<b>appear</b> 70:19	
<b>accepted</b> 38:16 38:17 45:22 57:1	<b>activity</b> 124:7	<b>adult</b> 82:13	<b>amenities</b> 52:23 53:17	<b>appearance</b> 8:11	
<b>accepts</b> 40:16	<b>actor</b> 118:15	<b>advanced</b> 6:19 6:23	<b>american</b> 39:20 40:6 121:20	<b>appears</b> 122:14	
<b>access</b> 32:15 33:15 42:17 47:11 54:10 87:14,15 106:3 111:21 114:5 116:3,7 132:10 133:23 134:8	<b>actual</b> 42:6 117:12	<b>aerial</b> 41:13	<b>americans</b> 6:17	<b>applicant</b> 45:8 59:15 73:4 77:22 108:24 125:16 126:4 129:12,14 131:5,10 139:13	
<b>accessed</b> 87:6,9	<b>adamsville</b> 46:23	<b>aesthetically</b> 129:3	<b>amount</b> 15:1 65:17 88:1 104:6 116:23 122:21 127:10	<b>appears</b> 122:14	
<b>accident</b> 32:8	<b>add</b> 80:24 96:11 112:24	<b>affect</b> 35:14 106:20	<b>analysis</b> 38:11 66:10 78:22	<b>appearing</b> 70:19	
	<b>added</b> 44:3 75:3	<b>affordable</b> 64:25 74:19,20 74:21 78:20 86:2 93:2,8,11 96:18,23 119:14 130:7	<b>analyst</b> 38:14	<b>appearance</b> 8:11	
	<b>adding</b> 19:23 23:17 28:24 95:1 134:20	<b>adversely</b> 35:14	<b>ann</b> 3:24	<b>appears</b> 122:14	
	<b>addition</b> 42:21 53:23 74:14 92:1 98:5,18 105:2 111:1	<b>advertised</b> 31:20	<b>answer</b> 8:24 75:12,13 95:9 120:9	<b>applicant</b> 45:8 59:15 73:4 77:22 108:24 125:16 126:4 129:12,14 131:5,10 139:13	
	<b>additional</b> 12:3 12:11,25 35:11 71:18 93:3 95:8 120:6 121:1	<b>age</b> 48:12,24 50:1 67:22 73:18,20 91:1 124:7	<b>answered</b> 20:15	<b>application</b> 8:3 8:6 9:1 30:7,8 52:18 53:1 59:6 60:5 69:6 95:15 107:10 114:16 117:23 118:6	
	<b>additionally</b> 117:14	<b>agenda</b> 7:23 69:7	<b>answers</b> 21:7,7 57:5		
	<b>address</b> 20:14 21:12 30:17 31:3 36:11 39:11 43:19 44:18 53:1 60:1 66:21 78:1 99:3		<b>anticipate</b> 67:13		

<b>applications</b> 6:13 <b>applied</b> 74:17,22 <b>applies</b> 131:6 <b>apply</b> 73:25 138:22 <b>applying</b> 74:1,2 <b>appreciate</b> 30:25 41:16 122:8 128:1 <b>approach</b> 114:17 125:11 <b>appropriate</b> 44:24 45:11 48:21 49:1 50:4 54:15 55:1 56:1 98:19 107:15 116:14 <b>approval</b> 20:23 21:18 28:10 59:7 72:9 95:17,20 109:14 <b>approve</b> 45:12 52:18 69:6 121:17 <b>approved</b> 119:8 121:5 142:1 <b>approves</b> 61:13 69:17 <b>approving</b> 117:22 125:13 <b>approximately</b> 31:10 75:21 111:11 <b>april</b> 37:13 <b>architect</b> 39:21 40:7 53:16 <b>architecture</b> 53:14,21 <b>area</b> 17:24 30:7 34:4 35:5 42:23,23 43:5 43:8 47:7,23 48:1 49:1 51:14 53:5,8 57:22 61:21 62:4 64:5,6,7 70:16,22 72:22	72:22 75:9 76:11 81:2 82:5,12,13 83:5 87:13 89:22 91:7 92:4 93:23 96:8 97:2 99:24 101:15 103:11,23 107:19 108:3 110:21 113:25 116:22,22,25 122:16 126:3,4 126:5 127:2 134:11 138:20 139:8,11 <b>areas</b> 15:14 44:7 44:8 47:20 48:2 51:7,18 52:16 54:14 62:13 63:6 64:1,3 72:5 88:14 89:1 91:8 92:6 100:8 103:9 108:4 133:9 <b>arent</b> 18:6 21:13 34:9 125:11 <b>arm</b> 22:3 <b>asbestos</b> 115:7 115:11 <b>ascribed</b> 119:15 <b>asked</b> 9:5 29:9 95:7 100:3 121:2 <b>asking</b> 29:19 54:14 55:15,18 60:3,14 64:9 64:18 90:7,8 90:11,15 109:14 120:25 <b>aspect</b> 87:5 <b>assessment</b> 18:19 <b>assign</b> 11:1 <b>assistance</b> 6:15 <b>associates</b> 1:18 <b>assume</b> 23:24 25:22 34:6 <b>assuming</b> 24:4	125:7 <b>assumptions</b> 27:18 <b>assurance</b> 110:8 <b>assure</b> 109:23 110:7 <b>attached</b> 37:7 <b>attempt</b> 117:22 <b>attempts</b> 108:2 <b>attending</b> 92:15 <b>attention</b> 98:2 115:5 <b>attorney</b> 3:22 9:3 21:7 68:25 110:7 143:11 143:14 <b>attract</b> 96:14,15 <b>attractive</b> 33:5 <b>attracts</b> 94:12 96:13 <b>august</b> 8:10,14 <b>authority</b> 125:14 <b>auto</b> 18:8,12 <b>available</b> 6:15 85:16,16 91:6 120:7 <b>avenue</b> 5:9 17:24 25:15 35:1 44:21 47:9 61:5,10 61:17 77:9 80:5,7 81:15 82:2,23 97:4 114:22 137:22 <b>avenues</b> 32:12 <b>average</b> 37:18 46:16 60:13 64:15 72:21,22 73:2,3,5,20 74:1,15,16 84:18,21 85:5 85:20 91:23 107:7 <b>averaged</b> 37:15 <b>averages</b> 15:8 76:10,16 85:6 <b>aware</b> 6:11 8:4 29:12 <b>awful</b> 21:24	<b>B</b> <b>b</b> 5:2 56:16 60:10 88:19 <b>back</b> 15:3 18:25 27:17 30:10 34:4,13 37:22 41:7 57:20 58:25 61:21 69:7 70:2,18 78:25 87:25 97:3 100:2 101:5 106:6 107:13 111:15 114:3 116:18 123:11 131:7,7 131:10 <b>backed</b> 32:7 35:2,10,16,21 <b>background</b> 39:16 <b>backing</b> 99:7 <b>backs</b> 35:4 52:4 <b>backup</b> 51:23 <b>backyard</b> 98:2,4 98:23 105:16 <b>backyards</b> 99:8 106:8 117:10 137:25 <b>bad</b> 34:24 110:18 118:15 <b>balance</b> 52:10 122:14 <b>balancing</b> 66:9 <b>ballpark</b> 112:25 <b>banks</b> 119:10 <b>barbecue</b> 53:5 <b>barbed</b> 81:22 <b>barrier</b> 100:17 105:18 111:14 <b>base</b> 91:1 <b>based</b> 9:10 10:9 11:3,5,5,19 12:19,20 14:7 24:6 32:3 34:7 34:8 47:9 48:13 54:4 67:25 68:2 76:7 85:21,25 124:25 127:7 <b>basically</b> 8:24	29:7 <b>basin</b> 63:8,10 65:22,22 89:6 100:11,17,18 101:4,14,18,24 102:1,9,19 139:12 <b>basing</b> 85:23 <b>basins</b> 100:23 101:9,19 <b>basis</b> 18:20 46:10 <b>battaglia</b> 3:23 27:25 28:8,11 30:3,11,16 38:17 136:14 <b>battaglias</b> 28:3,6 <b>bauer</b> 4:19 81:9 81:10,10,11,13 82:1,5,8 84:12 <b>becoming</b> 86:16 <b>bedroom</b> 74:18 74:18,19,20,20 74:24 75:24 86:4,8 93:9,10 93:11,17 112:16,18 113:3,4,7 <b>bedrooms</b> 74:10 75:25 85:24 112:15,17,19 <b>beginning</b> 88:2 <b>begins</b> 121:6 <b>behalf</b> 21:23 77:19 <b>behaviors</b> 27:19 <b>believe</b> 8:18 19:11 32:1 50:5 65:2 71:15 83:15 88:12 92:8 96:10 98:14 100:13 103:25 104:1 106:4 120:14 130:8 133:14,15 136:14 137:10 <b>believing</b> 91:21 <b>belong</b> 105:20 <b>benches</b> 48:2
--	--	---	--	--

124:6	66:25 69:2,6	132:21	138:21	<b>business</b> 39:11
<b>benefit</b> 39:15	69:14,17,18	<b>breakdown</b>	<b>buildings</b> 15:5	<b>bussing</b> 94:20
55:2 66:11	77:18,23 78:24	46:20	16:18,25 42:21	126:22 132:7
<b>benefits</b> 126:18	79:8,10,12,14	<b>breaks</b> 46:6	42:25 43:4	132:13 138:23
<b>berming</b> 80:21	79:16,18,20,22	<b>breed</b> 101:21	51:20 53:16	139:1
80:24	82:9 94:24	<b>breeding</b> 102:3	55:1 70:15	<b>busy</b> 24:1
<b>berry</b> 33:3	95:18,19 97:18	<b>bridgewater</b> 1:1	76:5,12 93:7	<b>button</b> 17:7,19
<b>best</b> 49:8 85:15	98:18 106:15	2:5,6 6:3,10	108:8 117:10	18:5
85:16 91:6	108:25 109:21	22:12 83:7	117:15	<b>bypassing</b> 18:24
96:3 108:8	110:6 112:10	84:22 85:13,19	<b>built</b> 63:16	
117:17	117:25 118:2	93:25 94:14	119:8 120:12	<b>C</b>
<b>better</b> 34:14	122:4 123:10	96:9 114:8	<b>bulletin</b> 6:10	<b>c</b> 2:1 3:1 22:16
47:11,22	125:1,7,15	119:13 122:12	<b>bunch</b> 130:17	56:7,18 60:10
105:20 106:17	126:23 127:3	133:7	<b>burger</b> 17:2	61:25 106:21
128:21	127:13,14,22	<b>bridgewater...</b>	<b>bus</b> 15:23 16:1	143:1,1,20,20
<b>beyond</b> 12:3	128:4,10,12,13	44:14	26:11 27:5	<b>c1</b> 1:21
13:13 14:13	135:20 138:14	<b>brighter</b> 90:11	33:17 36:2	<b>c2</b> 64:20 66:10
29:7	138:18,22	107:1	42:14 44:11,19	137:2
<b>bicycle</b> 18:3	139:6 141:12	<b>bring</b> 32:5 41:7	44:20,23 45:9	<b>calculation</b> 37:3
<b>big</b> 106:7 112:22	141:14,16,18	93:3 115:4	45:11 71:4,12	38:1 45:19
116:19 133:12	141:20,22,24	131:19,20	71:19,21 77:1	<b>calculations</b>
<b>bill</b> 8:21 27:2	<b>boards</b> 40:1,1	135:12	77:4,13 80:9	46:11 75:10
39:4 44:13	40:10,10 66:21	<b>brook</b> 13:2	95:10,13,18,18	93:13
46:11 125:25	76:21,21 80:18	<b>brought</b> 42:4	121:2 127:1,15	<b>calendar</b> 118:1
<b>bit</b> 17:18,23	97:24	44:12 45:18	127:23 128:13	<b>call</b> 6:2 7:4 79:7
35:7 61:25	<b>body</b> 78:2,4	82:22,24	128:22,23	83:7 141:11
63:16 83:20	<b>boggling</b> 121:16	117:23 129:16	129:18,19	<b>called</b> 11:9
85:8,11,18	<b>bond</b> 109:22	<b>bubble</b> 119:12	131:4,8,11,16	45:23
96:13 97:2	110:2 140:13	<b>buffer</b> 51:19,21	131:24 132:13	<b>calls</b> 106:9
123:22	140:14	57:14 61:15,23	132:14,25	<b>candle</b> 64:16
<b>black</b> 129:6	<b>border</b> 52:4	62:1,4 80:17	138:25 139:5	73:3,4
<b>block</b> 25:12	58:8	98:16 109:13	139:17	<b>candles</b> 72:23,24
<b>blocking</b> 33:13	<b>bordering</b>	<b>buffering</b> 57:24	<b>buses</b> 16:4,7	106:24 107:7
<b>bloedel</b> 81:17	123:20	58:6 61:22	32:17,20 36:4	<b>cant</b> 13:22,25
<b>blowing</b> 83:15	<b>borough</b> 40:3,14	109:15 110:25	45:3,15 47:2	15:7 25:9
<b>board</b> 1:2 3:12	<b>bottle</b> 14:3	<b>buffers</b> 110:9	70:19,21 71:9	27:10 33:5
3:22,24 6:4,11	<b>bottleneck</b>	<b>build</b> 72:7 117:1	94:22,25 95:2	35:11,13,20
6:12 7:5,7,9,11	13:22	<b>builder</b> 120:1	95:5,8,22	45:12 83:3,14
7:13,15,17,19	<b>bottlenecks</b> 14:4	<b>building</b> 6:11	120:18 121:2	87:7 118:25
8:8,11,12,19	<b>bottom</b> 43:9	42:15,23 43:9	127:9,10,12	134:25
9:5,7 19:13	52:13	53:12,18,18	128:25 131:20	<b>car</b> 16:4 24:5
20:20 21:7	<b>boulevard</b> 42:10	60:8,8,9,11,18	132:3,16	97:15
27:1,4 28:5	81:10	60:19,20 62:3	<b>bushes</b> 115:19	<b>career</b> 40:2
35:24 39:14	<b>bound</b> 13:2	63:19,21 65:9	115:24	<b>carefully</b> 52:7
40:16,21 41:2	<b>bowman</b> 5:11	70:13,13 77:11	<b>busiest</b> 12:21	<b>carried</b> 8:14
45:8,10 48:4	21:11 39:18	89:22 103:4	22:25 23:5,24	<b>carry</b> 104:5
49:13 50:8	40:8 62:18,24	104:20,21	24:21 25:4	<b>cars</b> 9:21 10:4,5
52:17 57:5	<b>branches</b> 52:12	111:15 115:23	31:17 34:20	10:12,18 11:2
59:7,9,23	<b>break</b> 15:25	117:14 119:8	37:1,4,14,19	11:14,21 12:9
61:13 66:19,24	21:25 78:25,25	125:23 134:4	38:8 132:2	18:1,22 19:24

22:20 23:2,13 23:19 24:23 25:2,15 31:7 31:14,15,18,20 31:22 35:12 55:20 83:3 99:19 112:3 <b>cart</b> 6:22 <b>casamento</b> 3:16 7:15,16 72:12 73:16 75:15 76:24 77:6,16 79:18,19 141:22,23 <b>casamentos</b> 126:24 <b>case</b> 56:5 143:15 143:16 <b>catalog</b> 5:8 49:23 <b>catalogue</b> 49:19 <b>categories</b> 63:3 74:17 90:22 107:12 <b>categorized</b> 64:8 <b>category</b> 54:13 75:3 <b>cause</b> 89:1 <b>ccr</b> 2:3 <b>cedar</b> 39:13 <b>census</b> 24:19 46:13 96:3 <b>center</b> 3:5 12:5 12:5 42:24 45:24 76:13 99:24 108:10 129:8 <b>centers</b> 108:11 <b>central</b> 46:18 92:6 128:24 131:24 <b>centrally</b> 56:18 63:19 129:22 <b>certain</b> 54:14 64:21 75:10 78:21 84:25 88:1 90:19 101:5 106:10 <b>certainly</b> 29:24 48:20 50:3	97:17 108:22 <b>certificate</b> 138:11 <b>certified</b> 1:19 39:20 40:7 143:4 <b>certify</b> 143:6,10 <b>cetera</b> 55:24 <b>chain</b> 57:16 58:1 81:21 103:3 104:9 129:4,10 <b>chairman</b> 3:13 6:2 7:4,7,8 8:1 8:8 9:3,14 20:2 20:16 21:4,15 22:2,9,13 26:2 27:8,14,22 28:9,13,17,25 30:2,6,22 31:1 31:2,6 33:16 33:20,23 34:2 36:3,7,14 38:12 39:2 40:4 41:14 50:15,19,22 56:11 57:18 59:23 66:17,25 71:8 72:2,11 72:19 73:9,22 78:11,23 79:7 79:10,11,24 80:2,4,20 81:3 81:11,24 82:3 82:6 84:3,11 84:14 86:14 87:20 91:16 108:16,24 109:6,17 112:8 114:2,7,14 115:12 116:12 116:15 117:3 123:8 124:1,9 124:25 125:6 126:21 127:19 127:25 129:12 129:23 131:22 132:23 133:2 133:25 134:13 135:5,19,24 136:8,16,22	137:7,20,24 138:4 139:15 139:21 140:15 141:9,11,14,15 142:1 <b>chairs</b> 53:6 <b>challenge</b> 133:12 <b>chance</b> 34:11 86:25 90:5 <b>change</b> 42:20 81:1 90:12 105:9 <b>changed</b> 91:8 122:9 129:17 <b>changes</b> 42:9 52:24 <b>channel</b> 101:24 <b>charles</b> 3:13 7:7 19:25 79:10 80:3 141:14 <b>chart</b> 57:19 <b>check</b> 110:3 138:12 <b>child</b> 77:7 <b>children</b> 16:20 17:3 27:4 44:18 45:20 46:3,6,7 48:25 49:3,6 50:2 67:3,9,15 68:6 68:8,8 71:18 73:17 74:8 75:2,4 76:6,22 77:14 84:17,24 85:3,4,7,24 91:20,22 92:15 92:20,22 93:1 93:4,12,16 94:3,7 95:22 95:24 111:5,6 111:8,11 112:11,17 114:25 124:8 128:7,8 129:19 132:20,22 <b>chimney</b> 13:16 14:2,25 15:4 15:24 <b>choose</b> 100:9	133:22 <b>chose</b> 38:21 <b>christine</b> 3:19 <b>christmastime</b> 12:10 <b>circulating</b> 95:5 <b>circumvent</b> 128:25 <b>cited</b> 66:19 <b>citizens</b> 96:16 <b>city</b> 18:2,23 31:19 <b>clarifications</b> 20:24 <b>clarify</b> 27:24 129:24 <b>classified</b> 55:8 63:2 <b>clean</b> 110:21 <b>cleaned</b> 119:20 <b>cleanup</b> 83:17 103:21 121:8 121:24 136:9 <b>clear</b> 27:14 50:15 <b>clearly</b> 135:21 <b>clerk</b> 6:9 <b>client</b> 70:5 80:12 <b>clients</b> 130:19 <b>close</b> 59:16,17 64:13 99:7 101:17 108:14 <b>closed</b> 20:9 <b>closer</b> 43:8 83:18 107:14 <b>closest</b> 13:12 60:21 93:18 <b>clubhouse</b> 43:7 52:21,24 54:24 <b>clyde</b> 3:6 <b>coah</b> 113:4 <b>cold</b> 16:15 <b>collapsed</b> 115:22 <b>collecting</b> 102:16 <b>collection</b> 102:18 <b>collins</b> 3:22 20:17,20 21:3	21:16 39:10 40:15 60:18,20 60:23 77:21 78:17 84:9 115:17 125:16 126:1,16 134:21,25 135:20 136:3 136:24 137:23 138:2,5 139:16 139:24 140:23 <b>colors</b> 53:19 63:5 <b>comcast</b> 3:8 <b>come</b> 9:11 11:22 12:2 14:16 21:6,13 22:6 25:8,16 26:9 26:11,20 28:13 35:23 44:21 46:15 68:17 75:2 78:25 91:24 94:3 107:10 124:15 128:12 134:5 <b>comes</b> 32:8 83:11 122:21 129:18 <b>comfortable</b> 18:18 104:6 <b>coming</b> 12:9 13:1 18:23 19:17 23:3,4 23:13 25:6 27:17 32:18 35:20 52:10 83:2 92:12 94:22,25 99:22 116:1 121:14 123:16,17 131:4 132:3 <b>comingling</b> 121:13 <b>commencing</b> 2:7 <b>comment</b> 50:16 77:17 109:18 112:1 113:21 114:16,18 115:13 124:10 126:24
---	---	---	--	--

