

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, April 17, 2018
—MINUTES—

ADOPTED

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 17, 2018 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Board Secretary before the public meeting. However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

ROLL CALL:

Don Sweeney – present	Beth Powers – present
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – absent
Michael Kirsh – present	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - present
Alan Fross – present	

Others present: Board Attorney Steven K. Warner, Board Planner Scarlett Doyle, Board Engineer Tom Forsythe, Planning Division Secretary, Ann Marie Lehberger and Municipal Services Secretary Jacqueline Pino.

MEMORIALIZING RESOLUTIONS:

There were no resolutions presented for Board approval

HEARING AND DELIBERATIONS:

JSM AT BRIDGEWATER, LLC-Route 28 and Adamsville Road

Block 221 Lot 28 & 29

#16-019-ZB- Preliminary Major Site Plan with Variances-Daycare and Medical Office Building

See attached Transcription dated April 17, 2018 prepared by: Liliana Thomas, C.C.R. of Schulman, Wiegman & Associates, 216 Stelton Road, Suite C-1, Piscataway, NJ 08854.

The application was carried to the meeting on June 26, 2018 at 7:30 pm with no additional notice required.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

OTHER BOARD BUSINESS:

ANTHONY GIRALDI-117 Miller Lane

Block 718 Lot 152

#17-028-ZB- Variance-demolish existing home and build new single family home

Decision: Approved with conditions 3/20/18

Memorialized: 4/3/18

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Reorganization & Regular Meeting
Tuesday, April 17, 2018

—MINUTES—

David Stires, PE, the applicant's engineer was present to request an amendment to condition #14 of the resolution that was memorialized on 4/3/18. Mr. Stires explained that the resolution should read that the applicant will prepare a deed of easement to the Township instead of a dedication as was discussed during the hearing.

Board Engineer Tom Forsythe noted that this was acceptable to the Township

Motion by Mrs. Amin, second by Mrs. Powers the foregoing resolution was amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross,
Chairman Sweeney

ABSENT: Ms. Guttschall

NOT ELIGIBLE: Mr. Weideli, Mr. Fallone, Mr. Foose

ADJOURNMENT:

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

Respectfully submitted,
Jacqueline Pino
Secretary to Municipal Services

STATE OF NEW JERSEY
TOWNSHIP OF BRIDGEWATER

In the Matter of:

:
:
: TRANSCRIPT
:
: OF
:
: PROCEEDINGS
:
:
: April 17, 2018
:
:

APP.#16-019-ZB,
Preliminary Major Site
Plan with Variances -
Daycare and Medical Office
Building:

JSM AT BRIDGEWATER LLC -
Route 28 and Adamsville
Road,
Block 221, Lots 28 & 29

Bridgewater Municipal Courtroom
100 Commons Way
Bridgewater, New Jersey 08807

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

BEFORE:

BOARD MEMBERS:

DONALD SWEENEY, Chairman
JEFF FOOSE
JOHN FALLONE
JAMES WEIDELI
MICHAEL KIRSH
PUSHPAVATI AMIN
EVANS HUMENICK
ALAN FROSS
PAUL RIGA
BETH POWERS
STEVEN WARNER, Board Attorney
SCARLETT DOYLE, Board Planner
THOMAS J. FORSYTHE, Board Engineer
CHARLES S. HOLT, Traffic Engineer
ANN MARIE LEHBERGER, Board Secretary

APPEARANCES:
DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS,
LEHRER & FLAUM, P.C.
BY: JEFFREY B. LEHRER, ESQ.
Attorney for the Applicant
15 Mountain Boulevard
Warren, New Jersey 07059

MR. SWEENEY: Please come forward.

MR. LEHRER: Good evening, Mr. Chairman, Members of the Board, Members of the Professional Staff. Jeff Lehrer on behalf of the applicant from the law firm of DeFrancesco Bateman in Warren Township. The applicant as indicated on your application is JSM at Bridgewater LLC. My client is seeking both preliminary and – preliminary major site plan approval together with use variance and C variance in order to construct a 2-story, 22,750 square foot building on Lot 28 and 29 in Block 221, which is situated at the northwesterly intersection of New Jersey Route 28 and Adamsville Road. This is a 1.70 acre parcel of land which will be the size of the property after dedication of approximately 6400 square feet of land to the Township of Bridgewater for future road improvement purposes. This property is split zoned with Lot 28 situated in the C-1 neighborhood business zone district, and Lot 29 is situated in the R10.1 residential zone.

Mr. Chairman, it should be noted that the applicant did all it could to place as much of the building in the C-1 zone district as possible where both of the uses are permitted as of right. The use

INDEX

WITNESS	PAGE
RON AULENBACH	
By Mr. Lehrer	15, 36, 44, 63, 67, 73, 79, 82
CHARLES S. HOLT	
By Mr. Lehrer	34
BRADFORD J. ALLER, PE, CME	
By Mr. Lehrer	96
MARK MELE	
By Mr. Lehrer	106, 119

EXHIBITS

NUMBER	DESCRIPTION	ID	EV
A-1	Aerial view of proposed site	17	
A-2	Color rendering of proposed site plan	22	
A-3	Overall Signage Plan	36	

variance relates really to the placement of a parking lot in the residential zone district which, while not permitted, will serve really as an accessory use to the permitted daycare and medical uses that are proposed within the building. The first floor of this building will be occupied by Lightbridge Academy, a dynamic and really innovative childcare center, and the second floor will be occupied by a medical user as yet to be identified.

There is a lengthy and involved land use history to this site which goes back about 12 years which the director of engineering, planning and development for my client will discuss a little bit further during his testimony. It started out with a CVS application which was denied and then went further where we came and have tried – made an application for a Quick Check which never made it to this Board, but the staff raised concerns about that. So, he will go into a little bit about history. So, for purposes of this introduction, please understand that there have been efforts to put, as I said, everything from a CVS to a Quick Check on this site, and we believe that the proposed uses are what we would consider the least intensive of the uses that can be placed on this site.

1 It should also be kept in mind that both
2 the medical and daycare uses are permitted as
3 indicated in the C-1 zone district, and we believe
4 that these uses will significantly enhance the area
5 from the uses currently situated on the property.
6 There are a few things I just want to clear up from
7 the onset. First, there is this statement in several
8 of the reports that there will be 200 children that
9 will occupy the Lightbridge Academy. That's not a
10 true statement. There actually will be -- the
11 capacity is 165 children, and, generally, there will
12 be approximately 135 which is at this facility, and
13 Mr. Mele from Lightbridge will explain this in more
14 detail during his testimony. So, on average, there
15 will be about 135 children at this site, not 200.