<b>comments</b> 9:5 20:19 21:6 30:17 44:4 47:9 53:2 57:5 76:24 84:12 114:15 115:12 116:16 123:8,9 124:9 129:23 130:13 135:20	94:10 95:14 97:9,11 98:10 106:9 131:12 <b>complexes</b> 11:4 11:7 <b>compliance</b> 8:23 <b>compliments</b> 53:14 <b>comply</b> 54:12 62:10 <b>component</b> 93:2 94:14 99:5 <b>compromises</b> 118:19 <b>computer</b> 19:19 34:3 <b>concentrate</b> 48:17 119:4 <b>concept</b> 127:13 137:7 <b>concern</b> 34:23 106:7 124:6 133:19,24 134:8 <b>concerned</b> 27:6 80:7 82:10 97:16 108:19 124:8 <b>concerns</b> 107:17 122:10 <b>conclude</b> 8:15 <b>concludes</b> 138:18 <b>condition</b> 28:6 28:10,12 29:24 52:17 57:13 88:6 95:16 96:17 104:16 117:6 119:21 120:10 121:22 127:20 128:3 <b>conditions</b> 19:22 34:8,8 74:2 120:20 137:3,4 139:18 <b>conducted</b> 11:12 <b>confidence</b> 118:12 <b>confidentially</b> 19:4	<b>confirm</b> 40:15 109:24 <b>confirmed</b> 27:25 44:20 <b>conflicting</b> 42:25 <b>conformance</b> 53:21 <b>conjunction</b> 64:14 <b>connect</b> 44:5 63:17 <b>connecting</b> 33:9 <b>connection</b> 44:3 <b>connections</b> 54:23 <b>connects</b> 43:2 <b>conscious</b> 19:15 <b>consensus</b> 129:2 <b>consider</b> 97:18 109:5 114:21 136:24 <b>consideration</b> 21:9 35:25 84:19 85:1 <b>considered</b> 54:10 <b>considering</b> 80:6 86:21 128:6 <b>consistent</b> 56:22 59:7 65:2 66:5 67:15 99:14 113:11 <b>construct</b> 48:8 <b>constructed</b> 102:23 <b>construction</b> 69:10 <b>consultant</b> 107:13 <b>consultants</b> 5:11 62:18,24 <b>consulting</b> 39:18 40:8 <b>contact</b> 68:24 84:10 <b>contacts</b> 27:3 <b>contained</b> 135:11	<b>continuation</b> 8:2 8:5,10 <b>continue</b> 9:7 79:24 121:23 123:7 <b>continued</b> 48:10 110:8 <b>continues</b> 141:3 <b>continuing</b> 21:19 <b>contributor</b> 15:6 <b>control</b> 69:13 100:6 101:2 102:15 125:19 135:2 <b>controlled</b> 18:13 <b>convenience</b> 16:23 <b>convenient</b> 17:8 <b>converge</b> 14:2 <b>conversation</b> 80:12 <b>coordinate</b> 121:7,18,23 <b>coordinator</b> 44:14 <b>copious</b> 20:21 <b>copy</b> 61:18 <b>corner</b> 17:6 43:7 44:23 56:17 60:11,13 63:23 70:3 89:5 125:22 <b>correct</b> 11:24 20:17 27:21 28:8 48:6 50:25 54:2 60:2,22 69:8 72:24 73:15 76:19 90:12 92:19 100:1,21 103:15 105:3 106:13 113:1,7 113:8,13 129:25 <b>correcting</b> 90:15 <b>correspondence</b> 21:11 <b>corsey</b> 43:24	51:4 58:22 64:11,17 73:13 88:13 102:11 107:6 <b>corseys</b> 100:14 <b>cost</b> 78:21 86:23 <b>couldnt</b> 26:6 72:7 <b>council</b> 2:5 28:6 69:3,18 77:24 78:4,9 87:21 117:24 120:20 122:3 125:4,9 125:12 130:1 135:13 138:15 138:16 139:7 <b>councils</b> 69:7 <b>councilwoman</b> 3:19 7:11,12 67:1,2,6,12,18 67:21 68:5,10 68:13,20 69:5 69:9,20,25 70:18 71:2,16 71:22,25 79:14 79:15 80:2 82:21 114:3,10 114:13 129:24 130:12,21 131:3 133:18 134:6 135:17 139:19,21,22 140:3,7,17,21 141:18,19 <b>counsel</b> 3:9 5:18 39:3 68:21 143:11,14 <b>count</b> 12:15 16:13 19:6 24:12 36:22 38:22 130:7 <b>counted</b> 14:19 16:3 17:13 36:23 37:10 <b>counting</b> 16:1 31:12 37:11 <b>country</b> 11:4 <b>counts</b> 11:11 12:13,20 14:22 14:23 15:10
--	---	--	--	--

22:23 34:20 37:12 38:9 <b>county</b> 27:11,16 28:1 30:12,17 37:11 <b>couple</b> 42:16 51:7 54:22 60:16 67:3 89:21 112:24 <b>courier</b> 6:8 <b>course</b> 115:22 131:9 <b>court</b> 1:19 143:4 <b>courts</b> 40:1 76:21 <b>coverage</b> 55:3 64:2 <b>covered</b> 62:9 136:23 <b>covers</b> 51:12 97:2 <b>coyle</b> 44:13 95:8 127:7 <b>craft</b> 110:7 <b>craig</b> 8:17 39:5 <b>craigs</b> 8:17 <b>craven</b> 4:14 22:11,11,14,19 23:1,7,11,17 24:2,8,13,23 25:5,20 26:1,3 26:6,15,20,25 27:6 108:18,18 109:4 115:15 115:18,18 116:13 <b>crazy</b> 134:6 <b>create</b> 11:8 89:16 102:3 122:14 124:8 133:12 <b>created</b> 70:12 <b>creates</b> 61:13 134:23 <b>creating</b> 89:10 113:10 133:5 <b>creative</b> 78:14 <b>criteria</b> 65:5 <b>critical</b> 122:1 <b>crossexamined</b>	8:20 <b>crossexamining</b> 8:19 <b>crossing</b> 17:5,10 17:22 18:1 <b>crossings</b> 18:13 <b>crosswalk</b> 17:9 56:3 <b>crowd</b> 94:12 <b>culdesac</b> 113:10 <b>cumbersome</b> 134:14 <b>curb</b> 55:17 56:2 56:7 60:21,24 99:13 <b>curbs</b> 80:10 <b>curious</b> 89:14 <b>current</b> 57:13 61:19 91:4 104:16 117:8,8 117:16,21 119:11 120:10 <b>currently</b> 19:15 44:20 70:1,21 96:10 103:6 104:10 119:23 119:24 123:12 <b>cut</b> 5:8 18:22 49:12,19,23 98:6 118:1 <b>cutting</b> 18:25 99:4 <b>cyanamid</b> 121:20  <b>D</b> <b>d</b> 4:2 <b>d8</b> 43:21 <b>damaged</b> 104:18 <b>dan</b> 3:20 <b>danger</b> 103:22 <b>dangerous</b> 19:22 101:21 117:10,13 <b>dark</b> 58:23 <b>darting</b> 18:21 <b>data</b> 12:21 34:12 36:25,25 37:10 38:2,4,21 46:13 74:6	75:18 85:15 91:6 92:5,8 96:2,3,3 106:3 <b>date</b> 41:25 62:15 143:9 <b>dated</b> 41:11 62:18,24 <b>dates</b> 38:1 <b>dave</b> 136:10 <b>david</b> 3:23 <b>day</b> 23:22 24:4 24:24 25:3 31:21,22 36:23 37:4,8,19,20 38:22,22 57:22 59:16,16 83:23 91:13 137:12 137:12 <b>days</b> 6:23 36:21 36:22,25 37:9 37:25 38:3,9 38:21 137:11 <b>daytoday</b> 18:20 <b>dead</b> 110:18,20 <b>deal</b> 87:4 <b>debra</b> 3:18 <b>december</b> 12:14 12:16 15:24 16:15 34:17,18 34:21,21 37:13 37:14,21,24 <b>decide</b> 52:17 78:4 120:5 <b>decided</b> 48:13 104:15 108:25 <b>decides</b> 78:2 <b>deciding</b> 50:24 <b>decision</b> 50:23 <b>decisions</b> 128:14 <b>decline</b> 96:17 125:17 <b>decorative</b> 129:6,11 <b>dedicate</b> 77:22 <b>dedicated</b> 48:5 <b>dedication</b> 78:3 78:9 <b>deems</b> 127:14 <b>deep</b> 104:5 <b>defer</b> 50:7	<b>define</b> 51:20 <b>definitely</b> 22:4,7 <b>definition</b> 51:16 <b>degree</b> 73:12 <b>delays</b> 34:13 <b>deliver</b> 130:6 <b>demographic</b> 46:3 96:15 <b>demographics</b> 76:22 94:17 <b>demolition</b> 121:6 <b>demonstrate</b> 76:22 <b>demonstrated</b> 120:2 <b>dense</b> 35:5 118:11 <b>density</b> 119:17 <b>denville</b> 76:3 93:19 <b>department</b> 6:20 21:20,21 25:11 44:24 46:14 48:21 72:9 83:8 136:9 137:6,8 <b>depend</b> 71:20 <b>dependent</b> 124:1 <b>depicted</b> 51:8 <b>deposition</b> 143:7 143:13 <b>depot</b> 12:7 16:2 <b>derive</b> 10:22,23 <b>derived</b> 15:7 <b>describe</b> 13:20 92:23 95:14 106:17 107:1 <b>described</b> 103:18 105:5 137:7,16 141:9 <b>describing</b> 102:22 <b>description</b> 5:4 96:22 102:9 <b>descriptions</b> 9:18 <b>design</b> 45:13 51:6,14 53:18	55:13 76:5 104:6 107:11 109:14 <b>designed</b> 48:11 53:20 58:14 63:11 <b>desirable</b> 45:11 80:18 84:23 96:8 113:23 119:3 <b>desire</b> 56:23 97:24 <b>desired</b> 80:25 125:4 <b>desiring</b> 99:1 <b>despite</b> 122:10 <b>detached</b> 74:9 <b>detailed</b> 49:12 <b>detention</b> 63:8 63:10 65:22 100:11,17,18 100:23 101:4,8 102:9,18 139:11 <b>deter</b> 100:20 <b>deteriorate</b> 117:7 119:22 <b>determination</b> 69:2 80:18 86:12 <b>determine</b> 91:20 <b>determined</b> 57:22 <b>determines</b> 45:10 48:4 98:18 <b>deterrent</b> 112:6 <b>detriment</b> 65:6 66:13 <b>develop</b> 46:14 118:9 <b>developed</b> 45:19 81:17 116:24 123:6 <b>developer</b> 48:7 78:7,15 104:10 118:5,13 123:5 130:2,8 <b>developers</b> 77:25 78:8
---	---	--	---	--



138:13,14 <b>developing</b> 44:17 46:1 122:23 <b>development</b> 8:2,6 19:9 25:2 26:22 29:22 32:3 34:7 40:12,24 44:5 46:6 53:25 54:1 55:21 59:6 77:1 95:23 104:19 107:18,25 111:17 113:10 113:12 114:5 116:11 119:6 121:23 125:21 126:9,19,20 127:1,15 128:4 132:13 134:9 138:24,25 139:2,3 <b>developments</b> 11:12 94:2 <b>deviations</b> 8:25 59:11 66:12 <b>di</b> 54:6,9 55:8 66:8 118:19 136:25 <b>didnt</b> 28:22 37:18 71:1 81:1 86:24 106:16 121:15 139:13 <b>die</b> 109:10 <b>dies</b> 109:19 <b>difference</b> 65:14 76:1 85:20 92:11 112:22 <b>differences</b> 42:5 42:16 <b>different</b> 23:21 46:21 74:8 85:13,14 89:7 92:10 94:10 103:5 124:3 <b>difficult</b> 19:23 50:24 93:16 101:12 104:12	120:14 <b>dilapidated</b> 117:10 <b>dimming</b> 106:10 <b>direct</b> 4:4 8:20 <b>directed</b> 138:8,9 139:25 <b>direction</b> 15:4 56:6 99:20 113:25 <b>directions</b> 13:5 <b>directly</b> 83:16 84:4 98:25 135:6 <b>disabilities</b> 6:18 <b>disability</b> 6:17 6:19 <b>discharged</b> 101:4 <b>discharges</b> 102:18 <b>discrepancy</b> 65:14 <b>discuss</b> 57:11 78:12 <b>discussed</b> 51:4 66:7 86:13 126:17 136:15 136:18 <b>discusses</b> 65:19 <b>discussion</b> 30:10 36:8 45:17 50:5 77:18 125:3,4 130:1 133:3 <b>discussions</b> 64:14 73:10 101:7 <b>diseased</b> 52:8 <b>disingenuous</b> 116:24 <b>disperse</b> 13:14 <b>disproportion...</b> 122:20 <b>dispute</b> 105:19 140:25 <b>disruption</b> 118:21 <b>distance</b> 56:9 <b>district</b> 44:15	84:20,25 87:2 91:15 127:8 <b>districts</b> 85:6 <b>disturb</b> 64:1,6 90:20 <b>disturbance</b> 55:5 62:12 65:15 <b>disturbed</b> 65:20 <b>disturbing</b> 90:3 90:21 <b>ditch</b> 63:22 89:4 102:12,24 103:18,24 <b>ditches</b> 102:7,13 103:8 <b>diverted</b> 32:24 <b>diverting</b> 32:11 <b>document</b> 63:5 74:23 <b>doesnt</b> 18:4 44:21 65:16 69:25 75:25 91:4,5 99:3 104:5 123:23 123:23 124:16 127:21 131:20 135:3 141:3,4 <b>dogs</b> 114:24 <b>doing</b> 14:23 38:10 51:6 83:10 103:19 113:10 134:22 <b>dont</b> 15:25 17:15,17 18:7 18:10 19:2,7 19:12,14 20:9 20:10,25 22:14 24:9 26:16,18 30:20 32:15,16 32:20 33:4 35:8,9 38:10 45:3 52:11 54:19 64:15 69:4,12 71:4 71:13,22 75:19 76:1,9 78:24 81:14,23 82:14 82:17 87:18 88:4,4,7,7 92:8	94:21,22,23,25 95:3,25 98:7 100:22 101:16 102:15 103:25 104:1,1 105:22 114:24 117:12 119:6,14 120:8 123:13,14 124:6,17,18,23 125:14 127:2 130:8 133:22 133:25 134:20 <b>doomed</b> 82:18 <b>door</b> 107:24 <b>doors</b> 118:4 <b>doubling</b> 116:21 <b>doubt</b> 16:20 <b>downsize</b> 94:15 <b>downstream</b> 101:6 <b>downward</b> 58:23 <b>downwardly</b> 138:7 <b>doyle</b> 3:21 27:24 43:22 44:15 45:18 47:9 50:10 51:25 52:9,14 64:14 66:23 70:5 72:25 75:17 92:17 109:21 124:3 125:22 129:5,9,16 136:19 140:5 140:11 <b>doyles</b> 43:13 44:4 72:21 <b>dozen</b> 36:24 <b>dpw</b> 48:20 <b>drain</b> 103:13 <b>drainage</b> 102:6 102:24 103:5,7 103:18,24 104:3 121:11 121:13 <b>draining</b> 102:8 <b>drains</b> 100:25 <b>drastically</b> 91:8 <b>draw</b> 92:4 98:1	<b>drawings</b> 52:25 <b>drive</b> 33:11 55:20 77:14 128:7 <b>drives</b> 51:18 <b>driveway</b> 14:12 14:20 29:8 83:3 139:14 <b>driveways</b> 89:24 102:17 <b>driving</b> 95:2 <b>drop</b> 138:24 <b>duly</b> 22:17 36:18 39:8 143:8 <b>dusk</b> 59:17 137:11 <b>dying</b> 52:8 <b>dynamic</b> 8:17 <hr/> <b>E</b> <b>e</b> 3:1,1 4:2 5:2 22:16,16 36:17 36:17,17 54:23 56:5 143:1,1 <b>ear</b> 22:6 <b>earlier</b> 20:14 32:1 60:15 68:1 75:19 91:12 94:21 97:24 102:22 118:20 <b>earliest</b> 71:10 <b>early</b> 120:19 121:15 122:4 <b>ease</b> 134:8 <b>easement</b> 43:1 48:5,6,9 60:15 60:17 72:6 77:23 78:5,12 86:16 <b>easier</b> 25:24 <b>east</b> 13:2 32:13 32:24 43:3,21 44:5 47:11 56:6 63:14 65:24 100:16 <b>eastern</b> 52:4 54:18 56:19 70:1,13 90:1 101:14 102:21
---	---	--	---	---

106:21 126:16 137:17 <b>easy</b> 128:24 <b>ed</b> 27:1 127:3 <b>eden</b> 1:7 3:9 8:2 <b>edge</b> 63:17 <b>education</b> 27:4 95:18 126:23 138:22 <b>effect</b> 63:11 <b>efficient</b> 127:14 128:8 <b>efforts</b> 121:7,18 121:18,24 <b>eight</b> 23:2,7,8 113:5 <b>eightfoot</b> 81:21 <b>either</b> 13:4 18:23 21:7 23:18 70:6 99:20,24 102:8 107:18,24 119:25 121:25 <b>element</b> 52:19 65:3 <b>elementary</b> 71:14 128:11 131:17,21 132:20 <b>elements</b> 51:5 51:13 <b>eliminated</b> 132:9 <b>eluding</b> 92:13 <b>embellishment</b> 138:12 <b>emergency</b> 33:14 45:14 <b>emphasis</b> 128:3 <b>employed</b> 143:11 <b>employee</b> 143:14 <b>enclosed</b> 48:1 <b>encroaching</b> 61:24,25 <b>enforce</b> 133:11 <b>enforcing</b> 134:10 <b>engineer</b> 3:23	8:22 20:4 27:25 30:17 68:16 73:7 84:11 138:7,9 <b>engineered</b> 42:22 <b>engineering</b> 8:18 21:12,20 38:18 40:20 <b>engineers</b> 11:10 48:16 53:2 137:6 <b>enlargement</b> 5:5 5:6 41:21 42:2 47:15,20 <b>ensure</b> 133:21 <b>entering</b> 137:11 <b>entertain</b> 122:7 125:10 <b>entertaining</b> 125:2 <b>entice</b> 17:1 <b>entire</b> 53:8 58:8 82:1 84:21 87:10,13 92:2 106:12 108:1 116:22 118:22 139:9 <b>entities</b> 15:2 <b>entitled</b> 41:10 61:10 62:23 <b>entrance</b> 35:21 42:11 63:21 99:23 127:2 <b>entry</b> 42:18 <b>environment</b> 18:4 <b>equipment</b> 6:22 48:2,23 86:25 124:4 <b>erosion</b> 89:9 90:5 <b>especially</b> 20:12 106:7 <b>esquire</b> 3:4 <b>essentially</b> 41:11 43:10 61:19 89:10 104:20 105:16 107:19 127:7	<b>established</b> 118:7 <b>estimate</b> 9:20 46:4 <b>et</b> 55:24 <b>ev</b> 5:4 <b>evaluated</b> 72:16 <b>evan</b> 3:15 <b>evening</b> 9:12 10:2 22:25 39:25 40:12,21 41:6 43:12 44:12 45:2 66:7 81:9 106:12 107:20 108:1,6 <b>event</b> 77:13 130:21 <b>events</b> 101:25 102:2 127:14 <b>eventually</b> 25:13 48:9 111:10 <b>evergreen</b> 52:1 <b>evergreens</b> 51:11 <b>everybody</b> 114:20 132:4 <b>everyday</b> 19:13 19:21 117:9 <b>everyones</b> 115:5 <b>evidence</b> 117:21 135:25 136:2,3 136:6 <b>exact</b> 23:25 76:4 <b>exactly</b> 12:17 20:10 38:25 63:24 64:15,17 81:24 105:24 107:9 127:9 <b>example</b> 45:6 50:2 51:21 54:16,23 56:5 56:12 64:15 74:23 77:11 89:5,21 94:8 102:3 106:20 118:19 132:20 139:3 <b>excellence</b> 129:8 <b>excellent</b> 129:17	<b>exception</b> 55:8 55:11 89:4 95:13 96:23 <b>exceptions</b> 54:6 54:9 55:13 56:12 90:8 137:1,1 <b>excess</b> 63:13 <b>excluding</b> 6:23 <b>excuse</b> 80:2 <b>executive</b> 8:3 <b>exhibit</b> 41:17 47:12 52:22,23 60:25 61:16 62:13 <b>exhibits</b> 5:18 41:7 135:25 136:1 <b>exist</b> 91:4,5 <b>existing</b> 19:17 43:1 50:12 55:6 61:16 63:16,17,22 80:14 88:22 93:24 97:6,19 98:24 100:6 102:7 103:3 104:9,24 105:2 105:10,16,19 110:11,12 117:5,15 118:7 121:18 137:22 <b>exists</b> 19:15,22 117:16 <b>exit</b> 19:1 32:13 <b>exiting</b> 26:21 <b>expect</b> 123:3 124:12 <b>expected</b> 67:4 <b>expecting</b> 120:6 <b>expendable</b> 122:16 <b>expense</b> 118:17 <b>experience</b> 39:16 56:25 81:14,15 85:21 100:23 <b>experiences</b> 48:14 <b>expert</b> 19:20	<b>experts</b> 20:13 <b>explain</b> 56:4 <b>explained</b> 50:11 107:5 <b>express</b> 86:20 <b>extend</b> 100:14 105:8 <b>extent</b> 106:24 117:12 139:2,4 <b>extra</b> 100:16 <b>extrapolate</b> 37:3 92:22 94:20 <b>extremely</b> 122:12,13 135:3
<b>F</b>				
<b>f</b> 143:1				
<b>face</b> 83:12 117:9				
<b>facility</b> 27:16 50:11				
<b>facing</b> 106:21				
<b>fact</b> 45:3 52:6 61:11 62:1 64:12 75:5 77:20 82:9,22 86:22 93:23 121:14 124:25 134:16				
<b>factor</b> 14:14 15:6 74:25				
<b>factors</b> 11:20 12:12 46:15 74:16,22 78:21				
<b>faith</b> 120:1,1				
<b>fall</b> 49:10,25 137:17				
<b>falling</b> 115:19				
<b>familiar</b> 17:23 78:23 92:14				
<b>family</b> 113:19				
<b>far</b> 20:25 29:1,2 82:10,12 86:15				
<b>favor</b> 109:2				
<b>feel</b> 56:1 85:2 115:24 116:13 122:24				
<b>feet</b> 49:25 50:1 55:14,17,18 56:8,8,15 60:7				

60:11,12,14,16	108:20,22	<b>fiveminute</b>	94:11,16 96:24	<b>gaps</b> 34:10
60:21 62:2,2,3	115:23 135:8	78:25	115:7	129:15
65:10,12,14,15	135:21 137:21	<b>fiveyear</b> 48:18	<b>foundation</b> 53:9	<b>garbage</b> 55:24
99:18,21	137:22,24,25	86:24 124:4	<b>foundations</b>	<b>garden</b> 94:10
121:10	<b>fewest</b> 127:10	<b>fiveyears</b> 77:7	53:11	<b>gate</b> 87:15,15
<b>felt</b> 49:1 54:15	<b>field</b> 22:11 33:3	<b>fix</b> 137:14	<b>four</b> 15:17 46:7	135:18 139:10
95:8 122:6,16	34:1,7,7 39:23	<b>fixtures</b> 58:17	50:1 51:13	139:11,16
<b>fence</b> 57:10,13	40:9	58:19,23 72:15	56:20 82:22	<b>gather</b> 21:5
57:15,17,19,23	<b>figure</b> 24:14	108:9,10 138:8	128:16 140:4	<b>gathering</b> 53:6
57:24 58:1,4	71:17 127:9	<b>flag</b> 6:25	<b>fourfoot</b> 49:9	134:24
80:6,11,18	136:9	<b>flexibility</b> 126:8	<b>fourth</b> 19:1	<b>gears</b> 97:1
81:16,18,19,20	<b>figured</b> 78:15	<b>floor</b> 9:8 114:15	32:12 103:8	<b>general</b> 20:19
81:21 82:14,19	<b>figures</b> 96:5	<b>flow</b> 17:18	<b>fplesq</b> 3:8	21:6 34:14
82:19 83:6,19	<b>file</b> 106:5	<b>flowering</b> 53:13	<b>francis</b> 3:3,4 8:9	64:24 114:15
87:23 88:2,5	<b>filed</b> 6:9	<b>flowing</b> 13:18	<b>franco</b> 3:17 7:9	129:1
88:13,20,22	<b>final</b> 8:21	<b>flows</b> 102:17	7:10 72:13	<b>generally</b> 22:5
97:5,24 98:4	136:25	<b>fluctuate</b> 85:17	79:12,13 84:4	38:16,17 59:17
98:11,19	<b>finally</b> 53:9 59:3	85:17	113:2,6,9,15	63:10 67:14
100:14,19	59:5 63:22	<b>flush</b> 123:22	113:21 132:6	94:16 96:23
101:8,10,10,18	64:11	<b>flying</b> 29:14,17	132:12 141:16	137:3,4 138:20
102:22 103:3	<b>financial</b> 96:17	<b>focus</b> 22:25	141:17	<b>generate</b> 93:12
104:9,10,11,13	<b>financially</b>	<b>fold</b> 55:19	<b>frankly</b> 71:13	112:17
104:16,18,23	143:15	<b>folks</b> 36:9	123:5	<b>generated</b> 14:8
104:24,24	<b>finderne</b> 17:24	<b>follow</b> 21:22	<b>friendships</b>	19:8 45:21
105:2,2,5,10	25:15 31:24	137:4	133:1,7 134:2	46:6 112:20
105:12 111:16	32:11,14,16	<b>following</b> 97:11	<b>frightening</b>	122:17
111:19 112:1,6	34:25 81:15	133:18 140:9	30:19	<b>generating</b>
113:22 114:21	94:1 122:15,18	<b>follows</b> 22:17	<b>front</b> 51:9	18:11
115:15,20,25	<b>finds</b> 138:18	36:18 39:8	134:19	<b>generation</b>
116:14,18	<b>finish</b> 120:5	137:4	<b>frontage</b> 44:2	11:11 134:3
126:12,13,14	126:11	<b>foot</b> 47:25 49:1	<b>fronting</b> 137:19	<b>generous</b> 51:9
126:14 128:17	<b>fire</b> 25:11 55:24	64:15 72:23,24	<b>fulton</b> 18:1,21	<b>gentleman</b>
128:18 129:2,4	68:16	73:3,4 106:24	18:23,24 29:10	124:16
129:6 131:7,16	<b>firehouse</b> 35:4	107:7	29:16,23 30:21	<b>gentlemen</b> 40:18
132:8,15,22	<b>firm</b> 40:20	<b>foothill</b> 14:2	<b>fundamentally</b>	<b>george</b> 4:18
133:3,10,12	<b>first</b> 21:20 22:17	<b>footprint</b> 107:21	131:23	36:12 116:17
134:7 135:4,8	32:12 36:18	118:11	<b>funds</b> 140:13	<b>getting</b> 33:18
135:10 137:13	37:10 39:8	<b>force</b> 125:1	<b>further</b> 9:1 12:6	76:25 88:2
137:14,15	42:17 43:20	<b>forecast</b> 38:23	14:10 47:10	111:17
138:2 139:9,10	60:6 83:23	<b>foregoing</b> 143:6	59:21 65:23	<b>give</b> 27:3 39:14
<b>fenced</b> 48:1	87:13 97:21	<b>form</b> 48:5	66:15 105:8	47:11 57:8
65:25 87:14	117:6 122:3	<b>formal</b> 52:21	112:9 125:3	75:16 83:1
100:11,15	143:8	<b>formulation</b>	143:10,13	87:4 92:19
101:13,16	<b>fishing</b> 10:13	38:1	<b>furthest</b> 70:25	135:17
114:9	<b>five</b> 18:2,22	<b>forth</b> 87:8	<b>future</b> 130:10	<b>given</b> 6:6 97:18
<b>fences</b> 105:12	28:25 35:6	117:23 143:9		100:4 112:20
115:2 120:25	48:24 50:1	<b>forward</b> 9:11	<b>G</b>	118:11 119:11
129:1	56:20 64:16	21:19 119:19	<b>g</b> 36:17,17	126:23
<b>fencing</b> 82:10	74:11,13 76:4	127:17	<b>game</b> 48:19	<b>gives</b> 83:12
88:11 97:3	<b>fivemile</b> 119:7	<b>found</b> 38:15	49:24	128:22

<b>go</b> 11:23 13:3,4 13:15,15,16,19 14:1 15:13 16:23 21:20 23:15 24:9,17 24:20,22 25:7 25:12,14,14,19 26:16 29:13,25 30:10,22 31:8 32:11 34:13 35:3,19 37:23 38:19 40:18 45:4,6 51:4 57:20 60:6 66:18 68:11 69:3 70:1 71:4 71:6 73:16 74:3 75:7,11 78:22 84:6 87:10 88:4,6 91:15 95:13 97:3,15 99:5 99:24 100:2 101:4 106:6 110:1 114:3 116:8 119:17 126:4 127:9 128:9,12,25 131:10,23 134:5,10 135:13 136:23 <b>goes</b> 20:25 50:8 54:17 60:15 61:17 70:25 121:12 133:10 <b>going</b> 11:25 12:2 13:3,13 14:20 15:1,2,4 16:20 17:3,4 18:6 19:4,7 22:20 23:2 24:24 25:2,7,8,10,11 25:16,23 26:11 26:15,20,21,22 27:1 29:23,23 29:24 30:1,21 33:7,20 34:24 35:7,13,16,17 35:23 36:3,7 37:22 41:7	42:9 46:5 49:15 50:17 51:1,6 56:6 57:21 58:7,12 58:16 61:1 62:25 65:1,7 65:10,11,12,25 67:7 68:11,17 69:4,13,22 70:18 71:3 80:21 82:13,14 83:2,4,4,11,13 83:14,19 86:10 86:13 87:3,13 87:14,19,19 88:5,9,11,13 88:17 89:5,6,8 89:17,18,19,20 89:23,23 90:2 91:15,22 93:3 95:1,5,23 96:10,14,20 97:1,10 98:6 98:10,17 99:20 100:2,16 101:2 101:3,16 102:16 103:4 103:10,10,16 103:19 104:2 104:19,25 105:1 106:8,21 107:1,18,25 108:3,10,20 109:9,10 110:11,20,20 110:22 111:16 112:3,5 113:2 115:9,10 116:3 116:6 118:1,3 118:8 121:1,6 123:11 127:17 127:23,24 128:11,11 130:16 131:14 131:15,19,20 132:4,24,25,25 133:21 134:2,3 135:9,9 136:11 140:24 <b>good</b> 9:12 19:14	65:7 77:12 80:17 81:9 86:20 87:20 102:9 118:19 119:25 120:1 132:18 133:3 140:9 <b>governed</b> 40:24 <b>governing</b> 53:25 78:2,3 <b>grade</b> 63:16,17 81:1 105:9 <b>grades</b> 46:7,8,8 46:21 49:4,4 67:16 92:10 <b>graduated</b> 96:20 <b>graduation</b> 111:13 <b>grant</b> 95:20 <b>granted</b> 65:6 66:2 131:6 <b>granting</b> 66:11 <b>grass</b> 89:3 118:1 <b>grasses</b> 51:12 <b>greater</b> 15:14 49:3,6 92:14 <b>green</b> 41:11 <b>gross</b> 15:7 118:9 <b>ground</b> 51:12 69:22 <b>group</b> 48:12 112:13 124:11 <b>grouping</b> 75:14 <b>groups</b> 48:24 96:19,24 <b>guarantee</b> 19:16 45:12 120:25 <b>guarino</b> 4:15 28:15,15,19 29:1,6,9,25 30:4,14,18,25 84:16,16 85:22 86:3,10,15,21 87:17,23 88:16 88:23 89:13 90:7,14,23 91:3,7,14 <b>guess</b> 9:2 38:14 71:12 102:20 111:25 123:12	124:20 132:23 135:15 <b>guessing</b> 10:21 <b>guys</b> 115:10 <hr/> <b>H</b> <b>h</b> 5:2 39:7 56:17 <b>habits</b> 100:7 <b>half</b> 25:22 29:8 35:12 36:24 110:18 <b>halide</b> 58:19 <b>hamilton</b> 4:5 8:21 27:3,5 39:4,12,12,17 40:5,19,22,25 41:4,10,17,25 42:2 43:15,18 43:20 46:12 47:3,19 48:7 48:13 49:23 51:2 54:3,8 55:10 56:13 57:2,8,12,20 58:12 59:10,19 60:3,19,22,24 61:9 62:23 66:14 67:5,8 67:14,20,24 68:7,12,15 70:4,11,23 72:8,18 73:9 73:13 74:4,6 75:16 76:19,23 77:3,10 80:1 80:13,23 85:5 85:25 86:8 87:12 88:12,18 89:2,20 90:13 90:16,25 91:5 91:10 92:2,5 92:16,20 93:6 94:6 95:7,16 95:25 96:6,21 97:21 98:13 99:10,12,16,18 99:21 100:1,13 100:21 101:1 101:23 102:11 102:25 103:7	103:15,20,25 104:4,12,17 105:3,6,9,23 106:4,13,19 107:3,22 108:5 109:12 110:13 110:16,19 111:7,12,19,23 113:1,5,8,14 113:18 126:6 132:11,16 137:10 <b>hamiltons</b> 40:17 <b>handing</b> 47:13 83:10 <b>handle</b> 35:18,24 77:20 127:4 <b>handled</b> 87:22 <b>hanging</b> 82:15 <b>hangout</b> 81:19 82:14 100:8 <b>happen</b> 30:6 84:22 130:14 134:17 <b>happened</b> 20:8 29:15 <b>happens</b> 20:17 23:25 117:20 120:4,25 130:22 <b>happy</b> 39:17 <b>hard</b> 56:4 64:16 91:21 124:14 <b>hasnt</b> 122:9 <b>hate</b> 134:4 <b>havent</b> 20:15 51:2 120:2 122:6 <b>hayes</b> 3:20 7:13 7:14 38:19 39:1 73:24 74:5 75:13 77:17 79:16,17 86:19 112:11 128:2 133:2 141:20,21 <b>hazard</b> 111:21 117:11,12 119:22 <b>head</b> 14:17
---	--	---	---	--