16 The outdoor play area is only used from 9
17 or 9:30 to 12:30 and then again from 2:30 until 5.
18 This is not your typical, you know, kindergarten or
19 first grade where everyone goes out for recess and
20 plays on the playground at the same time. That's
21 just not the way that this works. The children nap
22 from 12:30 to 2:30, and only about 20 to 40 children
23 come out during playtime at any one time. The
24 outdoor play area will only be used when weather
25 permits, and the actual net square footage to be

1 occupied by Lightbridge is not 11,875 square feet but
2 10,670 square feet. There is no floor area variance
3 required since the floor area calculation is to be
4 excluded from the calculation for daycare centers
5 under Section 66.6 of the MLUL.

6 There are several variances that are
7 associated with this application due in large part to
8 the split zoning of this site and a dedication of
9 over 64 -- almost 6400 square feet of land to the
10 Township of Bridgewater.

11 We're not asking for an easement. We're
12 actually going to do an outright dedication,
13 Mr. Forsythe, and that is going to be on Adamsville
14 Road, which is a township road, for further -- which
15 further constrains this site somewhat.

16 And it should be noted, however, that the
17 lot width and lot area variances are eliminated once
18 this lot is consolidated. So, although they have
19 been noticed for, once this application and the lots
20 are consolidated, if this application were to be
21 approved, this application would be completely
22 compliant in terms of lot width and lot area and
23 floor area as well. Obviously, this Board can make
24 such consolidation a condition of any approval.

25 We will not be completing the application

1 this evening, Mr. Chairman, since our traffic
2 consultant had a last-minute emergency, but we will
3 be presenting traffic testimony and concluding with
4 planning testimony at our next hearing. The
5 witnesses that we will be presenting this evening are
6 Ron Aulenbach, the Director of Engineering Planning &
7 Development for Edgewood Properties, who is the
8 parent company of the applicant; Mark Mele, the
9 Senior Vice President of Franchise Development for
10 Lightbridge Academy; and, lastly, David Mahalick, who
11 will briefly talk about -- he's a licensed architect
12 who will briefly discuss the Lightbridge floor plan,
13 the play area and its signage. I also have in the
14 audience who will not be called up affirmatively,
15 Brad Aller, who is a licensed engineer who signed the
16 plans. He will only be called if there is a
17 technical question requiring his input. Lastly, I'd
18 just like to confirm with Mr. Warner jurisdiction and
19 that all notices are correct and proper.

20 MR. WARNER: In my opinion, the content of
21 the notice was sufficient to confirm jurisdiction on
22 this Board of Adjustment. Certainly, I defer to
23 those who double checked the affidavits of the
24 timing, the certified mail slips and the like who are
25 nodding their head, yes. So -- but certainly the

1 content is sufficient, in my opinion, to advise this
2 Board that it has the jurisdiction to proceed.

3 MR. LEHRER: Thank you.

4 MR. KIRSH: Mr. Chairman, a question. Did
5 I hear correctly that the planner is not present and
6 we will not be hearing testimony?

7 MR. LEHRER: Traffic. Correct. Our
8 planner is here this evening, but normally I would
9 present the planner and would like to do so at the
10 end of the hearing. So, that's normally the routine
11 for me to present an application. So I will not be
12 presenting traffic or planning testimony.

13 MR. KIRSH: Well, in light of that,
14 because, just speaking for myself, I think the use
15 variance sits at the heart of this. If there is
16 going to be no commentary about the use variance, I
17 think that it is in everyone's best interest to keep
18 that third area of testimony -- as you pointed out,
19 it will be brief -- I think keeping that as brief as
20 possible is a good move because to me the whole point
21 of this is the use. If we're not going to hear any
22 of that tonight, then, you know, I think the parts
23 that we do hear tonight need to be as brief as
24 possible.

25 MR. LEHRER: Well, I need to present the

1 operations testimony for the Lightbridge which goes
2 to the use. I need to present testimony regarding
3 the medical, which is part of the application of the
4 use, and I also need to present our architect which
5 will be very, very brief

6 MR. HUMENICK: If I could ask you a
7 question? You started out in your first comments
8 that -- almost like with an apology. You know, we
9 requested so many -- we anticipated so many children
10 attending the academy.

11 MR. LEHRER: Yes.

12 MR. HUMENICK: Now you've diminished the
13 amount of children that will be there. Can you tell
14 me why that happened?

15 MR. LEHRER: I can only tell you that
16 during the last few weeks when I've actually drilled
17 down on this application and talked to the
18 representatives of Lightbridge, it appeared to me
19 that the number of 200 -- and I'm not sure where it
20 came from -- but that the number was actually 165
21 would be maximum capacity, and when I even went
22 further I learned that normally they never have a
23 hundred percent. Never, I can't say never. But by
24 and large, they don't have full capacity. They
25 usually operate at 75 to 80 percent capacity;

1 75 percent of the 165 would be the 135, and that's
2 what I've been told by Lightbridge is what they
3 normally have.

4 MR. HUMENICK: Does that impact any of the
5 other statistics that are in the paperwork that we
6 have here?

7 MR. LEHRER: Good question, Mr. Humenick.
8 Actually, it doesn't change the number of spaces that
9 will be dedicated for parking for the arrival of
10 children and their parents in and out. The number of
11 children -- the number of parking spaces that we need
12 for Lightbridge Academy is about -- was about 10 for
13 the parents and about another 21, 20 for the staff.
14 So, we're going to dedicate 10 spaces for parent
15 drop-off and arrival. So that won't change. Whether
16 it's the 165 or the 135 or the 200. So -- because
17 they're in in five minutes. They drop their children
18 off. There's fingerprints, and they leave. The same
19 thing in the afternoon when they're picked up. So
20 that won't change.

21 MR. HUMENICK: Are there any changes to
22 the medical and dental facilities that are planned
23 for above, on the second floor?

24 MR. LEHRER: There is no medical user that
25 we've identified yet, but, no, it really changes

1 nothing. Your parking calculation under your
2 ordinance is based upon square footage. So, that's
3 why we have what we have. That's not going to
4 change.

5 MR. SWEENEY: Well, hang on one second,
6 Jeff. I think the Bridgewater ordinance with respect
7 to parking, at least for childcare is based on the
8 number of children.

9 Ms. Doyle, is that correct?

10 MS. DOYLE: There's an MLUL requirement.
11 But there are two differences -- and he's shaking his
12 head, yes. One is if the building is freestanding in
13 and of itself. Another requirement for parking
14 related to childcare centers is if it is associated
15 with an office, for example, and I'm going to rely on
16 you for clarity on that because in one case the MLUL
17 takes over and says that the DCA will see whether
18 it's acceptable, and in the other case the municipal
19 regulations will hold.

20 MR. LEHRER: Right. The drafters of the
21 MLUL in Section 66.6 had some really difficult time
22 because the draft -- the final product of the
23 Section 66.6 is not anything what was intended when
24 it first was on the floor of the legislature. So,
25 there was some confusion about what gets included and

1 what doesn't. I can tell you that -- and I need to
2 put my glasses on, Mr. Chairman. It says, "Childcare
3 centers, which upon completion, a license is
4 required" which is the case, "shall be permitted uses
5 in all non-residential districts." Then it goes on
6 to say that the floor area occupied by -- in any
7 building or structure as a childcare center shall be
8 excluded in calculating parking requirements
9 otherwise applicable to that number of units or
10 amount of floor space under state or local law.

11 So, you exclude floor area for purposes of
12 calculating the number of parking spaces. It doesn't
13 tell you how to, but that's what it says. You
14 exclude the floor area when calculating the parking
15 requirement. The implication being that, what do you
16 need? And we only need 10 spaces for the children,
17 and we only need another 21 for staff.

18 MR. SWEENEY: I suspect your traffic guy
19 is going to get in more detail.

20 MR. LEHRER: That's right.

21 Does anyone have any other introductory
22 questions?

23 MR. WARNER: I just wanted to make one
24 point before we swear in all the witnesses, and that
25 is, all appropriate questions and my opinion,

1 certainly, but I want to stress the fact that this
 2 Board does understand that when you're presenting a
 3 use variance and bulk variance case in conjunction
 4 with the site plan application that there are
 5 overlaps. A lot of the same testimony can relate to
 6 and a lot of testimony from the same witness, even if
 7 it's different testimony but from the same witness,
 8 will relate both to the use variance components and
 9 bulk variance components as well as the site plan
 10 issues. So, this Board is certainly aware of that,
 11 number one; and, number two, of course, is going to
 12 give you a full and fair opportunity to present all
 13 your witnesses, all your testimony, all your
 14 documentary evidence for all the relief you seek as
 15 well as to address members of the public's questions,
 16 comments, evidence and whether they be in support of
 17 or in objection or to opposition to the application.
 18 So I want to make that clear from the outset.

19 MR. LEHRER: Thank you.

20 Mr. Chairman, my first witness is Ron
 21 Aulenbach.

22 MR. SWEENEY: I'll swear him in, and I
 23 will also swear in our Board planner and our Board
 24 engineer. If all three of you would raise your right
 25 hands.

1 **A. I oversee the in-house civil engineering**
 2 **department which prepares all the civil site plans as**
 3 **well as I'm charged with all the entitlements for**
 4 **every project that Edgewood Properties or its**
 5 **subsidiaries appear before these boards.**

6 Q. And in that capacity you've testified
 7 before this Board, in fact, and numerous other
 8 boards?

9 **A. That's correct.**

10 Q. And I have mentioned during my
 11 introduction that Brad Aller is an employee of EP
 12 Design which is also a subsidiary of Edgewood
 13 Properties. Correct?

14 **A. That's correct.**

15 Q. And he was the one who actually prepared
 16 the site plan that's before the Board, correct?

17 **A. That is correct.**

18 MR. LEHRER: To the extent that his
 19 expertise is required, he will be here, Mr. Chairman,
 20 to answer any questions.

21 Q. Are you familiar with the site plan that's
 22 been prepared by EP Design Services and submitted on
 23 behalf of the applicant in connection with this
 24 application?

25 **A. I am.**

1 SCARLETT DOYLE,
 2 THOMAS FORSYTHE,
 3 RONALD AULENBACH, having been first
 4 duly sworn, testified as follows:

5 MR. SWEENEY: Thank you. If you can
 6 provide your name. Spell your name and address.
 7 Business address is fine for the record.

8 WITNESS AULENBACH: Thank you. Again, my
 9 name is Ronald Aulenbach, A-U-L-E-N-B-A-C-H. I'm the
 10 director of engineering planning and development for
 11 Edgewood Properties. The address is 1260 Stelton
 12 Road in Piscataway, New Jersey.

13 DIRECT EXAMINATION BY MR. LEHRER:

14 Q. Mr. Aulenbach, you are a representative of
 15 the developer, JSM at Bridgewater, correct?

16 **A. That is correct.**

17 Q. And JSM is a subsidiary of Edgewood
 18 Properties which is the parent company with whom you
 19 work, correct?

20 **A. That's correct.**

21 Q. And how long have you been working for
 22 Edgewood Properties?

23 **A. Approximately 19 and a half years.**

24 Q. And what are your responsibilities as
 25 director and supervisor of engineering and planning?

1 Q. What I'd like you to do to start is
 2 describe what the existing conditions are. And I
 3 know that you have an aerial.

4 MR. WARNER: And, Mr. Lehrer, if I may,
 5 Mr. Chairman, just so we're clear to perhaps state
 6 the obvious, this witness is testifying as a fact
 7 witness, not seeking to be accepted as an expert in
 8 any field, correct?

9 MR. LEHRER: That's correct. He does not
 10 have a licensure in engineering.

11 MR. WARNER: Okay. Thank you.

12 MR. LEHRER: May I ask that this be marked
 13 as A-1.

14 (Aerial view of proposed site was marked
 15 as Exhibit A-1 for identification.)

16 WITNESS AULENBACH: Mr. Chairman, if it's
 17 appropriate if I stand, I don't know if the mic is
 18 going to pick up.

19 MR. SWEENEY: Excuse me one second.

20 Those of you in the public, I don't think
 21 we have any extra copies, but I will ask
 22 Mr. Aulenbach to turn his presentation materials,
 23 angle it a bit. So if you want to sit in a slightly
 24 different place so you can see it better, please feel
 25 free to do so. Thank you.

1 MR. WARNER: There's no formal bride side
2 or groom side. You can sit anywhere you'd like.

3 WITNESS AULENBACH: Thank you,
4 Mr. Chairman and Members of the Board. As Mr. Lehrer
5 indicated, we're here seeking tonight a preliminary
6 site plan approval on a 1.7 acre piece of property.
7 It's located on Route 28, Union Avenue and Adamsville
8 Road. It's got the frontage, which Mr. Lehrer
9 indicated, the dedication. It currently goes out --
10 the property currently goes out to the center line
11 which is the dedication that's appropriate. To the
12 north are single-family houses as well as to the
13 west. To the south is Route 28 and the Borough of
14 Somerville, and then to the east is a retail
15 commercial shopping center, and to the southeast is
16 also Bridgewater Motorworks and some other commercial
17 development.