27:10	<b>hillside</b> 62:11	78:20 85:23	49:16 54:16	<b>importantly</b>
<b>headed</b> 15:3	65:18	94:3 96:18	59:25 61:9	51:21
<b>heading</b> 13:2	<b>history</b> 82:17	116:23 119:15	67:8 68:21	<b>impose</b> 118:8
<b>health</b> 64:23	<b>hit</b> 99:23	130:7	71:2,16,25	<b>impossible</b> 26:3
136:10 137:8	<b>hold</b> 124:6	<b>human</b> 97:9	72:20,20 73:24	<b>improvement</b>
<b>healthy</b> 110:4	<b>hole</b> 131:7,16	98:6 133:14,15	83:1 86:25	54:2,5,11
120:10	<b>holiday</b> 12:14	133:17	87:25 89:14	111:2 118:6
<b>hear</b> 27:5 50:4	15:25	<b>hundreds</b> 11:12	97:1 98:3,4,10	<b>improvements</b>
68:1 111:5	<b>holidays</b> 6:24	119:7	99:1 100:2	47:22 48:8
<b>heard</b> 6:13	12:10		103:1 104:2	<b>inception</b> 122:6
53:15 112:21	<b>home</b> 12:7 123:1	<b>I</b>	105:20 107:1	<b>include</b> 28:9
130:13 135:21	123:2 134:19	<b>id</b> 5:4 6:2 27:24	108:18,19	52:20 78:1
<b>hearing</b> 6:15	<b>homes</b> 51:22	39:17 41:4	112:12,22,23	110:12 138:7
8:10 113:22	52:5 58:25	51:5 114:14	113:22 114:1	<b>included</b> 14:21
114:1 123:9	74:15 122:24	119:10 126:21	115:5,5 119:5	15:10,11,21
<b>hearings</b> 6:12	<b>honestly</b> 88:3	131:3	124:20,22	16:5
<b>heavy</b> 17:17	105:22 118:21	<b>idea</b> 24:5 71:3	125:18 129:25	<b>includes</b> 51:11
25:10	128:19	131:3 133:8	131:22 134:6	<b>including</b> 39:24
<b>heck</b> 86:6	<b>hop</b> 97:15	134:7	136:23 140:24	<b>income</b> 74:15,16
<b>height</b> 50:1	<b>hope</b> 35:24	<b>identification</b>	141:7	74:25 86:1,2,4
109:25	<b>hopefully</b> 8:15	41:23 47:16	<b>imagine</b> 29:18	<b>inconsistent</b>
<b>held</b> 2:5 30:8	61:12	49:21 61:6	47:3 118:25	49:5
101:5	<b>horsehill</b> 39:13	62:19	<b>immaculata</b>	<b>incorporated</b>
<b>hell</b> 8:22,24	<b>hotspots</b> 72:15	<b>identified</b> 52:7	75:8	42:3 52:25
136:20	<b>hour</b> 22:21,21	54:8 66:20	<b>immediately</b>	<b>incorrect</b> 137:20
<b>help</b> 65:1,13	22:21,25 23:1	105:23	12:2	<b>increase</b> 28:20
70:9 101:13	23:5,15,24	<b>identify</b> 49:16	<b>impact</b> 13:7,8	28:21 29:18
<b>hereinbefore</b>	24:21 25:4	62:21 63:1	13:14,24 14:5	35:6
143:9	28:23 31:8,13	90:18	14:6,12 16:11	<b>indicate</b> 63:5
<b>heres</b> 8:16	31:17,17,22	<b>ignored</b> 117:17	16:17 17:4,20	<b>indicated</b> 59:11
<b>hes</b> 8:21 136:21	32:3 37:1 38:8	122:24	18:8,11 19:5,9	64:18 73:2
<b>hesitant</b> 119:10	38:8 106:11	<b>ill</b> 20:16 41:18	19:24 38:23	75:20 97:23
<b>hey</b> 22:3	<b>hours</b> 6:19 10:1	43:25 47:13,23	46:21 65:8,11	128:20
<b>high</b> 46:24 49:9	10:1 14:9 16:6	51:4 52:3 56:4	92:9 97:20	<b>indicates</b> 42:13
71:7,9,12,14	23:20 31:11	74:23 81:5	120:13,16	<b>indicating</b> 18:5
85:21 131:14	36:23 57:7	97:16 119:1	121:20,24	<b>indication</b> 95:4
131:15,17,21	59:4,14 108:6	141:9	<b>impacted</b>	<b>individual</b> 6:18
132:18 135:3	137:9	<b>illuminated</b>	120:21	6:21 84:10
139:3	<b>house</b> 77:8 98:3	107:20 108:1	<b>impacts</b> 122:11	<b>individuals</b> 6:16
<b>highend</b> 93:17	115:7,8	<b>im</b> 10:21 16:16	<b>impairment</b>	<b>industrial</b> 15:4
96:22 118:24	<b>housekeeping</b>	17:2 18:15,18	66:3	122:18
118:25 119:6	135:24	20:17 23:17,18	<b>impediment</b>	<b>information</b>
<b>higher</b> 75:22	<b>houses</b> 71:1	24:13,16 25:5	17:11	20:11 75:17
76:10 85:8,11	108:3 112:2	25:8,15,17	<b>impervious</b> 55:3	91:9 92:9
85:12 86:1	113:16 128:17	27:6 29:12,19	64:2	<b>initial</b> 91:10
108:11	130:17	31:1 33:10	<b>impinge</b> 89:17	<b>initiate</b> 8:13
<b>highest</b> 12:16	<b>housing</b> 45:24	37:5,22 38:8	89:18,21	<b>inlet</b> 101:4
37:14,18 38:22	46:14 49:5	39:18,18,19,21	<b>important</b> 51:19	<b>inproject</b> 51:20
<b>highlighted</b>	64:25 65:2	40:2,6,13 41:7	60:1 99:5	<b>input</b> 86:17
27:20 47:21	74:8,9,11	42:9,24 49:15	121:4	<b>insects</b> 101:20

<b>inside</b> 48:25 121:3	14:10 29:6 56:10	<b>jives</b> 130:11	10:11 15:25	16:6,10,16
<b>insignificant</b> 92:10	<b>introduced</b> 93:4 136:1	<b>joe</b> 4:17 33:25 109:8	17:22 19:2	17:10,13,21
<b>inspect</b> 109:24 140:12	<b>introducing</b> 51:15	<b>john</b> 4:13,19 9:13 81:10 91:18 117:4	20:4,9,10	18:15,18 19:10
<b>inspected</b> 109:25	<b>invasive</b> 110:21	<b>join</b> 6:25	21:19 23:18	20:3 21:10,23
<b>inspection</b> 52:15 129:14 138:10	<b>involve</b> 141:3,4	<b>jug</b> 35:18,24	24:10,16,18	22:8 91:18,18
<b>install</b> 137:15,17	<b>involved</b> 12:15 39:24 140:25	<b>july</b> 43:14	26:17,18 27:1	92:3,12,18,21
<b>installation</b> 138:6	<b>involves</b> 141:5	<b>jump</b> 135:10	27:15 29:14	93:24 94:19
<b>institute</b> 11:10 39:20 40:6	<b>irresponsible</b> 121:21	<b>jumps</b> 60:11	30:20 32:21	95:12,21 96:1
<b>insult</b> 118:9 119:23	<b>isnt</b> 33:10 91:3 102:2 132:3 135:9	<hr/> <b>K</b> <hr/>	33:5 44:12	96:7 97:1 98:1
<b>integral</b> 128:5	<b>isolated</b> 90:4 123:15	<b>k</b> 46:7 49:3 67:16 71:3,4	48:16 52:12	98:21 99:11,14
<b>integrate</b> 133:9	<b>isolation</b> 133:12	<b>k4</b> 71:6	61:18 63:9	99:17,19,22
<b>integrity</b> 120:23 123:2	<b>issue</b> 52:6 72:10 99:3 110:5,6	<b>keep</b> 33:7 52:1 52:11 58:21 80:25 107:21 112:13	64:25 65:23	100:2,18,22
<b>intensity</b> 58:18	<b>issued</b> 117:20	<b>keeping</b> 113:25 120:24	69:4 71:9,23	101:19 102:5
<b>intent</b> 102:5	<b>issues</b> 20:15 21:13 43:16 66:19 78:13 97:4 114:25 120:17	<b>kept</b> 120:23	73:19 75:7,8	102:20 103:2
<b>intention</b> 57:12 58:4 80:25 98:22 101:18 107:21	<b>item</b> 43:20 44:9 47:4	<b>key</b> 135:18	75:19 76:1,3,9	103:12,16,22
<b>interested</b> 49:13 73:24 98:3 126:22 130:25 143:15	<b>items</b> 7:23 20:6 20:8 21:22 45:17	<b>kicked</b> 81:19	76:13 77:9,20	104:1,8,15
<b>interior</b> 123:21 123:22	<b>ive</b> 27:10 39:22 39:23,25 40:8 40:9,11 59:10 68:24 83:2 94:17 114:23 114:25 136:19	<b>kid</b> 134:4	82:17 84:22	105:1,4,7,14
<b>intermediate</b> 131:21	<b>ivy</b> 110:17,21 115:3	<b>kids</b> 26:12 27:1 67:17 71:3,21 75:6,20,21 81:18 82:15 86:7 88:6 91:12 93:20 95:10 101:11 104:2 111:16 114:6 123:15 124:14,19 127:8,11,23 128:10,22 131:15,17,17 132:24 134:2 135:18	85:10 87:20	106:2,6,14,25
<b>internal</b> 47:7 50:8 60:7 102:15 138:23		<b>kind</b> 11:8 41:15 45:18 84:18 88:2 92:25 96:12 130:11	88:4,7,7 94:21	107:17,23
<b>internalized</b> 132:7,12	<hr/> <b>J</b> <hr/>	<b>kinds</b> 9:19 88:25	94:25 95:25	108:15 117:4,4
<b>internally</b> 45:9 54:21 113:24 132:17,21	<b>j</b> 6:7	<b>king</b> 17:2	97:22 104:2	<hr/> <b>L</b> <hr/>
<b>interrelated</b> 45:19	<b>james</b> 3:17	<b>knocking</b> 115:2	105:20,22,24	136:17,17 39:7,7 39:7
<b>intersection</b> 13:10 17:25 29:4 35:11 55:17 60:10	<b>january</b> 6:7	<b>knolls</b> 39:13	110:19 112:22	<b>labor</b> 59:16 137:12
<b>intersections</b>	<b>jersey</b> 1:22 2:5,6 3:7 34:9,11,12 39:13,19,22 45:23 92:1 143:5	<b>know</b> 9:16 10:7	116:19 117:12	<b>laid</b> 20:24
			117:13 119:14	<b>land</b> 8:2,5 53:24 64:22 122:23
			120:8,9 121:15	<b>landscape</b> 5:5,7 39:21 40:7 41:12,22 51:6 51:8 52:19 105:15
			124:17,18	<b>landscaped</b> 62:5 99:24
			127:2,5 132:24 134:21 135:2	<b>landscaping</b> 51:3 53:8 57:14 58:7 61:22 65:13 80:14,21 98:14 109:19 111:3 139:25
			<b>knowing</b> 18:5 96:8	<b>lane</b> 14:25 49:14
			<b>known</b> 48:22	<b>lanes</b> 18:2,22 35:1,2,3
			<b>knows</b> 94:24	<b>language</b> 110:7
			<b>kordzikowski</b> 4:17 33:25,25 34:3,16,22 36:5 109:8,8 110:10,14,17 111:4,10,14,20 111:25	<b>large</b> 115:7,11 123:23
			<b>kris</b> 4:16 31:4 114:19	<b>larger</b> 76:11
			<b>kulak</b> 4:13 9:12 9:13,14,16,23 10:3,7,11,17 10:21 11:1,7 11:13,18,25 12:18,23 13:11 13:18 14:14,23 15:12,19,22	

102:1	123:11 124:10	<b>likes</b> 30:12,14	85:8,11,13,14	34:12,14 38:21
<b>largest</b> 38:23,23	126:11,17,21	<b>limit</b> 64:16	85:18 90:1	41:5,16 46:18
<b>lasting</b> 17:19	127:6,21,25	106:23	96:13 97:2	54:6 56:4 62:7
<b>lastly</b> 122:2	128:9 131:13	<b>limited</b> 13:24	99:23 100:5	64:7 65:9 74:9
<b>latest</b> 34:20	132:17 140:20	65:17 90:22	105:8 122:22	74:11,12 82:9
<b>latitisa</b> 2:3 143:4	141:10,24,25	<b>limits</b> 106:24	122:25 123:22	85:9 93:24,25
143:20	<b>lernalers</b> 76:24	<b>line</b> 29:13 57:17	126:8	94:19 95:10
<b>latitude</b> 131:10	<b>lessdensely</b>	61:20,21 88:20	<b>live</b> 24:22 35:8	98:23 100:7
<b>law</b> 3:3 53:24	91:25	98:11 99:13	99:9 105:17	117:9 122:17
64:22	<b>letter</b> 45:8 95:17	105:11 126:5,7	107:24 119:1	127:17 130:3
<b>leaders</b> 102:17	<b>letters</b> 44:4	137:18	119:24 124:19	<b>looked</b> 13:8
<b>learn</b> 82:18	51:25	<b>lines</b> 99:2	133:21 135:6	14:11 29:2,3
<b>leave</b> 23:21,22	<b>level</b> 84:8 124:7	<b>link</b> 57:16 58:1	<b>lives</b> 45:23 133:6	29:16,20 32:10
23:23,24 24:3	<b>levels</b> 72:14	81:21 103:4	<b>living</b> 16:19	37:17 48:14
24:9,10 57:13	108:11	104:9 129:4,10	18:19 34:23	52:6
58:4 104:15	<b>liability</b> 78:13	<b>linus</b> 3:3,4 4:6	74:1 77:7	<b>looking</b> 12:23
110:22 125:3	86:11 87:1,5	8:7,9 10:13	81:15 83:13,24	13:24 15:12
137:13	100:4 114:24	27:2 39:4,14	86:5 89:19	18:20 19:13
<b>leaving</b> 16:7	<b>license</b> 143:20	40:19,23 41:1	96:8 108:21	25:3 32:9
24:4 25:23	<b>licensed</b> 8:21,22	41:9,19 42:1	114:22 117:11	34:10 37:5
103:20 105:15	39:19,21 40:5	43:13,16,19	119:22	38:5,8,8 42:8
122:22	40:7	46:10 47:1,13	<b>lobby</b> 128:14	48:18 52:23
<b>led</b> 58:16 72:14	<b>life</b> 122:11 123:1	47:18 48:3,11	<b>local</b> 53:24 95:2	54:15 67:17
108:9 138:8	123:3	49:15 50:17,20	100:7	72:20,20 73:11
<b>ledger</b> 6:9	<b>light</b> 12:3,4,6	50:25 53:23	<b>located</b> 54:24	85:14 96:1
<b>left</b> 8:16,17 13:2	13:6 14:9 17:9	54:4 55:7	56:18 63:9,19	97:19 98:8
13:16,25 20:6	25:11,13 26:7	56:25 57:3,10	76:13 89:4	108:13,14
25:7,9,14,15	26:16 27:8,18	57:16 58:10	101:14 129:22	118:20 122:22
25:21,23,24	29:12,14 35:20	59:3,13,21,25	138:20	122:25
26:6,7 27:7	58:18 72:14	61:1,8 62:14	<b>locating</b> 126:7	<b>looks</b> 75:14
29:15 30:1,20	73:6,8 106:23	62:21 66:9,15	<b>location</b> 11:6	86:25 88:5
30:23 34:25	106:23 108:2	68:24 69:8,12	16:14 50:6	<b>loop</b> 42:11 54:17
35:2,17,18,19	108:13 113:18	69:23 70:8	65:23 70:6,7,8	<b>lot</b> 14:15,24
35:23 47:24	116:8,9 138:8	76:17,20 78:19	70:9 76:8	16:15 17:1
52:5 99:25	<b>lighter</b> 61:19	125:24 130:4	109:25 125:5	20:6 21:11
116:5,9 119:21	<b>lighting</b> 58:10	130:18,24	128:20,21,22	23:13 24:15,23
119:21	58:11,12,15	135:23 140:2	128:24 129:19	25:5 26:8
<b>legal</b> 110:6	64:12 72:14,21	140:18 141:1	129:20 138:25	31:19 36:24
140:19	73:2 83:21,22	142:2	<b>locations</b> 125:8	48:17 50:7,13
<b>legally</b> 134:21	90:10 106:7,9	<b>listen</b> 83:8	<b>lock</b> 139:15	52:11 63:14,15
<b>legitimate</b>	106:10 107:10	<b>listened</b> 50:6	<b>locked</b> 11:21	67:7,10 73:3
133:24 134:7	107:13,15	<b>lit</b> 83:25 108:3	<b>locks</b> 118:2,4	76:7 80:23
<b>lehberger</b> 3:24	108:6,12 113:9	<b>little</b> 14:5 15:18	<b>long</b> 18:12 21:24	86:7 90:2 91:8
<b>lending</b> 119:9	113:11,17	17:6,23 32:19	25:18,25 83:13	91:20 94:2
<b>length</b> 82:1	138:5	35:6 47:21	101:5 102:2	100:22 101:17
133:10 139:10	<b>lights</b> 58:14,21	53:3 56:4	<b>longer</b> 26:4 56:9	115:10 125:20
<b>lerner</b> 3:15 7:17	58:24 84:6	61:25 63:16	126:3	125:21 126:9
7:18 71:6,9,11	106:10,11,19	64:4 65:20	<b>look</b> 9:25 12:8	138:19,19
71:20,24 72:2	107:1 108:7	75:17,22 76:10	13:6,21 16:11	139:1
72:3 79:20,21	<b>likelihood</b> 135:3	80:15 83:20	19:23 24:19	<b>lots</b> 137:14

<b>loud</b> 132:23	50:21 110:5	86:1 92:25	82:21 107:4	55:16 60:6
<b>love</b> 30:15	141:5	93:10 96:24	118:2 123:25	72:23 107:8
<b>low</b> 73:22 86:4	<b>maintenance</b>	130:3,20	124:15 136:15	<b>minimus</b> 54:6,9
88:2	42:15 48:10	<b>marketable</b>	142:4	55:9 66:8
<b>lower</b> 56:14 85:7	78:12 86:22	113:3	<b>meets</b> 107:11	118:19 136:25
86:2 97:13	109:18 110:2	<b>marketed</b>	<b>member</b> 9:9	<b>minor</b> 54:25
101:25 119:2	137:22 138:2	118:24	39:20 40:6	59:11 60:4
120:5	139:23,25	<b>marketing</b>	<b>members</b> 3:12	63:13 66:7
<b>lowered</b> 73:10	140:5,10,13,14	96:19	8:8,8,12 39:15	<b>minute</b> 82:4
<b>lowerincome</b>	140:16	<b>marketplace</b>	59:23 135:20	<b>mirror</b> 29:17
85:23	<b>major</b> 15:5	120:10	<b>memorandum</b>	<b>misleading</b> 64:4
<b>lowflow</b> 101:23	<b>majority</b> 35:19	<b>marking</b> 61:9	43:14	<b>missed</b> 33:19
<b>lowincome</b>	127:4	<b>master</b> 43:6	<b>memorial</b> 59:16	59:25
119:4	<b>making</b> 11:19	<b>match</b> 64:13,15	137:12	<b>missing</b> 66:22
<b>lowlevel</b> 108:7	13:1,20 25:23	64:17	<b>mention</b> 29:2	66:23 112:25
<b>lshaped</b> 107:19	48:17 86:12	<b>material</b> 53:14	85:22	<b>mitigate</b> 65:13
107:25	95:15 117:21	<b>matter</b> 2:2 8:15	<b>mentioned</b> 31:8	<b>mix</b> 18:3
<b>lsrp</b> 136:20	118:5 127:13	135:23	38:20 65:16	<b>mixture</b> 53:13
<b>lumbar</b> 82:16	128:3	<b>maximum</b> 107:8	68:22 75:19	<b>model</b> 9:19 11:8
<b>lynn</b> 11:15	<b>mall</b> 29:11	<b>mayor</b> 3:20 7:13	89:6 93:15,19	11:18 12:19
	<b>manage</b> 136:11	7:14 38:19	96:11 111:4	13:23 15:7
<b>M</b>	<b>managed</b> 21:11	39:1 73:24	123:24 134:23	16:8 19:2,19
<b>m</b> 2:7 3:18 36:17	<b>management</b>	74:5 75:13	<b>mess</b> 115:22	49:25 76:17,18
39:7,7 59:17	75:21	77:17 79:16,17	<b>met</b> 44:15 53:12	90:24
137:10 142:4	<b>managing</b> 20:3	86:19 112:11	65:5 68:15	<b>modeled</b> 46:18
<b>maam</b> 26:2	<b>maneuver</b> 55:25	122:4 128:1,2	70:20 122:4	<b>modeling</b> 15:11
<b>macmillan</b>	<b>manhattan</b>	133:2,19	<b>metal</b> 58:18	15:21
81:17	14:17	136:10 141:20	<b>metered</b> 72:15	<b>models</b> 34:3
<b>main</b> 11:25 12:1	<b>manual</b> 11:11	141:21	<b>meters</b> 84:6	46:14
12:25 13:1,9	<b>manuals</b> 67:19	<b>meadowbrook</b>	<b>method</b> 38:20	<b>modest</b> 124:5
14:16,19 16:21	<b>manville</b> 13:17	94:8	102:7	<b>modified</b> 64:12
16:22 17:6,24	25:8 35:1	<b>mean</b> 62:4 86:24	<b>methodology</b>	<b>moment</b> 58:4
18:21,25 19:2	81:10	127:22 129:18	134:14	61:22 106:7
25:14 26:8	<b>map</b> 5:11 62:17	131:20 135:21	<b>midday</b> 24:10	<b>money</b> 119:10
28:22,23 31:8	62:24	<b>means</b> 65:7	<b>middle</b> 31:17	122:21
31:23 32:13,13	<b>mariconda</b> 4:16	<b>meant</b> 100:20	46:24 71:14	<b>monitor</b> 135:11
32:24 34:25	31:4,4,7,11,14	<b>measures</b> 56:24	131:21	<b>monitored</b>
42:11 43:21	31:19,25 32:5	<b>mechanisms</b>	<b>millar</b> 4:18	138:6
44:2,5 56:7	32:17,22 33:2	55:22	36:12,12,15,20	<b>monitoring</b>
88:3,17 99:22	33:6,13,17,22	<b>median</b> 74:15,16	37:2,6,15,20	136:11 137:8
99:23 116:5,6	114:19,19	74:25	37:22 38:5,10	<b>month</b> 34:18
116:10 139:18	<b>marie</b> 3:24	<b>meet</b> 53:16 65:1	116:17,17	<b>months</b> 81:18
<b>maintain</b> 50:16	<b>mark</b> 41:18	65:16 98:17	<b>mind</b> 26:10 27:9	82:22 137:11
50:18,19 51:1	49:15 61:1	108:14	96:18 121:16	<b>morepopulated</b>
55:5 78:7,16	62:14 135:24	<b>meeting</b> 2:5 6:3	<b>minds</b> 20:7	92:1
87:4 139:12	<b>marked</b> 41:22	6:4,5,6,21 8:16	<b>mine</b> 75:13	<b>morning</b> 10:1
141:2	47:16 49:20	28:4 33:18	105:22 130:11	22:24 23:5,5
<b>maintained</b> 48:9	61:5 62:19	50:6,11 53:15	<b>minimal</b> 63:6	23:15,22 25:24
120:23	136:2,6	57:6 73:14	65:15	71:10 77:15
<b>maintaining</b>	<b>market</b> 74:18,19	79:25 80:4,12	<b>minimum</b> 55:14	116:8



<b>mosquito</b> 102:3	<b>near</b> 126:2,7	43:2 89:18	<b>notice</b> 6:5,8,19	121:9
<b>motion</b> 20:22	135:6 138:20	118:18 120:21	6:23 21:10	<b>observed</b> 17:2
136:24 141:8	139:1,10,17	122:2	<b>notification</b>	<b>obtain</b> 119:16
142:1	<b>nearby</b> 121:8	<b>neighbors</b>	136:13	<b>obvious</b> 42:17
<b>motoring</b> 19:9	<b>necessarily</b> 88:8	109:15 110:25	<b>notifications</b>	123:19
<b>move</b> 17:3 47:10	124:16 127:21	124:21	136:18 137:9	<b>obviously</b> 13:14
84:24 96:20	<b>necessary</b> 6:24	<b>neither</b> 143:10	<b>nows</b> 22:3	14:12 55:3
97:8 127:11	137:2,14	<b>net</b> 3:8 66:11	<b>nuisance</b> 101:11	58:7 78:13
130:22 141:9	<b>neck</b> 14:3	<b>never</b> 33:2,5,5	<b>number</b> 9:20,24	91:14 105:12
<b>moved</b> 53:3	<b>need</b> 27:18 55:4	<b>neverworkspe...</b>	10:3,8,9,10,14	126:5 134:17
115:6 127:11	58:15 61:14	134:15	10:16,17,23,23	<b>occupancy</b>
<b>movement</b>	62:6,7 71:4	<b>new</b> 1:22 2:5,6	11:1,2,5,13,14	27:12,13,16
15:17	87:2 95:8	3:7 6:12,13	11:16 12:9,15	35:13 93:20
<b>movements</b>	103:11 105:11	19:16 33:3	23:13 24:7	138:11
29:22	115:25 116:4	34:9,11,12	27:4 34:13	<b>occupied</b> 76:7
<b>moves</b> 61:21	121:21 123:21	39:13,19,22,22	45:17,20 49:2	<b>occupying</b> 116:1
<b>moving</b> 21:19	125:12 126:24	41:17 45:23	49:3,6 52:7	<b>occur</b> 84:2
55:24 65:22	127:11 132:21	50:12 65:23	53:10 57:4	<b>occurring</b>
73:18,20 83:18	133:8,11	87:14 89:10,24	58:3 67:15,24	117:19
84:20 96:18	<b>needed</b> 57:23	91:25 105:1,18	68:10 70:24	<b>oclock</b> 6:13
98:9 113:23	88:15 101:13	113:10,12	73:22 75:1	71:11
128:18	105:12 138:8	126:13,24	84:5 85:2,21	<b>offending</b> 73:6,7
<b>multifamily</b>	<b>needs</b> 68:23	129:20 137:21	91:11 92:8,8	84:6
74:11,12,24	123:4,5 124:16	137:24,25	92:13,15,18	<b>offensive</b> 106:15
94:2 113:19	131:9	138:20 143:5	94:7,23,24	<b>offer</b> 125:17,17
126:9	<b>negative</b> 65:5	<b>news</b> 6:9	95:5,10 98:15	<b>offered</b> 77:22
<b>multiple</b> 37:7,9	<b>neglect</b> 117:8	<b>night</b> 23:23	130:19	125:16
37:9	<b>neglected</b>	31:17 58:13	<b>numbered</b> 96:11	<b>offering</b> 96:12
<b>multiplied</b> 75:1	118:16	<b>nine</b> 22:5,24	<b>numbers</b> 10:22	<b>offers</b> 120:10
<b>multiplier</b> 46:4	<b>negotiated</b>	23:8 24:9 46:8	12:16 14:18	<b>office</b> 117:14
<b>municipal</b> 6:11	78:18	<b>nonperpetual</b>	28:22 46:19	<b>offices</b> 3:3
40:2,13 53:24	<b>negotiation</b>	110:5	67:22 68:2	<b>officials</b> 68:16
64:22	86:18	<b>nonproposal</b>	73:11,15 74:22	70:20
<hr/>	<b>negotiators</b> 87:3	81:16	75:23 76:14	<b>offsite</b> 102:19
<b>N</b>	<b>neighbor</b> 115:6	<b>norris</b> 59:4	85:3,7,9 86:2	<b>okay</b> 24:2 27:6
<b>n</b> 2:1 3:1 4:2 6:7	<b>neighborhood</b>	<b>north</b> 92:7	91:24 93:13	67:18 75:15
22:16,16,16	17:4 25:16	<b>northeast</b>	110:1 120:14	<b>old</b> 73:20,20
39:7	29:16 32:19,23	126:14	<b>numerous</b> 35:10	77:7 91:9
<b>name</b> 4:12 8:9	33:8 35:18,24	<b>northern</b> 46:19	<hr/>	<b>older</b> 49:4 52:12
31:3 33:24	47:11 65:8,24	60:11	<b>O</b>	52:13 94:14
36:11 39:11	70:25 86:5	<b>northwest</b> 56:17	<b>o</b> 22:16 36:17	132:22
81:9 114:18	87:25 95:24	126:25	39:7 53:18	<b>olds</b> 48:18 67:11
115:17	97:6,20 111:8	<b>notary</b> 2:4 143:5	<b>oath</b> 9:15 31:6	86:24 124:4
<b>national</b> 34:8,12	118:22 123:20	<b>notation</b> 73:5	34:2	<b>onboard</b> 136:17
<b>naturally</b> 51:15	124:13,18,19	<b>note</b> 72:20 86:4	<b>objection</b>	<b>once</b> 27:15
99:1	126:19,19	115:10	140:19	61:20 81:6
<b>nature</b> 19:19,20	128:5,10 129:2	<b>noted</b> 52:2	<b>obligation</b> 65:1	123:6 135:3
55:12 66:7	131:1 133:4,6	115:13	119:13 130:8	<b>oneday</b> 37:2
97:9 98:6	133:9,13,13	<b>notes</b> 2:1 20:21	141:1	<b>ones</b> 12:21 52:11
133:14,15,17	<b>neighborhoods</b>	73:1 143:7	<b>observation</b>	89:13,14

105:21,25 106:1 119:3 <b>onethird</b> 24:21 24:21 <b>onsite</b> 97:22 <b>open</b> 6:6 9:6,8 20:6,9,22 21:5 42:23 43:5,6 44:7 47:4 52:20,21 59:16 59:16 70:11,14 77:20 79:1,25 82:12 102:7 114:15 120:17 <b>opening</b> 115:5 132:8,15 133:4 135:7 <b>openings</b> 114:7 <b>operation</b> 57:7 59:4,14 <b>opinion</b> 15:13 18:7 44:22 55:8 59:5 64:21 66:8,10 73:7 76:8 86:19 97:17 98:12 100:3 126:22 <b>opportunities</b> 130:14 <b>opportunity</b> 20:13 21:1 36:10 80:24 81:7 109:3 125:10 <b>oppose</b> 117:2 <b>opposed</b> 36:11 76:12 123:21 130:9,23 <b>opposite</b> 29:10 54:19 62:2 70:12 125:23 126:2 <b>opposition</b> 123:7 <b>optimization</b> 128:6 <b>option</b> 33:5 127:4 132:3 135:15	<b>options</b> 132:1 134:18 <b>order</b> 6:3 <b>ordinance</b> 42:4 42:7 47:6 53:10,12,17,22 60:5 62:8,10 62:11,25 63:12 63:25 64:13 65:16,19 66:1 66:4 69:3 84:8 90:17,20,21 98:15,17 107:11 108:14 109:12,16,22 129:5,9 139:7 140:2,3 <b>ordinances</b> 53:24 117:18 <b>original</b> 44:25 107:10 <b>originally</b> 42:18 43:6 47:6 52:2 81:17 134:1 <b>originates</b> 16:2 <b>ornamental</b> 51:12,15 53:13 105:4 <b>outdoor</b> 53:4 <b>outfall</b> 101:2 <b>outlet</b> 32:25 <b>outlined</b> 64:22 <b>outpouring</b> 122:10 <b>outside</b> 11:8 59:1 <b>outweigh</b> 66:13 <b>overall</b> 68:4 118:10 <b>overcrowded</b> 96:9 120:16 <b>overgrown</b> 58:5 80:15 <b>owned</b> 74:12 <b>owner</b> 117:8,16 117:21 118:7 118:13 <hr/> <b>P</b> <b>p</b> 2:1,7 3:1,1,3,4	3:21,21 8:9 142:4 <b>packed</b> 34:9 <b>pad</b> 129:19 <b>page</b> 4:12 43:9 <b>pages</b> 66:20 <b>pandya</b> 7:19 <b>paralleling</b> 54:18 <b>parents</b> 124:14 <b>park</b> 14:16 16:24 47:5,10 47:25 48:4,8 48:11 49:8 50:18,21 51:1 69:25 77:18,19 78:5,10,10,16 81:4 82:23,25 83:11,18 86:11 86:15 87:9,18 97:12 100:3,4 100:10,15 108:22 112:3 113:24 116:4 125:2,7,21 128:18,19 <b>parking</b> 10:6,14 11:17 16:19 44:8 51:14,17 51:18 63:14,15 68:14 73:3 77:12 80:5,8 80:10 82:11,11 82:20,24 83:8 83:10 90:2 97:4,7,8,22 98:9 116:2 133:22 134:10 134:12,19 <b>parks</b> 47:4 48:22 <b>parochial</b> 75:7 75:11 <b>part</b> 50:24 60:1 86:16 87:24,24 89:3,7 92:7 98:21 101:14 104:11 107:12 128:5 <b>particular</b> 11:21	20:18 22:10 48:23 101:14 108:17 109:7 114:9 130:15 <b>particularly</b> 51:22 98:3 109:13 110:8 <b>parties</b> 143:12 <b>parts</b> 91:25 92:1 104:13,14 <b>party</b> 83:2 <b>pass</b> 31:20 99:20 <b>passing</b> 49:16 <b>patriots</b> 41:11 <b>pave</b> 83:17 <b>peak</b> 9:25 10:1 14:9 16:6 31:16 32:3 36:23 <b>pearl</b> 13:3,4,7,9 13:15,25 29:3 29:4 <b>pedestrian</b> 16:10 17:7,18 18:8,9 43:21 56:3 99:3 101:17 139:16 <b>pedestrians</b> 16:13,14,15 17:14,19 18:3 18:11,14 19:7 19:8 56:10 <b>pennsylvania</b> 39:22 <b>people</b> 13:14,15 13:16 14:16 16:19 17:22 18:5,16,20,24 19:16,24 21:12 21:13 23:15,21 23:22,23,24 24:2,7,8,17,20 24:22 25:6,22 26:21 29:13 34:9,10,11 35:20 68:3 73:18 80:9 82:11,11,20,22 83:2,4,8,11,13 84:24 85:2	87:10,19 89:18 94:13 96:11,12 96:25 97:7 98:6,8 99:4,8 99:22 103:23 107:18,24 112:2,5 114:4 114:23 115:1 119:22,24 122:2,13,13 124:23 125:11 128:9,11 133:21 135:6,9 <b>peoples</b> 99:4 122:10 <b>perceivable</b> 65:12 <b>percent</b> 15:17 15:18 27:12,13 27:16 28:3,14 28:25 35:6 63:2,3,4,4,13 76:7 89:15,15 90:18 93:8,19 122:5 124:21 127:7,12 <b>percentage</b> 15:10 28:19,21 75:10 88:25 <b>peregoy</b> 8:17 9:2 9:3,6,22,25 10:5,9,15,19 10:25 11:3,9 11:17,24 12:13 12:20 13:8,12 14:7,19 15:9 15:16,20 16:3 16:9,13 17:8 17:12,16 18:10 18:16 19:6 22:23 23:4,9 23:14,20 24:6 24:11,18 25:1 25:18,22 26:4 26:13,18,24 27:13,21 28:21 29:4,7,21 31:10,13,16,23 32:2,15,20 33:1,4,9 34:6
--	---	---	---	--

34:19 36:22	<b>piscataway</b> 1:22	125:14	125:24 129:17	<b>potential</b> 80:5,8
37:4,9,17,21	<b>place</b> 14:11	<b>plans</b> 21:10	129:25 132:18	80:11
38:3,7,25	44:25 62:6	42:19 49:12	133:3 134:1	<b>potentially</b>
<b>performance</b>	83:25 101:20	52:2,6 105:24	<b>pointing</b> 42:24	10:19 21:8
109:22 140:12	123:15 143:9	111:1 139:8	87:7 108:2	69:21
<b>performed</b>	<b>places</b> 13:19,21	<b>plant</b> 140:8,11	<b>points</b> 42:18	<b>poulsons</b> 136:17
140:12	13:21 16:23	<b>planted</b> 109:23	<b>poison</b> 110:17	<b>practical</b> 62:3
<b>perimeter</b> 97:11	53:6 84:5	109:24	110:21 115:2	72:10 107:17
99:25 100:19	<b>plan</b> 5:5,7,9 8:23	<b>planting</b> 52:16	<b>polhemus</b> 14:25	<b>preceded</b> 20:5
102:24 103:13	19:15 40:24	98:19 105:17	<b>police</b> 83:7	<b>prediction</b>
104:9 120:24	41:5,12,22	109:10,14	<b>policy</b> 6:12 45:2	112:20
<b>period</b> 20:19	42:3,6,13,19	<b>plantings</b> 51:19	45:24	<b>prefer</b> 95:3
25:3 37:24	43:6,10,11	52:20 53:9	<b>political</b> 123:3	<b>preferred</b> 69:1
100:24 101:5,6	44:17 45:1	57:21 80:16	<b>pool</b> 47:23 53:3	<b>preliminary</b>
<b>permanenttype</b>	47:5,10 50:10	98:5,24 99:2	53:8 57:7 59:4	136:25
134:22	51:5,8,9,13	138:13	59:14,17	<b>prepare</b> 40:20
<b>permission</b>	52:19 53:25	<b>plants</b> 52:10	114:24 137:9	<b>prepared</b> 5:11
90:11 138:23	54:10,16 56:22	53:11,20 98:16	<b>poor</b> 122:13	45:24 47:12
<b>permit</b> 129:10	59:8,12 60:4	98:17 110:4,11	<b>populated</b> 91:1	62:18,24
135:14	61:4,10 62:8	110:12,23,24	91:25	<b>present</b> 13:22
<b>perpetual</b> 110:5	62:10 64:12	<b>play</b> 5:8 48:2	<b>population</b>	<b>presented</b> 20:23
<b>perpetuities</b>	66:3,5 90:18	49:20,24	46:16,16 49:8	22:19 59:7
141:5	99:5 102:6,6	101:15	67:23,25 71:17	69:14 74:22
<b>perpetuity</b>	105:5,15 106:9	<b>playground</b>	93:25 94:3	100:4
140:16 141:4	110:1 121:11	50:7 72:5,6	100:7 116:22	<b>presently</b> 71:21
<b>personally</b>	121:11 125:18	123:12 124:11	116:25	<b>presents</b> 38:23
29:14 123:14	130:19,22	124:17	<b>populations</b>	<b>preservation</b>
133:5	131:11,18	<b>please</b> 6:11,24	46:2	139:23,24
<b>perspective</b>	136:25 137:1	7:4 20:1 31:2	<b>portion</b> 42:24	<b>president</b> 39:18
20:11 58:21	140:23 141:1,2	39:10 40:4,18	47:8 51:24	40:8
85:15 107:23	141:6,8	79:7 114:18	56:14 57:4	<b>presumably</b>
112:13	<b>planner</b> 3:21	115:13 139:23	69:15 88:20	124:5
<b>pfizer</b> 121:19	8:22 39:19	141:11	100:20 102:13	<b>presume</b> 119:2
<b>phase</b> 135:14	40:3,6,13,17	<b>pleasing</b> 129:4	102:21 103:14	<b>presuming</b>
<b>philosophies</b>	53:2 138:11	<b>pledge</b> 7:2	126:25	105:20
101:9	140:1	<b>plethora</b> 130:13	<b>portions</b> 58:8	<b>presumption</b>
<b>photograph</b>	<b>planners</b> 39:21	130:15	<b>pose</b> 103:22	120:15
41:13	40:7 48:16	<b>plots</b> 127:8	117:11	<b>pretty</b> 34:24
<b>picked</b> 44:20	85:11 137:5	<b>plus</b> 74:11,13	<b>position</b> 50:23	77:12 80:17
48:19	<b>planning</b> 1:2 6:4	140:3	58:20 122:8	110:18 132:19
<b>picking</b> 95:22,23	6:12,20 8:8,11	<b>pocket</b> 47:5	<b>possibility</b> 70:15	<b>prevent</b> 59:1
<b>pickup</b> 26:12	19:13 21:21	<b>point</b> 11:15	77:1 130:5	81:23 111:16
128:7,8 131:24	30:9 40:1,10	20:14,22 21:1	132:19 134:17	115:25 117:18
132:2 138:24	40:20 45:25	21:21 37:23	<b>possible</b> 107:8	120:20 135:1
<b>pickups</b> 47:2	59:9 64:22	52:3 55:16	<b>possibly</b> 32:11	<b>preventing</b>
<b>piece</b> 100:16	69:6,14,17,18	56:11 57:18	71:10 82:20	68:14
123:13	76:21 85:15	60:21 78:19	127:4 138:12	<b>previous</b> 34:23
<b>pieces</b> 37:7	94:23 106:15	79:25 81:20	<b>post</b> 110:2	53:15
<b>pin</b> 52:12	109:21 117:25	87:17 103:16	<b>posted</b> 6:10	<b>previously</b> 41:8
<b>pipe</b> 115:7,11	118:2 122:4	105:21 114:4	109:23	45:16 118:5