18 Q. This property, would you just identify the
19 size of the property after the dedication?

20 A. 1.7 acres.

21 Q. And it's currently occupied by what
22 structures?

23 A. To the northwest corner it's an existing
24 single-family garage and a house in the front as well
25 as the former Bridgewater transmission shop which is

1 located on the corner itself.

2 Q. And that facility is no longer in
3 operation, correct?

4 A. That's correct.

5 Q. And the property is in two zone districts;
6 is that right?

7 A. That is correct.

8 Q. And Lot 28 is in the C1 where the auto
9 repair facility was, correct?

10 A. Yeah. You could almost see on the aerial -- you
11 could almost see almost a fine dividing line between
12 what was the commercial Bridgewater transmission
13 shop, and the residential lot is really right here.
14 So, this portion, approximately a third of the
15 property, is in the C1 district which is bound by
16 Adamsville Road.

17 Q. And there was some discussion about a bus
18 stop. Could you just identify where that is located?

19 A. It's really difficult to see on here because
20 it's almost underneath the yellow line that we're
21 showing as the outbounds, but there's an existing New
22 Jersey Transit bus stop and shelter that sits out
23 here on 28.

24 Q. Tell me a little bit about the zoning and
25 land use history of this site.

1 A. Sure. As indicated earlier, in 2006 we made an
2 application and appeared before this Board for a CVS
3 Pharmacy. It was a 13,013 square foot pharmacy with
4 a drive-thru. That was primarily located to the
5 northwest of the property. The only thing separating
6 the residential neighborhood and the CVS building
7 itself was really just the drive-thru that went
8 around the back of the building. The parking was
9 located in the front on Adamsville as well as the
10 front on 28. In 2007, this Board denied that
11 application for CVS.

12 Since that time, 2007 to 2013, our
13 in-house leasing department made the best efforts to
14 try to find a tenant for this site, and in 2013 we
15 had submitted an application to the township for a
16 Quick Check convenience store with gasoline. Again,
17 the building itself was located on the northwest
18 corner with the pumps being out by 28. From 2013
19 through October of 2015, we worked with the
20 board's -- the township professionals to try to get
21 the plans in a position that they were suitable to
22 bring before to this Board. Since there were so many
23 delays, Quick Check and because it was a use variance
24 decided they didn't want to wait it out. They
25 decided to no longer pursue this location. So we're

1 back to the drawing board with now trying to find a
2 tenant.

3 And in that time in 2016, we submitted an
4 application to the township for what's before you
5 tonight which is a daycare facility with a second
6 floor, a medical office above it. Since 2016 and
7 '18, when we originally submitted the plans to the
8 town, the building itself again was located in the
9 northwest corner with the parking around the
10 perimeter on Adamsville as well as on 28. In working
11 with the township staff and professionals about how
12 to provide the least amount of disturbance to the
13 neighbors, the building, which is what you'll see
14 tonight and what's in your packet, was slid as far to
15 the southeast as possible pushing it up against the
16 corner of Route 28 and Adamsville as much of the
17 building as we could into the C1 district and then
18 have the accessory use, if you will, and parking be
19 what's between the building itself and the
20 residential uses that surround the property itself.

21 Q. So there was a concerted effort on your
22 part, on part of the applicant to make the site and
23 the use as least intrusive to the neighborhood as
24 possible?

25 A. Absolutely.

1 Q. Okay. And what I'd like you to do now is
2 to talk about what is being proposed.

3 MR. LEHRER: And this is going to be A-2,
4 Mr. Chairman, a color rendering of the proposed site
5 plan.

6 (Color rendering of proposed site plan was
7 marked as Exhibit A-2 for identification.)

8 MR. WARNER: Mr. Chairman, if I may, I
9 note that A-1, the exhibit was not dated. Is this
10 exhibit dated, which I'll see in a moment? But also
11 is it a colorized version? Can you give us the last
12 revised date of the plans of which it is a colorized
13 version? It's a multipart question.

14 WITNESS AULENBACH: The aerial has a date
15 of 4/17/18. It's in the signature block and it
16 probably looks like an inkblot. It's on there as
17 dated for today's date.

18 MR. WARNER: Oh, there it is. Yeah.

19 WITNESS AULENBACH: The color rendering
20 does not have a date on the title block, but it is a
21 color rendering that represents the site plan that's
22 in your packet.

23 MR. WARNER: Okay. And, so, presumably,
24 the last revised date of the last version we received
25 which, if I recall correctly, might have been an

1 approved, to consolidate both of the lots, correct?

2 A. That's correct.

3 Q. Okay. And you're proposing medical
4 offices on the second floor, but we have not yet
5 identified a user for the medical use, correct?

6 A. That's correct.

7 Q. What is the size, the approximate size of
8 the tot lot or the play area?

9 A. The play area is approximately 4818 square feet,
10 which, again, is this irregular shaped rectangle, if
11 you will, that's located to the north of the
12 building.

13 Q. All right. Getting into parking, how many
14 parking spaces are overall proposed?

15 A. Sixty-seven spaces are proposed including six
16 handicapped spaces.

17 Q. And how many spaces are required under the
18 local ordinance?

19 A. I believe it's 118.

20 MR. WARNER: I'm sorry. What was that
21 number?

22 WITNESS AULENBACH: 118.

23 Q. And is it your feeling, based upon your
24 experience, that this will be sufficient for both of
25 the uses?

1 April date, an April 2018 date or March.

2 WITNESS AULENBACH: March 28th.

3 MR. WARNER: March 2018 date?

4 WITNESS AULENBACH: I believe that was the
5 date on the cover sheet, the title sheet which was
6 the last revision.

7 MR. WARNER: Okay. Thank you.

8 MR. LEHRER: So, I guess, I take it that
9 all the members have a copy of the color rendered
10 site plan?

11 BY MR. LEHRER:

12 Q. All right. Mr. Aulenbach, can you just
13 describe what's being proposed.

14 A. Again, as indicated on the color rendering, we
15 have the daycare office building again as indicated
16 slid as far to the southeast as possible up against
17 the intersection of Adamsville and Route 28, Union
18 Avenue. The play area Mr. Lehrer spoke about which
19 is located to the north of the building closest to
20 the driveway entrance off of Adamsville Road, all the
21 parking that's located to the western side of the
22 site with an access point onto Route 28 as far to the
23 west from the intersection as possible due to DOT
24 constraints.