<b>price</b> 119:3	127:12	<b>property</b> 27:9	114:11 118:21	100:25 101:1
<b>prior</b> 52:15 69:9	<b>project</b> 11:5	43:2 44:2 45:4	<b>proved</b> 76:14	<b>purposes</b> 64:21
69:21 138:11	17:15 34:15	45:6,7 52:4	<b>provide</b> 41:1	<b>pursuant</b> 6:17
<b>priority</b> 83:9	40:24 42:12,24	57:17 58:2,3	43:22 44:10	<b>push</b> 17:6,19
<b>pristine</b> 119:21	44:7,17,22	61:20,21 63:18	51:16,17 53:4	<b>pushing</b> 12:24
<b>private</b> 11:22	45:10,21 47:7	63:20 64:5	56:23 57:23	<b>put</b> 20:6 21:25
45:4,6 51:1	48:15 50:9	70:2 81:17	58:15 77:12	30:20 43:5
75:7,9,11	51:10 52:22	86:22 88:20,25	98:22 100:16	45:9 46:15
78:10 95:19	55:12 56:1,24	92:13 95:19	101:13 105:18	50:3,13,23
99:8 100:5	61:13,20 64:2	98:24 99:13	109:15 110:25	55:4 57:24
113:25 125:3,7	64:24 66:4	100:5 102:21	127:15	69:7 70:6
125:18,20,20	68:19 69:10,17	103:3 104:11	<b>provided</b> 6:18	71:18 72:6
126:10 128:19	72:16 74:14	104:13 105:11	45:13 46:4	81:18,20 82:18
138:19,21	75:18 76:3,4,9	105:25 108:19	49:11 51:3	82:19,24 83:3
<b>probably</b> 12:17	76:9 78:20	109:20 112:2	62:4 72:24	83:22 88:9
31:18 67:17	85:14,19 93:7	115:8,9 117:6	74:7 75:17	97:24 98:4
70:16 94:9	93:8,9,18,22	117:7,17,22	80:14 136:20	105:1 112:4
96:22 131:18	93:22 94:18	118:16 123:6	<b>provides</b> 6:19	115:20 118:3,4
139:11	95:9 97:20	123:13 131:25	58:6 84:25	119:5,10,19
<b>problem</b> 30:5	102:15 107:14	137:16,18	<b>providing</b> 44:23	121:2 128:2
50:9 83:20	107:16 118:24	138:3	57:14 64:25	140:12
84:1 87:2 90:5	119:11,17,19	<b>proposal</b> 41:6	65:13 111:2	<b>putting</b> 70:2
104:3 123:19	120:3,22,24	60:17 78:6	<b>prudent</b> 28:4	108:20 112:22
123:24 135:12	121:5,6 122:5	125:2	97:5	114:21
<b>problems</b> 83:6	122:10 130:10	<b>propose</b> 45:1	<b>public</b> 2:4 4:10	<hr/>
88:25 89:16,16	130:15 131:1,2	98:14 119:22	6:6,12,20 8:9	<b>Q</b>
134:23	<b>projected</b> 9:24	<b>proposed</b> 5:8	8:10,18 9:8,9	<b>qualifications</b>
<b>procedure</b> 45:5	45:20 74:7	47:6,8,22,25	19:9 20:20	39:16 40:17
45:7	<b>projection</b> 94:5	48:19 49:9,20	21:24 33:11	<b>quality</b> 117:11
<b>procedures</b>	132:18	49:24 51:13	39:15 41:2,15	122:11 123:2
38:16,18	<b>projections</b> 9:22	61:12 69:1	44:12 46:5	<b>question</b> 9:9
<b>proceedings</b> 2:2	11:15 46:2	70:1 78:6	48:4 50:5,18	19:25 20:18,22
8:14	91:1 131:13	94:11 100:11	50:21 57:5	26:2 27:8,15
<b>process</b> 20:8	<b>projects</b> 39:24	101:24 111:3	64:23 65:6,12	28:17 36:1
45:5 50:10	40:11,13 55:11	111:19 123:18	75:4,6 78:5,10	57:6,25 68:21
95:12,14	94:16 101:8	126:13 139:1	79:1,25 81:5	72:3,13 75:12
117:23 122:25	<b>promenade</b> 12:5	139:17	86:17 87:9	80:3 81:4,12
134:15 136:21	12:9 14:21	<b>proposing</b> 42:7	92:15 100:4	82:6 100:10
<b>product</b> 76:4	<b>promote</b> 64:21	42:13 43:11,23	114:15 122:7	131:5 132:7
93:17 94:11	<b>promoting</b>	44:1 51:10	123:9 124:17	136:8
96:11	64:23	57:15 59:15	124:22,22	<b>questions</b> 8:24
<b>professional</b> 3:5	<b>pronounced</b>	60:8 80:16	125:1 135:1,2	9:6,7 21:15,19
39:19 40:5,17	103:8	92:24 111:23	143:5	22:9 27:22
55:7 59:5	<b>proper</b> 6:8	<b>protect</b> 17:9	<b>publication</b>	33:23 36:9,11
<b>professionals</b>	38:11 57:23	<b>protected</b> 65:25	45:21 46:12	39:2 59:22,24
44:16 45:16	75:14	103:23	68:1 90:25	66:16,18,24,25
55:23 70:17	<b>properties</b> 58:3	<b>protecting</b> 97:5	<b>publishes</b> 24:20	72:2,11 78:24
<b>profit</b> 118:16,17	104:14 122:18	97:19 99:6	<b>pull</b> 116:18	79:1 80:1 81:4
<b>program</b> 127:7	122:19,20	122:25	<b>pulling</b> 18:1	81:6 84:14
<b>programmed</b>	137:18	<b>protection</b> 98:7	<b>purpose</b> 90:14	91:16 108:16

109:6 112:8,9 114:2 122:8 <b>quickly</b> 73:16 <b>quite</b> 11:20 17:18 123:5 128:19	31:5 32:8,18 33:3,14 35:20 36:12 42:14 44:23 51:23 52:5 59:1 70:22 71:19 91:19 97:13 98:2 99:9 105:17 112:2 114:20,21,22 116:7,17 117:5 128:17,18 131:8 133:22 134:9 135:22 137:25 <b>range</b> 49:7 111:9 <b>raritan</b> 121:12 <b>rate</b> 83:14 86:1 <b>reaches</b> 27:16 <b>reaction</b> 73:23 <b>read</b> 27:10 <b>readily</b> 45:22 <b>real</b> 100:25 120:15 <b>really</b> 16:16 25:6 51:2,12 55:19 56:3,20 63:20 65:16 82:8 87:7 99:6 107:8 114:10 114:20 119:5 122:6 135:2 <b>realty</b> 8:2 <b>rear</b> 57:11 137:13,18 <b>reason</b> 17:1 29:9 42:4 55:19 90:7 105:7 109:5 116:4 119:18 125:13 <b>reasons</b> 75:24 84:24 <b>recall</b> 8:12 20:13 20:25 21:1 49:2 71:13 <b>received</b> 41:22 47:16 49:20 61:5 62:19 136:6	<b>recess</b> 79:4 <b>reclamation</b> 121:19 <b>recognizes</b> 40:16 <b>recollection</b> 28:1 59:14,18 59:20 73:14 129:25 130:11 <b>recommend</b> 21:17 52:8 70:16 77:21,23 77:25 121:3 <b>recommendat...</b> 28:4,7 121:22 125:7 <b>recommended</b> 52:1 78:1 <b>recommending</b> 131:24 <b>recommends</b> 138:14 139:6 <b>reconstruct</b> 89:7 <b>reconstructed</b> 103:17 <b>record</b> 10:14 30:22 40:15 62:22 115:17 117:1 118:8 <b>recovers</b> 109:16 <b>recreation</b> 53:5 <b>recreational</b> 52:23 <b>recycling</b> 83:16 <b>redesign</b> 107:13 <b>redevelopers</b> 138:16 <b>redevelopment</b> 8:23 41:5 42:3 42:6,19 43:11 45:1 47:6 50:10 53:17,25 56:22 59:8,12 60:4 62:8,10 66:5 138:17 <b>reduce</b> 56:3 <b>reduces</b> 55:4 <b>reduction</b> 62:1 <b>reevaluating</b> 27:17	<b>reevaluation</b> 28:2 <b>referred</b> 84:4 <b>referring</b> 52:22 76:18 <b>reflect</b> 15:8 42:20 <b>reflected</b> 93:13 <b>reflections</b> 76:15 <b>refresh</b> 59:13,18 59:19 <b>regard</b> 44:11 55:23 56:2 57:25 68:18 75:18 136:8 <b>regarding</b> 50:6 57:7 76:22 84:1 129:15 <b>regardless</b> 131:19 <b>regional</b> 44:14 46:24 <b>regions</b> 46:19 <b>regraded</b> 89:23 90:2 103:10,17 <b>regular</b> 6:4 128:6 <b>regulates</b> 62:12 63:25 64:1 <b>regulations</b> 49:11 89:12,25 134:10 <b>reiterate</b> 64:19 <b>relate</b> 55:13 <b>related</b> 136:25 143:11 <b>relates</b> 44:9 <b>relation</b> 129:1 <b>relative</b> 143:14 <b>released</b> 101:6 <b>relief</b> 54:14 55:15 56:16,21 57:1 60:4 61:14 62:6 64:9,18 66:6 122:22 <b>relocated</b> 42:22 43:4,8 139:1 <b>relocation</b>	138:13 <b>rely</b> 119:25 <b>remain</b> 20:8 88:14 104:25 132:9 <b>remained</b> 43:17 <b>remains</b> 78:10 101:15 <b>remember</b> 87:25 130:4 <b>remind</b> 36:9 81:5 <b>reminder</b> 38:12 <b>removed</b> 42:19 52:3 115:9 <b>rendered</b> 41:12 <b>rendering</b> 41:10 47:21 <b>rent</b> 74:13 120:8 <b>rental</b> 49:5 120:5 130:6,23 <b>rentals</b> 130:14 <b>rented</b> 74:12 130:2,16 <b>renter</b> 118:25 <b>renters</b> 118:25 <b>repair</b> 104:18 <b>repaired</b> 88:14 <b>repairs</b> 88:15 <b>repeat</b> 82:18 132:11 <b>repeatedly</b> 126:18 <b>replace</b> 57:15 <b>replacement</b> 109:16 <b>replacing</b> 109:11 <b>report</b> 43:17 46:4 66:19 72:21 91:2 96:4 137:5 <b>reporter</b> 70:10 143:5 <b>reporters</b> 1:19 <b>reports</b> 136:21 137:6,6 <b>representative</b> 124:18,23 <b>representatives</b>
---	---	--	---	--

19:14 123:3 <b>represented</b> 92:16 <b>represents</b> 74:2 <b>request</b> 6:16 21:23 44:10 97:3 127:13,16 127:18 128:3 <b>requested</b> 56:16 56:17,18 66:6 <b>requesting</b> 43:22 45:9 54:9 56:21 73:4 95:18 98:4,11 106:25 <b>require</b> 6:21 107:2 109:22 138:12 <b>required</b> 9:1 47:5 53:11 54:13 60:7 63:1 72:22 73:5 98:16 99:15 113:16 114:8 <b>requirement</b> 55:14,17 60:2 61:15 65:1,11 90:19 106:15 109:13,13 <b>requirements</b> 44:10 136:12 140:24 <b>requires</b> 66:10 90:21 129:5 <b>requiring</b> 121:17 <b>research</b> 11:3,11 14:24 45:25 <b>resident</b> 19:12 35:15 133:7 134:12,23 <b>residential</b> 10:10 25:2 40:12 51:22 54:1,5,10,11 58:13,25 72:22 108:12 <b>residents</b> 13:22 19:17,17 20:11	34:23 53:7 58:16 65:24 80:7 94:14 124:11,12 126:25 133:20 134:11,18 135:12,18 <b>residing</b> 16:21 <b>resolution</b> 77:24 <b>respect</b> 41:2 43:23 45:3 65:21 81:13 120:18 <b>responsibility</b> 88:8 100:6 109:19 <b>responsible</b> 109:11 <b>responsive</b> 122:7 123:4 <b>restabilized</b> 90:3 <b>restate</b> 67:9 <b>restricted</b> 97:10 <b>restrictions</b> 118:9,12,14 <b>restriping</b> 30:2 <b>result</b> 44:3 75:4 97:7 99:1 101:21 120:22 <b>results</b> 17:17 <b>retail</b> 122:19 <b>retained</b> 5:18 <b>retaining</b> 88:18 88:21 102:23 103:4 105:13 137:16 <b>retention</b> 89:6 101:19 <b>reuse</b> 102:6 <b>revegetate</b> 89:8 <b>revenue</b> 122:17 <b>review</b> 43:13,17 44:4 54:4 <b>reviewed</b> 38:14 40:23 43:25 <b>revised</b> 42:20 47:10 <b>revisit</b> 27:11 82:9 125:12	<b>right</b> 12:1 13:1 13:20 14:1,20 14:24 16:2 17:25 18:21 21:12,20 22:3 25:10,12,13 26:5 35:23 38:14,25 47:24 52:23 60:10,19 61:16,23 70:24 71:24 72:20 73:11 80:20 83:15 85:12 89:2 91:15 93:11 94:21,24 95:3 97:8 98:23 99:7,25 100:10 101:3 106:8 107:24 109:3 121:12 124:2 126:2,2 126:4 127:1 130:5 131:14 136:10 137:23 138:4 139:7,16 <b>riha</b> 33:3 <b>ring</b> 133:3 <b>rise</b> 6:24 <b>rite</b> 83:17 <b>river</b> 121:12,21 <b>road</b> 1:20 3:6 15:24 18:16 23:25 26:25 39:13 54:10,14 54:17,19,23,25 56:5,7,16,17 56:18 60:10,10 61:25 68:23 69:10,13 88:19 99:17,25 106:21 116:6 116:10 139:9 <b>roadway</b> 11:22 42:11 54:12,23 55:13,15 61:25 99:8,10 106:22 108:12 113:19 <b>roadways</b> 44:8 51:16 68:14 97:11,11 108:6	<b>robin</b> 4:15 28:15 84:16 <b>rock</b> 13:16 14:2 14:25 15:4,24 <b>rodzinak</b> 3:14 7:5,6 79:8,9 114:12 125:5 128:16 129:7 129:16,21 141:12,13 <b>roll</b> 7:4 79:7 141:11 <b>ron</b> 3:13 <b>roof</b> 102:17 <b>room</b> 2:6 22:2 <b>rose</b> 3:19 7:11 7:12 67:1,2,6 67:12,18,21 68:5,10,13,20 69:5,9,20,25 70:18 71:2,16 71:22,25 79:14 79:15 80:2 82:21 114:3,10 114:13 129:24 130:12,21 131:3 133:18 134:6 135:17 139:19,22 140:3,7,17,21 141:18,19 <b>roughly</b> 49:9 <b>route</b> 13:5 15:5 45:7 132:13 <b>routes</b> 95:11 <b>rpr</b> 2:4 <b>rule</b> 141:4 <b>run</b> 12:4 45:15 55:22 74:23 77:3 127:23 131:15 133:14 133:15,17 <b>runoff</b> 101:2 <b>runs</b> 43:1 44:6 58:1 104:20 <b>russell</b> 2:3 143:4 143:20 <b>rutgers</b> 45:25 46:13 68:2 76:18 93:14	<b>S</b> <b>s</b> 2:1 3:1 5:2 6:7 <b>safe</b> 18:4,13 110:24 <b>safely</b> 55:25 <b>safest</b> 123:14 <b>safety</b> 17:21 18:9 19:16 58:15,21 64:24 108:7 111:20 <b>salute</b> 6:25 <b>sample</b> 37:2,23 <b>sampling</b> 37:25 <b>samplings</b> 37:6 <b>sanitary</b> 43:1 <b>sate</b> 114:18 <b>satisfaction</b> 66:21 <b>satisfied</b> 125:19 136:21 <b>savo</b> 68:25 69:1 <b>saying</b> 12:17 14:6 19:4 23:8 23:18 24:16,19 24:25 30:23 84:17 87:9 90:10 112:23 124:20,22 131:22 <b>says</b> 125:2 <b>scarlett</b> 3:21 21:21 57:21 66:17 109:17 123:19,24 128:20 135:8 136:18 <b>scenario</b> 37:5,13 <b>scenarios</b> 69:15 <b>school</b> 15:23,25 16:1,4,7,24 26:11 27:4 32:20 33:17,20 44:14,18 46:5 46:22,22,24,24 46:25 67:7 70:19,20,21 71:7,9,13,14 71:14,19 75:4 75:6,19 76:22 77:1,4 84:23
---	---	---	---	---

91:1 94:20	53:7 56:16	<b>services</b> 6:22	106:21 107:18	56:15,19 58:9
111:9 112:11	61:24 63:5	50:1 55:1	107:24 114:25	58:10,11,12
120:16 128:4	84:1,3 86:25	84:25	119:25 121:9	60:16 61:17
128:11 131:4	87:7 94:3	<b>serving</b> 70:21	126:16 137:15	63:7,15,23
131:15,16,17	97:16 98:23	<b>session</b> 8:3	137:17 138:3	64:8 75:20
131:21 132:2	101:16 107:25	<b>set</b> 106:5 143:9	<b>sides</b> 54:13	76:1 83:17
132:18,20,24	112:4 117:10	<b>setback</b> 60:7	<b>sidewalk</b> 26:24	89:7 101:3,15
139:4	119:6 123:5,16	65:9	44:1,3,6 54:19	102:8,13
<b>schoolaged</b>	124:5 133:13	<b>seven</b> 6:23 22:24	54:20,25 55:2	104:21 108:13
45:20 46:3,16	133:25	23:2,7 24:9	55:4 60:23	111:2 119:20
49:2 67:9 68:8	<b>seeded</b> 103:10	46:8	132:15	121:8,14,16,20
71:17 73:17	<b>seeing</b> 18:19,22	<b>sewer</b> 43:1 72:5	<b>sidewalks</b> 18:12	121:24 125:18
74:7 75:2 76:6	39:3 49:14	126:5,7	43:21,24 54:13	128:24 129:14
85:3 91:20,22	107:19 118:6	<b>shade</b> 51:15,17	<b>sign</b> 68:17	129:18,22
92:20,21 93:12	<b>seek</b> 120:6	<b>share</b> 18:16	<b>signal</b> 30:20	131:4,25 132:1
93:16 94:7	<b>seeking</b> 93:1	94:23	37:11	136:25 137:1
111:5,6,11	<b>seeks</b> 118:16	<b>sheet</b> 47:24	<b>signalized</b> 18:13	138:5,10
<b>schools</b> 71:12	<b>seen</b> 117:21	49:12 106:4	<b>significance</b>	140:23 141:1,2
75:7,9,12	129:8	<b>shes</b> 126:1	90:4	141:2,6,6,8
92:15 96:9	<b>sell</b> 119:2 130:22	<b>shield</b> 59:1	<b>significant</b>	<b>sitting</b> 53:5
120:13	<b>selling</b> 130:3,23	106:22 108:2	17:16 53:7	102:1
<b>schulman</b> 1:18	<b>send</b> 95:17	<b>shielded</b> 73:8	85:18 98:19	<b>situation</b> 33:21
<b>screening</b> 98:22	<b>senior</b> 96:16	<b>shielding</b> 106:16	104:5 111:2	35:5,14 61:14
99:2	<b>sense</b> 19:11 32:3	138:8	116:23 136:17	64:6 98:8
<b>sealing</b> 133:25	32:4 116:11	<b>shopping</b> 12:4,5	137:5	126:22,23
<b>secluded</b> 116:20	127:2 128:19	108:4,10,11	<b>signs</b> 82:24	130:23
<b>second</b> 19:1 43:7	129:21 131:18	<b>short</b> 63:19	<b>silence</b> 133:24	<b>six</b> 23:15,22,23
44:9 57:9,25	133:5 135:7	65:10 79:4	<b>similar</b> 11:4,12	46:7 49:3 55:1
70:19 86:5	<b>sent</b> 6:8	<b>shorten</b> 56:9	15:15 40:11	56:20 71:3,4
124:10 141:10	<b>separate</b> 47:1	<b>shorthand</b> 70:9	42:9,12 55:12	81:18
<b>secondly</b> 97:23	88:21 104:19	<b>shovel</b> 69:21	76:5 98:8	<b>sixth</b> 67:16
<b>secretary</b> 3:24	<b>separated</b> 94:13	<b>show</b> 47:4 55:25	129:7	<b>size</b> 49:1 116:21
6:20 7:5,7,9,11	96:16 121:9	65:4	<b>simple</b> 140:24	<b>skylight</b> 58:23
7:13,15,17,19	<b>separately</b> 46:19	<b>shown</b> 44:25	141:7	<b>slice</b> 123:1
79:8,10,12,14	<b>separation</b> 58:6	61:18 80:16	<b>simply</b> 47:19	<b>slope</b> 63:10,12
79:16,18,20,22	99:12	139:8,14	<b>single</b> 37:8	63:12 64:5,9
141:12,14,16	<b>september</b> 1:7	<b>shows</b> 61:16	113:3,4,6,19	65:15 89:10,11
141:18,20,22	2:7 6:4 37:12	<b>shrubs</b> 51:11	<b>singlefamily</b>	90:1,17,18,20
141:24	<b>sequence</b> 71:13	53:13,14 109:9	74:9 113:15	90:22
<b>section</b> 29:13	<b>serious</b> 87:2	112:4,5 133:16	122:24	<b>sloped</b> 89:1
104:22,23	<b>seriously</b> 30:4	<b>side</b> 16:22 29:17	<b>sir</b> 59:5 66:10	<b>slopes</b> 5:11
122:15	97:18	32:9 33:3 42:8	81:25	62:17,24 63:1
<b>sections</b> 104:18	<b>serve</b> 49:8	42:8 47:24	<b>sit</b> 35:22	63:2,6,13,17
<b>secured</b> 126:20	101:20	52:5,24 54:17	<b>site</b> 11:20 12:24	63:18,24 65:17
<b>see</b> 11:15 15:7	<b>serves</b> 48:24	54:18,19,20,24	40:20 41:10	65:18,19 88:24
17:17 18:1,10	50:12	54:25 55:2	42:22 45:14	89:22,24 90:4
19:14,21 22:5	<b>service</b> 46:23	58:2 63:14	47:20 51:5,23	<b>sloping</b> 63:21
33:4 35:9,11	48:24 95:18	70:13 82:25	51:24 52:4,15	<b>slowly</b> 55:20
35:13,20 42:5	132:16	90:1 97:14	54:1,5,11,15	100:24
42:7,10 50:14	<b>served</b> 132:21	103:2,13	55:4,6,16	<b>small</b> 32:22 56:6

64:5,6 88:24 104:22,23 118:11 127:12 132:19 <b>smaller</b> 34:10 54:22 89:14 <b>soil</b> 89:9 90:5 <b>sold</b> 31:20 <b>solution</b> 119:19 <b>solve</b> 29:24 <b>solves</b> 83:6 <b>somebody</b> 19:12 29:17 33:10 77:11,14 118:4 118:15 <b>somerset</b> 3:5,7 <b>somerville</b> 35:3 75:8 <b>somewhat</b> 58:5 61:17 88:3 <b>sore</b> 116:19 <b>sorry</b> 59:25 67:8 103:1 115:5 136:23 <b>sort</b> 115:25 <b>sound</b> 84:20 <b>sounds</b> 32:2 113:22 <b>source</b> 73:8 102:19 <b>sources</b> 73:6 <b>south</b> 53:3 54:24 70:14,25 92:6 <b>southeastern</b> 123:13 <b>southern</b> 46:18 60:12 97:14 <b>southwest</b> 63:23 89:4 102:13 <b>southwestern</b> 103:14 <b>space</b> 43:5,6 44:7 51:16 52:20 70:11,14 <b>spaces</b> 10:6,14 11:17 16:19 47:4 51:17 52:21 77:12 97:23 <b>spacing</b> 98:16	<b>sparse</b> 52:13 <b>speak</b> 40:4 44:13 67:19,22 <b>speakers</b> 4:10 <b>speaking</b> 138:20 <b>special</b> 6:22 <b>species</b> 110:22 <b>specific</b> 9:10,10 13:24 53:10 84:9 92:4,6 94:2 <b>specifically</b> 40:23 67:19,22 84:1 <b>specimen</b> 110:24 <b>spillage</b> 59:2 <b>split</b> 93:10 <b>splitting</b> 29:8 <b>spoke</b> 80:4 124:16 <b>spoken</b> 136:19 <b>spot</b> 50:4 87:8 116:19 123:23 <b>spots</b> 56:18,20 58:5 123:18 <b>spread</b> 76:12 <b>square</b> 47:25 48:25 <b>stabilize</b> 89:8 <b>stabilized</b> 65:25 89:3,11,23,24 <b>stadium</b> 12:5,10 <b>stagnating</b> 101:22 <b>stalag</b> 83:24 <b>stand</b> 73:11 <b>standard</b> 104:4 107:6,8,14 137:4 <b>standards</b> 53:16 53:22 54:2,5 54:11,12 58:15 62:11 64:13,17 66:1 89:9 90:17 107:4,5 107:11 108:12 113:18 <b>standing</b> 119:18 <b>standpoint</b> 62:4	62:5 72:10 <b>stanhope</b> 40:3 40:14 <b>star</b> 6:9 <b>start</b> 8:5 9:20 41:5 118:15 120:4 <b>starting</b> 69:10 <b>state</b> 2:4 31:2 33:24 39:10 40:2,10 45:23 46:1,17,20 49:11 74:1 76:16 84:21 91:23,25 92:2 92:7 117:9,15 117:16,19 119:11 143:5 <b>stated</b> 27:11 98:13 137:10 <b>statement</b> 36:10 62:9 109:1 <b>statements</b> 21:6 68:1 81:7 116:16 <b>stating</b> 85:3 <b>station</b> 14:15,17 14:21 15:2 <b>stay</b> 60:16 88:5 94:15 106:11 106:11 <b>stays</b> 87:8 <b>steep</b> 5:11 62:17 62:23 63:1,6 63:12,18,24 64:5,9 65:15 65:17,18,19 88:24 89:1,10 89:11,21 <b>steepslope</b> 62:12 <b>steepsloped</b> 64:3 <b>stelton</b> 1:20 <b>stenographic</b> 2:1 143:7 <b>step</b> 69:6 <b>stephen</b> 3:14 <b>stickers</b> 83:1 134:12 <b>stop</b> 27:5 36:2 42:14 44:11,19	44:23 45:9,11 48:3 77:9,13 80:9 81:20 82:19,20 95:19 97:16 121:2 127:1 128:22 131:8,11 132:14 138:25 139:5,17 <b>stops</b> 44:21 70:24 82:11 95:11 <b>store</b> 16:23 <b>storm</b> 101:25 102:2 <b>stormwater</b> 102:6,16 121:11 <b>straight</b> 35:3 41:15 <b>street</b> 9:13 12:1 12:1,25 13:1,3 13:4,7,9,9,9,15 13:25 14:16,19 14:25 16:21,22 16:24 17:6,24 17:25 18:1,21 18:25 19:2 22:12 25:14 26:8 28:22,23 29:3,11 31:5,9 31:23 32:8,13 32:13,24 33:3 34:1,25 36:13 42:11 43:21 44:2,5 60:7 86:6 88:3,4,17 91:19 97:13 98:2 99:9,23 103:9 105:17 112:2 114:20 114:21,22 116:5,18 117:5 138:21 <b>streets</b> 18:22,25 29:1 32:9 33:11,12 82:25 95:3 97:8 98:9 113:10 133:16 133:17 135:1,2	<b>streetscape</b> 51:14 <b>strike</b> 112:22 <b>strip</b> 29:11 126:3 <b>striping</b> 30:9,12 68:18,19 <b>strong</b> 121:22 <b>strongly</b> 116:13 <b>structure</b> 5:8 48:19,20 49:9 49:13,20,24 <b>struggling</b> 120:12 <b>students</b> 75:11 132:18 138:25 139:4 <b>studies</b> 15:15 34:7 46:13 84:19 85:10 91:10 <b>study</b> 9:17 16:12 17:23 19:10,20 31:9 32:6 34:17 36:21 37:11 38:15 68:3 73:25 91:19 93:14 112:21 <b>stuff</b> 101:20 115:24 <b>subject</b> 20:23 21:8,17 54:1 <b>submit</b> 45:8,16 55:23 69:1 <b>submitted</b> 53:1 <b>subroad</b> 56:6 <b>subsidies</b> 120:7 <b>subsidizing</b> 78:21 <b>substances</b> 117:13 <b>substantial</b> 19:8 65:6 66:3 <b>substantially</b> 66:12 <b>subtract</b> 112:15 <b>suburban</b> 76:11 93:23 <b>suffering</b> 96:17
---	--	---	---	---



<b>suggest</b> 21:4	<b>swayed</b> 124:21	14:10 16:16	102:11	83:19,23 84:4
<b>suggested</b> 52:14	<b>switch</b> 97:1	72:23 81:24	<b>testify</b> 8:25	84:12,18,23
<b>suggesting</b>	<b>sworn</b> 22:13,17	86:24 88:23	<b>testifying</b> 8:22	85:16,16,20,20
33:10	28:16 36:14,18	91:19 93:2	<b>testimony</b> 6:14	86:4,12,13
<b>suggestion</b> 70:5	39:8 81:12	94:21 104:8	8:20 9:4,10	87:1,24 88:1
128:21	143:8	128:17 129:3	14:4 20:5 27:3	88:19,21 89:4
<b>suite</b> 1:21 3:6	<b>system</b> 11:22	135:9 140:15	41:2 43:23,25	90:2 93:18,19
<b>summarize</b>	42:12 44:6	141:7	44:11 51:3	93:21 94:16
43:25	83:21,22 84:23	<b>target</b> 12:7 22:5	53:15 57:4	96:4,21,23
<b>summary</b> 20:7	101:7 102:18	92:25	97:2 100:14	98:2 99:14
<b>summer</b> 137:11	120:17	<b>taxes</b> 86:22	121:15	100:4,9,21
<b>suntan</b> 83:25	<b>systems</b> 46:22	<b>technical</b> 62:5	<b>textures</b> 53:19	101:16,17,20
<b>superfund</b> 83:17	46:22	140:19	<b>thank</b> 8:7 9:16	101:24 103:15
121:8,14,16,24		<b>tell</b> 9:23 30:18	22:8 30:25	105:5 107:19
<b>superimpose</b>	<b>T</b>	59:15 71:1	31:2 33:22	111:20 115:9
61:23	<b>t</b> 2:1,1 5:2 39:7	75:5,23 86:6	36:8 38:11	115:15 116:10
<b>superimposed</b>	143:1,1	94:7 99:7	39:1 41:16	119:4 122:1
41:13	<b>table</b> 53:6	100:23 102:25	66:17 71:25	126:8 128:24
<b>supermarket</b>	<b>tables</b> 48:2	117:25 134:4	74:5 77:16	129:3 130:18
17:2 18:2	124:6	<b>tells</b> 97:9	84:13 91:15,16	131:25 132:4
<b>supervision</b>	<b>tact</b> 33:8	<b>template</b> 77:4	108:15 109:5,6	133:8,11,23
82:13	<b>take</b> 21:8 25:18	<b>templates</b> 45:15	110:10 112:6,8	135:15 140:9
<b>supplement</b>	25:25 26:4	55:22	114:13 116:15	<b>theres</b> 12:6
58:7	28:2 34:11	<b>temporarily</b>	117:3 123:7,8	23:12 24:17
<b>supplemental</b>	37:24 41:16	61:14	127:25 142:2	35:10 56:7
43:14	52:9 60:21	<b>ten</b> 23:16 63:2,3	<b>thanks</b> 39:4	59:11 65:20
<b>support</b> 122:9	73:18 75:5,9	63:13 76:5,6	<b>thats</b> 13:12 14:7	114:7
128:2	78:25 84:19	90:17	15:23 16:2,7	<b>theyll</b> 72:16
<b>supported</b> 122:5	92:19 110:20	<b>tenant</b> 92:25	21:22 23:14,20	82:25 119:4
<b>supposed</b> 33:14	<b>taken</b> 2:3 6:14	<b>tenants</b> 120:7	24:4,11,13,14	<b>theyre</b> 128:23
<b>sure</b> 15:20 17:12	12:15 79:5	<b>tendency</b> 29:13	26:3,9,13	<b>theyve</b> 74:7
20:2 25:1	85:1 143:13	<b>tenmile</b> 116:22	27:21 28:8	140:12
29:12 39:17	<b>takes</b> 17:18	<b>termed</b> 62:12	30:2,6,11,12	<b>thing</b> 21:8 26:9
41:4,14 43:20	20:21 35:25	<b>terminal</b> 15:23	31:13,22 32:10	26:10 28:5
56:13 66:18	62:6 101:25	<b>terms</b> 20:3	32:24 33:6	32:5 72:20
68:21 72:19	140:4	44:19 48:18	34:6 35:12	83:21 89:25
74:4 84:7 93:6	<b>talk</b> 30:15 36:3	50:8 52:10	39:24 40:11,20	115:4 116:18
106:19 108:20	42:10 44:18	53:10,17 58:17	41:6 42:6 43:9	117:1 118:23
115:8 119:6	47:23 51:5	78:3 84:5 92:9	44:25 45:1,10	134:22
126:13 131:23	60:25 70:4,20	92:24 97:5,19	48:1 49:8	<b>things</b> 12:19
136:22	78:8 96:13	98:15 100:3	50:25 51:13	18:3 20:21
<b>surrounded</b>	116:20 117:5	108:9 110:21	55:6 56:1,2	21:16 63:25
14:4 100:19	<b>talked</b> 9:17 49:2	114:4 122:9,22	58:1,2 59:6	78:14 80:8,10
<b>surrounding</b>	60:15 66:4	130:12 136:10	63:9,11,12,14	83:10,19 87:7
89:17	68:16 80:6,11	136:18	63:19 64:8,25	89:17 97:21
<b>surveyed</b> 105:24	82:3 84:17	<b>testified</b> 22:17	68:10 69:17	110:22 120:25
<b>suspect</b> 91:12	85:8 105:14,15	36:18 39:8,25	70:14,15 73:23	128:16 129:15
<b>suspected</b> 68:2	120:19 129:13	40:9 58:22	75:1,22,24	<b>think</b> 8:4,19 9:4
<b>swale</b> 104:4	134:15	64:11 66:12	77:1,7 78:13	9:14 10:12
<b>swales</b> 103:11	<b>talking</b> 10:15	73:13 88:13	80:9,14,17,25	16:18 19:7