25 Q. And the proposal is actually, if this is

1 A. Again, based on my conversations with
2 Lightbridge Academy and their past experience of what
3 they require as well as their traffic engineer who's
4 going to talk about the dynamics of the two uses
5 interacting on the site at one time, I believe we
6 have a sufficient amount of parking.

7 Q. And even though there's no identified
8 medical user at this time, the parking requirements
9 are based upon square footage, correct?

10 A. That's correct.

11 Q. And we are compliant in terms of the size
12 of the parking stalls, 9.5 by 18?

13 A. Yeah. As a matter of fact, one of the things
14 that came up in discussions with staff was the
15 request, if you will, to increase the sizes from 9
16 and a half -- from 9 feet to 9 and a half by 18 to
17 give that extra size as well as provide 2- to 3-foot
18 little striped areas along these islands, again, to
19 give a little bit of extra room for when the people
20 are stepping out of their cars and not stepping onto
21 the island. So we provided these striped areas
22 adjacent to all the -- the last parking stall, if you
23 will, or end parking stall so that the patrons or the
24 workers, whoever, have a little bit of extra area to
25 step out of the car.

1 Q. One of the comments raised by one of the
2 professionals, I believe it was the engineer, said
3 that the two parking spaces to the northwest right by
4 the exit are somewhat problematic because of cars
5 coming in and out. And you've talked to Lightbridge
6 about that, and they would be willing to dedicate
7 those two employee spots so that there is minimal
8 interruption or minimal movement. Correct?

9 A. Yeah. And, again, in speaking –

10 Q. Maybe you want to show those spaces first.

11 A. In speaking to staff and speaking to the traffic
12 engineer and speaking to Lightbridge, there are
13 several spaces that were brought to our attention
14 that may be somewhat problematic because they're at
15 the end of a drive aisle where backing out may be
16 problematic, and we'd be more than willing to deal
17 with any kind of condition this Board may grant to
18 whether it be for a medical user or for Lightbridge
19 Academy to restrict them for employee spaces whatever
20 number of staff or the township professionals feels
21 appropriate because we know, as Mr. Lehrer indicated,
22 we need at least 20 to 21 spaces for Lightbridge
23 Academy for staff, and we're going to need several
24 for the medical use for staff. So there's several
25 perimeter stalls that we typically would mark or

1 encourage our employees to park at to leave the prime
2 parking spaces, if you will, or whatever ones are
3 drop-off for parents left for the patrons of the
4 medical use as well as the parents that are dropping
5 off for the daycare.

6 Q. All right. And as part of this
7 application, I had mentioned during my introduction
8 that there would be a dedication of approximately
9 6400 square feet. Can you show the Board where that
10 is?

11 A. Yeah. As indicated – it's tough to see on the
12 rendering – but our property line currently goes to
13 the center line of Adamsville Road. There's a very
14 light dashed line. You can probably only see it here
15 in the driveup and it disappears behind the grass
16 area, but this is the proposed right-of-way which
17 lines up not only it's beyond what's next door, but
18 it lines up what's further was dedicated up the
19 street to the north of Adamsville Road. So it's the
20 township's desire right-of-way width, and that's this
21 line here as indicated.

22 Q. Right. And I'm not asking you to testify
23 in your capacity as a traffic expert, because you're
24 not, but just give the Board a general orientation of
25 traffic patterns.

1 A. Again, you know, based on in talking with our
2 consultant, traffic engineer, and the township, the
3 driveways are located as far away from the
4 intersection. This is a signalized intersection.
5 Traffic movements are – can be difficult when you
6 get near an intersection, and our traffic engineer
7 will go more into detail on that. But our task was
8 to locate these driveways as far away from the
9 intersection as possible to minimize any concerns
10 that relate to the operations of the signal itself
11 whether it be cueing, on Adamsville Road or cueing on
12 Route 28 as it backs up for the light change to give
13 the ability for our patrons to get in and out of the
14 site without having to wait for a gap or a traffic
15 signal to change. Again, our traffic engineer will
16 go more into detail on that.

17 Q. And you abided by, complied with the
18 staff's comments regarding crosswalks as well, right?

19 A. That's correct.

20 Q. All right. What I'd like you to do is
21 touch upon landscaping and explain some of the
22 reasons why we can't comply to the letter with the
23 township's ordinance standards with respect to
24 landscaping.

25 A. Again, as Mr. Lehrer indicated, some of the

1 requirements of the township ordinance by sheer size
2 of the property itself couldn't be accommodated,
3 whether it be the street trees, you just can't fit
4 them because survivability wouldn't take if they –
5 you just can't plant them too close together to meet
6 the numbers. So you have to space them out in
7 accordance with landscaping guidelines as well as
8 other things that we have around the property. We
9 just can't physically fit them. We'd be more than
10 willing to work with the township and staff. If
11 there's a tree bank, that we have to pay into for the
12 less insufficient trees that we're landscaping and
13 are proposing out here. But, again, we're trying to
14 maximize what we could around the buildings itself.
15 The fire officials have an issue with combustible
16 materials around the base of the building. You have
17 to stay away from mulched areas like that. So we've
18 planted the street trees around the perimeter and
19 provided as much a buffer as we could to the north
20 and west of the property.

21 MR. SWEENEY: Mr. Aulenbach, it sounds as
22 though you're telling us one of the reasons why you
23 can't comply with the township's landscape
24 requirements is that there's not enough room.
25 Couldn't you make more room by making the building

1 smaller?

2 WITNESS AULENBACH: To be honest with you,
3 I'm not sure even if we reduce the size of the
4 parking and the structure that we can comply with the
5 ordinance. With the number of trees that are
6 required, the property would just have to be larger,
7 and you would probably end up with a very, very small
8 single-story building on here in order to comply with
9 the number of street trees that are required.
10 Because it's based on square footage. It's not based
11 on other aspects of it. So, based on a 1.7 acre,
12 you're kind of locked into the amount of landscaping
13 you'd have to plan regardless of what your
14 development schedule is.

15 MR. SWEENEY: So the property would need
16 to be bigger in order to accommodate what you'd like
17 to do and what the township would like to see in
18 terms of landscaping; is that correct?

19 WITNESS AULENBACH: I would say that's, I
20 guess, accurate.

21 MR. SWEENEY: Thank you.

22 MR. LEHRER: There are a couple of things,
23 Mr. Chairman, that we're pretty close on, and working
24 with Scarlett or Mrs. Doyle, we could actually
25 accommodate them.

1 Q. For instance, tell me if I'm wrong, Ron --
2 Mr. Aulenbach, but with respect to parking lot trees,
3 they require eight, and we are at seven. We can
4 likely meet that requirement and comply with this to
5 eliminate that design waiver or variance, correct?