20:16,25 21:15	126:12	130:13 135:25	119:1,5	tricia 3:16
22:14,19 23:12	<b>three</b> 46:8,22	<b>tool</b> 45:25	<b>tract</b> 102:14	<b>trip</b> 11:10
24:8,15 27:19	54:8 56:20	<b>top</b> 81:22 88:21	<b>traffic</b> 9:17 12:2	<b>tripling</b> 116:21
30:8 31:1 35:6	63:3 74:20	104:21 105:12	12:3,6,11,14	<b>trips</b> 10:2,16
36:3 38:10,12	76:11 82:22	119:3	12:24,25 13:1	11:6
43:22,24 48:22	93:7 95:2	<b>tot</b> 48:17 50:7	13:5,18 14:8	<b>truck</b> 14:24 15:1
50:9 53:15	106:5 127:22	50:13 67:7,10	14:15,24 15:3	15:13 16:4
56:13,15 64:16	131:14	125:20,21	15:6,10,13	<b>trucks</b> 15:9,11
64:23 67:14	<b>threetoone</b>	126:8 138:19	16:1,11,12	55:24,24
68:20 69:3	63:10	138:19 139:1	17:5,7,9,11	<b>true</b> 10:22 28:7
71:13 72:5	<b>throwing</b> 58:24	<b>total</b> 9:20 10:2,3	18:3,8,12,20	100:12 143:6
75:8,20 77:10	<b>ticket</b> 83:12	10:5 46:5 64:7	19:10,19,20,25	<b>truthfully</b> 87:18
80:13 81:3	<b>ticketed</b> 83:4	67:25 95:4	20:4 25:9,11	<b>try</b> 29:25 35:22
82:8 85:9 87:2	<b>tickets</b> 83:10	<b>totally</b> 117:2	25:13 26:8	35:22 107:21
87:19 91:11	<b>tied</b> 78:13	<b>touching</b> 63:24	27:18 28:20	<b>trying</b> 20:6
93:20 94:23	<b>tightest</b> 56:14	<b>tough</b> 87:3	29:8,18,21	24:13 56:9
97:4,17 98:21	<b>time</b> 7:23 9:7,11	93:23 96:7	31:21 32:8,11	71:2,16 87:25
99:4 100:8	13:6 17:14	<b>town</b> 76:14	34:17,20,24	97:8,12 112:12
107:5,15	20:25 21:24,24	94:15 106:5	35:4,5,9,14,16	120:24 122:14
108:24 109:1,4	22:4,25 23:25	126:7	35:21 37:11	<b>tuesday</b> 6:4
109:15 111:21	24:12,20,22	<b>towns</b> 85:6,7	38:13,15,24	<b>turf</b> 65:21
112:16 116:19	25:3,19,25	<b>township</b> 1:1	97:6 99:3	<b>turn</b> 13:16,20,25
119:23 121:4	38:15 41:21	3:21,23 6:3,10	101:17 116:8	25:7,21,23,24
121:19,21,25	47:15 48:20,25	28:5 38:13	120:22	26:5,7,15
123:14,21	49:19,24 61:4	44:16 48:6,10	<b>trafficalming</b>	30:20 35:3,17
124:16,23	62:17 76:15	48:23 50:4,18	55:22 56:24	116:5,9
125:8,9,12,14	79:4 86:20	50:20,22,23	<b>train</b> 14:15,16	<b>turned</b> 41:15
125:22 126:1	91:21 100:24	59:8 65:3	14:21 111:15	83:24
126:12,18	101:5 114:9,14	68:25 73:7	111:17,18,21	<b>turnover</b> 83:14
127:13,17	114:17 117:19	77:23,24 78:6	115:2	<b>twice</b> 15:19
128:13 129:21	117:20 123:10	78:7,9 84:3,11	<b>trains</b> 83:15	<b>twin</b> 18:2,23
130:4,5 131:8	136:5	86:11,16,18,23	<b>transcriber</b> 6:23	31:19
133:2,23	<b>times</b> 12:15	87:18,21 96:9	<b>transcript</b> 143:7	<b>two</b> 13:4 15:16
134:25 135:5	23:21 24:3,4	107:2,4 116:25	<b>transfer</b> 15:2	23:20 24:17
135:16 137:20	24:24 30:24	117:18,24	<b>transportation</b>	35:1,2 42:8,18
137:21 139:13	35:1,4 36:24	120:19 121:5	11:10 44:13	42:21,25 43:4
139:17	55:11	122:3,16 125:1	131:4	44:16 47:20
<b>thinking</b> 23:3	<b>timing</b> 58:11	125:4,9 130:25	<b>tree</b> 110:20	48:18,24 50:1
25:5,8,15,17	71:8	135:13 136:13	129:15	55:12,19 56:18
83:18 87:1	<b>today</b> 73:11	138:7,9,11,15	<b>trees</b> 51:10,15	56:20 63:25
125:22 126:2	108:9	138:16 139:6	51:15 52:1,11	65:10,11 69:15
132:23	<b>today's</b> 41:25	139:12 140:1	80:22 88:10	72:25 74:18,20
<b>third</b> 8:11 19:1	62:15	<b>townships</b> 77:19	105:16,18,19	74:24 75:24
52:19 85:12,19	<b>toddlers</b> 124:13	78:15	105:21,24	85:24 86:4,8
86:5	<b>told</b> 33:7,7 45:2	<b>track</b> 114:7	109:9 110:18	86:24 87:12
<b>thomas</b> 3:22	70:23 88:1	118:7	110:24 115:23	89:15 92:8,23
<b>thought</b> 33:14	<b>tom</b> 21:2 78:11	<b>tracks</b> 43:9	116:3 139:22	93:9,11,17
41:4 49:7	136:23	97:14 111:15	139:23,25	94:2 95:1
88:16	<b>tone</b> 61:19	111:17,18,22	<b>tremendous</b>	97:21 99:19,21
<b>thoughts</b> 21:5	<b>tonight</b> 8:1,16	114:5,6 115:2	15:1	105:11 107:12

110:3 112:14 112:18,19 123:18,20 125:8 131:14 132:1,3 140:5 140:5,7,9 <b>twotofive</b> 49:7 67:10 <b>twotofiveyear</b> 111:9 <b>twoyear</b> 110:2 140:13 <b>type</b> 21:8 49:5 55:14 56:23 57:1 74:3 84:19 86:7 88:11 94:18 124:4 129:2 135:8,14 <b>types</b> 21:16 27:19 74:8 <b>typical</b> 101:24 <b>typically</b> 127:6	76:5 86:9 93:10 112:15 116:4 125:23 <b>units</b> 10:10,10 10:24 11:2,5 11:14 16:18 23:12 24:7 32:23 54:20 73:19 74:10,11 74:13,18,19,20 74:21 75:1,3 75:22 76:6 78:21 86:1,2 89:24 91:21 93:7,8,9,12,18 93:21 94:1,4 96:22,23 97:14 112:13,14,18 112:19 113:3,4 113:7 116:1 118:10 119:2,4 119:8,15,16 120:8 <b>unoccupied</b> 98:25 <b>unrented</b> 119:8 <b>unsightly</b> 88:7 <b>uppermost</b> 77:8 <b>ups</b> 15:5 <b>use</b> 18:6,7 33:2 35:17 36:25 38:22 53:24 55:21 64:22 85:10,15 94:4 127:10 128:5 133:22 <b>uses</b> 46:12 51:20 51:22 58:25 104:20 <b>usually</b> 15:16 24:16,20 57:1 <b>utilizing</b> 102:12	61:20 69:4,11 69:13,16,16 70:12 113:24 124:2 126:3,8 <b>vacates</b> 69:19 <b>vacating</b> 47:8 <b>vacation</b> 5:10 61:5,10 62:6 68:23 69:1 70:16 <b>validated</b> 34:5 <b>value</b> 123:1 130:3 <b>values</b> 74:14 <b>vandalism</b> 115:1 <b>vans</b> 55:24 <b>variability</b> 112:21 <b>variables</b> 19:3 19:18 <b>variance</b> 65:4,5 66:2 <b>variances</b> 8:25 64:4,20,21 66:11 72:25 90:9 137:2 <b>variant</b> 64:6 <b>varies</b> 93:22 <b>variety</b> 9:18 118:8 <b>various</b> 15:2 20:24 46:21 51:17 74:8 84:24 <b>vary</b> 76:7,14 <b>vegetation</b> 55:6 58:5 65:20 81:1 110:23 <b>vehicle</b> 24:16 <b>vehicles</b> 28:23 45:15 116:2 <b>vein</b> 78:20 <b>version</b> 41:12 <b>versus</b> 85:10 92:24 110:5 <b>viability</b> 118:23 <b>viable</b> 120:3 126:14 130:10 131:1,2,25 <b>vice</b> 39:18 40:7	<b>view</b> 29:17 106:23 128:4 <b>village</b> 94:8 <b>violation</b> 117:19 <b>visitor</b> 80:8 <b>visual</b> 98:22 105:18 121:8 <b>vocal</b> 124:11 <b>voids</b> 52:15 <b>volume</b> 15:1 <hr/> <b>W</b> <hr/> <b>w</b> 39:7 <b>wait</b> 69:2 <b>waited</b> 21:24 <b>waiting</b> 128:23 <b>waiver</b> 28:12 45:5 131:6,6 <b>waivers</b> 137:1 <b>walk</b> 16:25 56:10 77:8,12 82:25 108:22 112:3,5 131:11 133:20 <b>walking</b> 16:20 26:23 48:2 82:15 114:23 115:1 134:20 <b>walkway</b> 56:9 63:20 77:13 132:8 133:11 <b>wall</b> 88:19,21 105:13 137:16 <b>walls</b> 102:23 103:4 <b>want</b> 25:6 27:14 35:8,19 41:1 43:19 54:6 55:20 60:16 62:14 66:17 70:9 72:19 81:1 90:10 94:14,15 97:3 98:1 109:1,17 112:4 114:24 115:4,8,14 116:20 117:1,5 123:7 125:11 125:18,19,24 127:24 132:6	135:2,24 <b>wanted</b> 16:25 28:13 42:5 57:5 60:1 69:23 77:14 136:22 <b>wanting</b> 118:25 <b>wasnt</b> 33:18 95:9 101:18 <b>watches</b> 19:12 <b>water</b> 101:21 102:1,2,7,19 104:6 <b>wave</b> 22:3 <b>way</b> 2:6 11:23 26:8,19,21 32:9,10,24 35:4 43:24 44:21 48:15 61:16,23 77:8 85:4 99:6,21 104:7,21 106:2 118:11 124:2 126:2 127:16 128:14,15 134:25 139:7 <b>ways</b> 78:14 87:12 119:16 <b>wealthy</b> 122:13 <b>weathered</b> 126:13 <b>wed</b> 41:16 48:18 69:2 <b>weeds</b> 110:18 <b>week</b> 29:15 37:12 <b>weekend</b> 137:12 <b>weekends</b> 6:24 <b>weeks</b> 115:6 <b>welcome</b> 9:11 114:17 <b>welfare</b> 64:24 <b>went</b> 16:4 78:12 91:12 <b>west</b> 42:23 43:3 56:6 57:17 87:23 88:19 <b>westbound</b> 34:25 <b>western</b> 51:24
---	--	---	--	--

54:17 58:2,8 103:2,13 137:15 138:3 <b>weve</b> 12:15 16:4 36:23 42:4 45:15 47:21,25 48:13 54:8 58:19 59:25 66:4,6,6 74:6 74:25 77:3 83:8 84:5 105:23 107:5,5 113:6 117:20 122:24 128:16 129:7 134:15 <b>weyerhaeuser</b> 115:10,21 117:14 <b>whatnot</b> 80:22 84:7 <b>whats</b> 20:8 46:10 57:23 58:10 65:7 71:8 86:14 87:17 90:14 94:11 96:20 99:15 100:25 124:3 <b>whichever</b> 26:18 <b>whisper</b> 22:6 <b>whistles</b> 83:15 <b>white</b> 52:12 <b>whos</b> 86:12 118:7 119:9 123:16 <b>wide</b> 82:12 97:2 99:17 <b>width</b> 56:3 <b>wiegmann</b> 1:18 <b>william</b> 4:5 39:12 40:16 <b>wire</b> 81:22 <b>witness</b> 4:4 8:21 9:10 20:18,19 22:10 27:2,23 28:18 33:21,24 36:4,9 39:3 79:2 80:1 81:5 81:6 82:7 84:15 91:17	108:17 109:7 112:9 143:8 <b>witnessed</b> 115:1 <b>wondering</b> 36:5 95:1 <b>wont</b> 103:12 123:5 127:15 135:19 <b>wood</b> 115:20 <b>wooden</b> 81:18 <b>woodmont</b> 45:6 48:15 75:18 76:9 85:8 92:13,24 93:6 93:9 112:12,14 112:14,19,20 <b>woodrow</b> 44:21 70:24 <b>woods</b> 1:7 3:9 8:2 <b>word</b> 38:14 118:20 <b>wording</b> 131:23 <b>words</b> 90:9 <b>work</b> 23:15,21 24:9,17,20,22 48:20 50:3 52:9 57:21 70:5,17 97:15 103:19 116:6 123:23 126:6 129:13 135:19 <b>worked</b> 40:11 94:9,17 <b>working</b> 39:23 40:8 84:22 91:9 129:14 <b>works</b> 9:19 33:1 68:22 127:3 <b>worms</b> 115:6 <b>worried</b> 77:6 104:2 <b>worse</b> 30:1 35:7 <b>worst</b> 25:3 37:17 100:24 <b>worstcase</b> 37:5 37:13 <b>worth</b> 36:25 37:25 38:4,21 <b>worthless</b>	140:25 <b>wouldnt</b> 23:12 72:10 105:7 108:5 116:5 124:12,20,20 <b>wrong</b> 20:17 129:25 137:21 <hr/> <b>X</b> <hr/> <b>x</b> 4:2 5:2 <hr/> <b>Y</b> <hr/> <b>y</b> 22:16 <b>yard</b> 57:11 82:16 114:23 <b>yards</b> 98:7,10 99:4 133:15 <b>yeah</b> 57:12 66:14 85:17 <b>year</b> 68:25 69:23 140:8,8 <b>years</b> 37:10 39:23 40:9 44:16 67:10 81:16 91:7 94:9 98:25 110:3 114:22 117:7 119:9 140:4,5,6,7,10 140:20,22 <b>yellow</b> 29:13 68:18 <b>york</b> 39:22 <b>youd</b> 10:23 50:14 81:8 <b>youll</b> 27:5 36:10 95:15 <b>young</b> 124:14,19 <b>younger</b> 68:9 94:12 96:14 <b>youre</b> 9:14 10:15 11:7,19 11:19 12:17,18 13:20,24 14:6 14:10 17:10,10 17:24 19:21 23:8 24:18,24 25:11 29:8 30:20 31:6 34:2,24 38:5	38:10 57:3 64:6 76:17 81:11,24 82:14 82:18 83:18 84:20,21 85:3 85:12 86:23 87:7,9 88:9 90:15 91:22 92:12,13,14,24 92:25 93:2,11 95:1,2 96:1,12 96:19 97:10,10 97:13 101:3 103:4 105:1 108:1,20 109:2 110:11 113:1,9 116:21 118:8 122:25 131:14 140:15 <b>youth</b> 49:10,25 100:7 <b>youve</b> 11:18,21 15:15 48:22 53:15 66:12 83:16,16,17 104:15 113:2 113:11 120:22 <b>yvonne</b> 4:14 22:11 108:18 115:18 <hr/> <b>Z</b> <hr/> <b>zone</b> 49:10,25 66:3 89:12 128:7 <b>zones</b> 49:10 <b>zoning</b> 40:1,10 44:9 60:1,5 62:7 66:3 76:21 <hr/> <b>0</b> <hr/> <b>0</b> 72:23 73:1 <b>000</b> 31:7,14,15 31:20,22 47:25 48:25 51:11 <b>05</b> 2:7 <b>08854</b> 1:22 <b>08873</b> 3:7	<hr/> <b>1</b> <hr/> <b>1</b> 5:11 62:18,24 72:24 73:1,3 107:6,9 <b>10</b> 6:7,13,14 46:8 63:3 142:4 <b>100</b> 2:6 28:24 31:18 55:14 76:5 92:18,21 93:7,21 112:14 112:14,19 122:5 124:21 127:6,11 140:20,21 <b>101</b> 3:6 <b>105</b> 10:1 <b>108</b> 4:14 <b>109</b> 4:17 <b>10th</b> 8:13 <b>11</b> 5:6 41:11 59:17 137:10 <b>114</b> 4:16 <b>116</b> 4:18 <b>117</b> 4:13 <b>12</b> 46:9 70:15 75:2 93:21 104:22 <b>120</b> 112:13 <b>12204</b> 49:25 <b>13</b> 1:7 2:7 6:5 9:13 60:10,14 60:21 65:14 70:15 91:18 117:4 <b>132</b> 112:18 <b>135</b> 10:2 <b>136</b> 5:5,6,8,9,11 <b>14</b> 126:1 138:21 <b>15</b> 6:14 42:23 47:25 48:25 60:7,9,13,18 60:19,20 62:3 65:10,14 70:13 70:13 125:23 125:23 126:1 <b>1500</b> 121:10 <b>15foot</b> 61:15 <b>15th</b> 37:24 <b>16</b> 5:6,11 41:11
---	--	---	--	---

62:18,24	56:8 62:2	432 74:25 86:8	90 27:13,16 28:2
160 24:14	67:17 68:8	437 68:3	91 4:13
166 23:11	111:5,8 142:4	456 10:12 16:18	95 76:7 93:19
17 83:24	25foot 61:23	458 11:17 97:23	96 113:6
18 6:7 36:12	99:12	46 6:7	9th 8:10,14
116:17	26 46:7 67:16	47 5:6 72:24	
19 31:4 43:10	71:3	73:1	
63:4 114:19,22	27 34:1 74:19	48 6:19 31:15	
134:4	75:3	49 5:8	
<hr/>	28 4:15 13:5,25	<hr/>	
2	15:5 25:14	5	
2 31:7,22 73:4	32:7 43:14	5 71:6 73:3	
20 48:24 49:10	134:5	107:6,9	
50:2 55:18	287 32:6	50 24:3 93:10,10	
56:7 60:12	29 63:4	54 39:12	
63:4 71:10,11	<hr/>	58 16:18	
83:2 93:8 94:9	3	<hr/>	
98:25 114:22	3 37:21 51:11	6	
117:7 119:9	30 22:24,24	6 22:24 71:6,10	
2000 28:23	39:23 40:9	71:11 72:23	
46:13 91:11	63:4 75:21	73:1	
96:2	81:16 92:20,21	60 92:23	
2004 31:25	112:20,23	61 5:9	
2006 76:18	30feet 63:12	62 5:11	
90:24 91:1,11	30xi00234100	63 111:11	
96:4	2:4 143:20	69 73:4	
2007 36:24	30years 81:14	<hr/>	
37:10	81:14	7	
2010 37:12	31 4:16 16:18	7 2:7 5:6 41:11	
2013 37:13	33 4:17 67:6	71:6	
2015 37:13,21	81:10	700 16:19	
2016 1:7 2:7 6:5	35 31:20 128:10	7327527800	
6:7 37:12	36 4:18	1:23	
43:14	36years 73:20	750 51:10	
206 45:7 48:15	37 55:16 56:15	<hr/>	
75:18 85:9	38 46:5 67:3,9	8	
21 3:6 22:11	68:7 73:17	8 62:2,3 71:6,11	
216 1:20	75:4 91:22	74:19	
22 4:14 49:10,25	111:4 112:20	80 27:11 28:14	
220 16:17 23:12	112:23,24	81 4:19	
23:19 24:15	39 4:6	83 23:6,7,9,9,11	
32:23 73:19	3rd 34:21	23:11,13,17,17	
91:21 112:15	<hr/>	84 4:15	
118:10	4	85 23:18,18	
24 31:14 99:18	4 5:11 22:24	86 35:12	
99:21	62:18,24	88 74:18,18	
24hour 106:9	400 51:11 75:21	112:15 113:3	
24years 73:20	41 5:5	<hr/>	
25 48:25 49:25	422 97:23	9	
50:2 55:18	43 85:24 86:3	9 4:13 62:2,3	
		71:7 74:20	