6 A. That's correct.

7 Q. And we're pretty close on the number of
8 shade trees. You require 24. We propose 20. Maybe
9 we can reach somewhere in between. Not sure we can
10 meet the 24, but we're pretty close, and if we work
11 with Scarlett a little bit more maybe we can get a
12 little closer.

13 A. That's correct.

14 Q. We also need some variances for buffers,
15 and what I'd like you to do is explain why we require
16 those variances.

17 A. I'll just speak to the variances briefly because
18 the planner will go into more detail of what the
19 variances entail. So, Mr. Lehrer, if you want to go
20 through --

21 Q. Sure. Your ordinance requires a buffer of
22 50 feet for a non-residential use that's adjacent to
23 a residential zone on Lot 28. The proposed buffer is
24 10 feet due to the location of the driveway on
25 Adamsville Road which is required due to the location

1 of the building and the play area, and on Lot 29 the
2 proposed buffer is 16.43 feet due in large part to
3 the location of the parking spaces. Our planner will
4 get into the reasons, their supporting planning
5 reasons why, but by and large it's based upon the
6 location of the parking spaces which are required to
7 accommodate the parking needs of that building. Is
8 that right?

9 A. That's correct.

10 Q. A driveway parking buffer of 25 feet is
11 required, but it doesn't appear that we can comply
12 with that requirement, and maybe you can show the
13 Board where Scarlett is talking about in her report.

14 WITNESS AULENBACH: Ms. Doyle, correct me
15 if I'm wrong. I believe you're talking about the
16 northern driveway here where that setback is required
17 of 25 feet. And, again, as indicated before, our
18 traffic engineer will talk about it in more detail,
19 the location of the driveway is placed there to get
20 as far from the intersection as possible.

21 MR. LEHRER: And we will have
22 representatives of Lightbridge to talk about how
23 those reduced buffers will be related to, you know --
24 and how they've been mitigated by the wall for the
25 play area which Mrs. Doyle has suggested that we

1 install rather than a fence but actually a masonry
2 wall which is being done. So we'll have testimony
3 about that as well, and that mitigates the buffers
4 that are required by your ordinance.

5 Q. What I'd like you to do is to talk a
6 little bit about signage and what's being proposed.

7 MR. LEHRER: A-3.

8 MR. WARNER: Mr. Chairman, if I may, but
9 before we get to A-3, I believe the witness was going
10 to locate the two northwest parking spaces that were
11 addressed in the report that could be dedicated as
12 employee parking. For the benefit of the members of
13 the Board and public, can you point to those or for
14 purposes of the record describe them in a way in
15 which the record can reflect where they're located
16 other than the fact that they're in the northwest
17 corner.

18 WITNESS AULENBACH: My understanding in
19 trying to read the letter where it talks about the
20 northeast -- northwest parking spaces, I assume --
21 and I'd be happy to clarify this with the staff. I
22 assume there the two spaces located closest to the
23 driveway are due to the close proximity of the stop
24 bar, and, again, based on the letter, it's not really
25 the northwest corner because the northwest corner

1 here, although you have this movement here, if that's
2 what we're talking about, again, it's one space here,
3 one space here. We have this conflict of two cars
4 backing out as you would in any parking lot. But as
5 indicated we'd be encouraged to reserve as many
6 spaces as we can for employees, you know, at the
7 Board's discretion because we're going to need them
8 for employees anyway, and we wouldn't want our
9 employees parking in these areas here that are most
10 desirable for the parents and/or the medical. So I
11 know I didn't answer your question --

12 MR. WARNER: Mr. Chairman, if I can ask
13 our professionals who designated in their report
14 those two spaces, if he's surmising correctly as to
15 which two spaces may be problematic and for which
16 he's offering to have them dedicated as employee
17 spaces along with other spaces, if necessary, to be
18 dedicated for employee parking only.

19 And I apologize. I'm going to swear you
20 in. We don't always have our traffic engineer with
21 us.

22 CHARLES S. HOLT, having been first duly
23 sworn, testified as follows:

24 MR. WARNER: Your name for the record.

25 WITNESS HOLT: Charles Holt. I'm with

1 located on 28 here, if you will, and my understanding
2 in talking to the traffic engineer is the two spaces
3 to the furthest southwest side are the ones he has
4 concerns about. So it would be the two spaces in a
5 five-space row, if you will, that he's looking for us
6 to possibly dedicate for employee parking to
7 eliminate that conflict of high turnover.

8 WITNESS HOLT: If it's dedicated to
9 employee parking and can limit the turnover, then I
10 think that would satisfy that condition. It just
11 comes down to enforcement. You know, it's okay to
12 sign it, but it doesn't mean it gets used that way.

13 WITNESS AULENBACH: And, again, to add to
14 the enforcement, we can stipulate it in our lease.
15 Again, I know it comes down to whether the lease
16 obligee enforces it or whether the property owner
17 enforces it whether Title 39 is applied and becomes
18 the township, we'd be happy to do that.

19 (Signage and freestanding sign for
20 proposed building was marked as Exhibit A-3 for
21 identification.)

22 BY MR. LEHRER:

23 Q. Mr. Aulenbach, you have an exhibit that
24 you've presented -- we've presented as A-3, and this
25 is the signage that's being proposed for the building

1 Provident Design Engineering. I'm a senior project
2 manager.

3 MR. WARNER: And was he correct in his
4 surmising as to which of the two parking spaces you
5 were referring to in your report?

6 WITNESS HOLT: So, we had a review letter
7 that we issued dated September 30th, 2016, and in the
8 conclusion section of that letter Item No. 7 spoke to
9 two parking spaces nearest the southwest corner of
10 the proposed building. So, it's really where
11 Mr. Aulenbach is pointing right now. It was two
12 spaces there. The concern being that if there's high
13 turnover and vehicles are backing out of those spaces
14 and someone is coming in from Union Avenue, they may
15 have to wait, and that causes cueing and spillback
16 out onto the state highway.

17 MR. WARNER: So it's the two spaces to the
18 east, correct me if I'm wrong, of that curb cut on
19 Union Avenue?

20 WITNESS HOLT: Yes. The latest plan has
21 them eliminated.

22 MR. WARNER: All right. Thank you.

23 Thank you, Mr. Chairman, for indulging me.

24 WITNESS AULENBACH: I'm sorry. Just for
25 clarity, based on the site plan, there's five spaces

1 as well as the freestanding sign. What I'd like you
2 to do is just talk a little bit about the colors.
3 Talk a little bit about the size and where they're
4 located.

5 A. Sure. Just for Mr. Warner's sake, it's entitled
6 A-3 dated today. It's entitled, "Overall Signage
7 Plan, SG-1" dated 7/2016. It's the same that's in
8 your package. It's just a blown-up version.

9 MR. WARNER: If you call the game close
10 early on, the players tend to regulate themselves
11 throughout the balance of the game, but thank you.

12 WITNESS AULENBACH: You're welcome.

13 A. So, indicated on the signage we're proposing a
14 freestanding sign which is located on the right-hand
15 side which is on Union Avenue. It's a 25-foot high
16 freestanding sign which indicates the Lightbridge
17 Academy on the top marquee as well as the medical
18 offices below. The Lightbridge Academy itself has a
19 white background. It has a light blue, a red, and
20 another light blue which dictates the letters, and
21 there's a green in the rainbow, if you will, an arc
22 that comes off the child's hands. Those are the
23 colors for the Lightbridge Academy.

24 The medical office is typically shown, and
25 it's just the black letters on a white background.

1 Again, we're not having a tenant or a specific user
2 for the medical offices. I don't see anything that
3 changes. And to Ms. Doyle or the township, if it
4 warrants to come back to the Board, obviously, we'll
5 come back for any changes for signage for the medical
6 office once we secure the tenant. This is what we're
7 proposing now. For the medical office, it's a very
8 generic type sign.

9 Q. And two of those signs are actually for
10 identification of the entries of either of the uses,
11 for the medical office and as well as for the
12 Lightbridge Academy, correct?

13 A. As indicated on the sign package here, we're
14 proposing four signs, one on all four sides of the
15 building. Again, typically, we'd be permitted to
16 have a facade sign on Route 28 and permitted to have
17 a facade sign on Adamsville Road for identification
18 purposes.

19 The reason we're proposing two additional
20 signs, one on the interior of the parking lot and one
21 on the north side is because the medical office entry
22 is on the western side of the building that faces the
23 parking lot, and the Lightbridge Academy entrance, as
24 indicated on A-2, is located to the north of the
25 building. So, for identification purposes when you

1 get into the parking lot, you know the medical office
2 entry is located almost in the center of the building
3 here, and that Lightbridge Academy signage is located
4 above their door over here on the north side of the
5 building.

6 If you look at them, they're relatively
7 small signs. Two facade signs for the medical office
8 are 14.75 square feet, only 2 and a half by roughly 6
9 and a half, the Lightbridge Academy, which has a
10 larger sign on the street frontage of 26.9 square
11 feet and a smaller sign above their door of
12 6.73 square feet.

13 Q. And for identification purpose and also to
14 alert, you know, the people using the building, there
15 needs to be security at one door for the Lightbridge
16 so it alerts the users that that's the entrance for
17 Lightbridge and they can't get in if they're going to
18 be a medical user because they have to use a
19 fingerprint entry, correct?

20 A. Correct. There are two totally separate
21 entrances that are provided, one for the medical
22 office and one for the daycare.

23 Q. Okay. And --

24 MR. SWEENEY: The facade signs,
25 Mr. Aulenbach, I see on your exhibit what looks like

1 three entrance doors, the one you have up there now,
2 but four facade signs.

3 WITNESS AULENBACH: I don't know if you're
4 speaking of this door here?

5 MR. SWEENEY: Well, I see three. That
6 one. I see one halfway up that side.

7 WITNESS AULENBACH: That's an emergency
8 stairwell for the second floor which is required by
9 code. It's just a stairwell.

10 MR. SWEENEY: Which one?

11 WITNESS AULENBACH: The one closest to 28.

12 MR. SWEENEY: Okay. So I'm still looking
13 at three entrances.

14 WITNESS AULENBACH: You have one entrance
15 here, which is the medical office, one entrance here
16 for the daycare.

17 MR. SWEENEY: Okay.

18 WITNESS AULENBACH: And that's it.

19 MR. SWEENEY: So why, then, do we have
20 four facade signs?

21 WITNESS AULENBACH: We have one on the
22 side here for identification on Adamsville Road.

23 MR. SWEENEY: Is there an entrance there?

24 WITNESS AULENBACH: No.

25 MR. SWEENEY: Identification of what?

1 WITNESS AULENBACH: To let people know
2 that Lightbridge Academy is there because the door is
3 around the front of the building.

4 MR. SWEENEY: You don't think they'll see
5 the freestanding sign out front?

6 WITNESS AULENBACH: They might. Again,
7 we're proposing four signs --

8 MR. SWEENEY: All I'm asking is you're
9 exceeding the allowed square footage of facade signs,
10 and I don't understand -- and one way to cut back on
11 the square footage you're proposing is to eliminate
12 an unnecessary sign which you've told me there's one
13 facing Adamsville Road. There's no entrance there,
14 and it's certainly a much smaller sign than the
15 freestanding sign you're going to have out in front
16 of the building anyway. I don't get why you need it.

17 WITNESS AULENBACH: Again, it's something
18 that we felt was necessary, but we're at the Board's
19 discretion. If the Board thinks it's too much, we're
20 happy to discuss the elimination or the reduction of
21 either the size of the sign or the square footage or
22 the elimination of it.

23 MR. SWEENEY: I just think you need to
24 work harder to get the combined square footage of
25 your facade signs within the 100 square feet I

1 believe that's allowed.

2 MR. LEHRER: Thank you for your comment,
3 Mr. Chairman.

4 MR. SWEENEY: Thank you.

5 MR. HUMENICK: Excuse me. Is the sign
6 that was proposed on Adamsville Road, is that the one
7 that's 25 foot high?

8 WITNESS AULENBACH: That's correct.

9 MS. AMIN: I have a question for you. The
10 package that we have showed a much shorter sign.
11 This handout that you just gave us is a taller sign
12 and much bigger in square feet. So, the question
13 that I have: Is your calculation of 100 square feet
14 that's shown on this handout, does that include the
15 posts and the top on that? Because that's how it
16 should be calculated.

17 MR. LEHRER: Just take one moment.
18 (Discussion held off the record.)

19 MR. LEHRER: It's a good observation,
20 Mrs. Amin. That's actually reflected on this exhibit
21 is actually what's proposed.

22 MS. AMIN: It's what you're proposing.
23 The calculation of the facade sign -- not the facade
24 sign but the freestanding sign, did you include the
25 area of the pillars and the rectangular part that's

1 without any problem, but I would recommend that you
2 take a look at the neighborhood because I think that
3 I will be talking to the Board about
4 incompatibility with --

5 MR. LEHRER: You're really talking about a
6 monument sign, a ground-mounted monument sign?

7 MS. DOYLE: Correct.

8 MR. LEHRER: Understood. Understood.
9 Thank you.

10 BY MR. LEHRER:

11 Q. I know that Mrs. Doyle is very -- because
12 I've been before this Board so many times and the
13 Planning Board, that the type of signs that she
14 prefers are not cabinet-type signs but individual
15 letters on a raceway, and is that something that this
16 Board -- that the applicant can comply with?

17 **A. Absolutely. I would be happy to work with**
18 **Ms. Doyle whether it's a back halo lit individual**
19 **letters, down lit, whatever is preferred we'd be**
20 **happy to work with her to eliminate the cabinet**
21 **lighting.**

22 Q. Right. One of the questions that was
23 raised in one of the reports -- I believe it was
24 Mrs. Doyle -- was that the sign is located 10 feet
25 from the property line which although the ordinance

1 on top in your hundred square feet? Because it does
2 not look like that.

3 WITNESS AULENBACH: We did not.

4 MS. AMIN: It should be included.

5 WITNESS AULENBACH: And, again, we're
6 going to be back here again whether it's in two weeks
7 or four weeks. We'll be happy to reconsider that,
8 and if the columns and the top triangle, if you will,
9 are to be counted, we'll reduce the size of the sign
10 to bring it to down to a hundred square feet which is
11 allowed if that's something that --

12 MR. WARNER: You want to chime in.

13 MR. LEHRER: If that's what the Board
14 suggest, we will comply.

15 MS. DOYLE: I do absolutely concur with
16 Ms. Amin, but there's another issue on the
17 freestanding sign, and that is it is 25 feet in
18 height. 25 feet is the municipal standard for
19 freestanding signs. Typically, we think of Route 22,
20 206 where there is high traffic, not only volume but
21 speed. This is -- your planner will have to argue
22 the issue. But if you take a look at small
23 enterprises such as this, this is extremely out of
24 portion, and I think you should look at that. I
25 mean, I can see you can probably take off 8 feet

1 requires 30 feet. Maybe you can just point to where
2 that sign is identified on the site plan.

3 **A. Again, as indicated on A-2, it's located in this**
4 **area here, which is the midpoint of the site itself,**
5 **again, to keep it as visible as possible without**
6 **bringing it down to the corner where it kind of gets**
7 **choked in.**

8 Q. Right. So we're seeking some relief
9 because of the configuration of the site as well as
10 the location of the building, correct?

11 **A. Correct.**

12 Q. Okay.

13 MR. LEHRER: And our planner will talk
14 about that variance as well, Mr. Chairman.

15 Q. But do you believe that it's inconsistent
16 or consistent with other signs in the area?

17 **A. I do believe, as Ms. Doyle had pointed out,**
18 **looking at the surrounding neighborhood and talking**
19 **about the scale of the sign to be compliant with**
20 **other businesses such exist in the area, if you look**
21 **at the adjoining properties on the other side of 28**
22 **and Bridgewater as well as across Adamsville Road,**
23 **the signs are located relatively close to the street**
24 **line. You can't tell on the aerial where the**
25 **property line is, but based on our survey, they seem**

1 to be all consistent -- especially Bridgewater
2 Motorworks seems to be consistently about the same
3 distance from the curb face back that ours would be.
4 They're located on the southwest or, I guess, the
5 northwest corner of the adjoining property to the
6 southwest -- southeast of us.

7 Q. Particularly since the Board you get the
8 real sense, and I'm getting the message loud and
9 clear, that the ground-mounted monument sign is the
10 preference for this Board, and, so, we would come
11 back with a ground-mounted monument sign, but it
12 would be in the same location that you're showing?

13 A. That's correct.

14 MR. WARNER: And just for clarity for the
15 record, when you said it's at or about the midpoint
16 of the property, that's along the Union Avenue
17 frontage, the location of the proposed now, again,
18 monument sign, correct?

19 WITNESS AULENBACH: That's correct.

20 MR. WARNER: Okay. Thank you.

21 Q. One of the things I'd like you to talk
22 about next is site lighting, and just briefly talk
23 about where the stanchions are located and will they
24 be shielded, et cetera.

25 WITNESS AULENBACH: Yeah, so, as

1 MS. AMIN: Any lighting fixtures on the
2 building?

3 WITNESS AULENBACH: Yes. There are
4 building-mounted fixtures really located just by the
5 doors itself, the fire exit, if you will, the
6 stairwell and then above these doors. We're not
7 proposing -- there's no lights -- and I'll defer to
8 Lightbridge when they come up here. I don't believe
9 there are any lights in the play area because they
10 don't go out after 5 o'clock, and we're not proposing
11 any lights on the building on either except for
12 whatever we do with the facade signs on the eastern
13 side or the southern side of the building.

14 MR. WARNER: If I may, Mr. Chairman.

15 While some of the items may call for
16 testimony, are you stipulating as conditions of
17 approval should the Board so grant the application
18 and desire to impose the conditions, and hence they
19 wouldn't be imposing them because you'd be
20 stipulating to them, are you stipulating to the
21 condition set forth in 22 through 28 -- Items 22
22 through 28 in the report of the planner?

23 MR. LEHRER: Just bear with me one moment.

24 WITNESS AULENBACH: Yeah, just for
25 clarity, 23 I believe just asked for testimony, but

1 Mr. Lehrer indicated, there are several site lights,
2 obviously, which are in your package. The
3 approximate locations, again, is there's one -- and
4 I'll try to be as detailed as I can. There's one
5 located at the midpoint of the outer parking area.
6 There's a light stanchion located there. There's a
7 light stanchion located in this island here. There's
8 a light stanchion located in this island here by the
9 daycare entrance, another one over there, in this
10 area to the north side of the driveway.

11 All are shielded. All provide direct
12 lighting onto the parking lot. There are some
13 comments in the professional staff's letter about the
14 location and also recommendation for condition that
15 if there's an issue, should this Board approve this
16 application, with the site lighting, that we agree to
17 go and try to do our best to shield it even after the
18 fact. As a matter of fact, I think it might be in
19 Ms. Doyle's letter where she's asking for a certified
20 engineer to do the lighting upon completion to verify
21 the light spillage onto the adjoining properties does
22 not exceed the township's standards.

23 MS. AMIN: Do you have any
24 building-mounted lights?

25 WITNESS AULENBACH: I'm sorry?

1 the location of lights, but 22 and then, I guess, 23,
2 C through K we agree to comply with.

3 MS. AMIN: I think that 23 also includes
4 the foot candelabras that has to be in accordance
5 with what Scarlett has indicated here, right?

6 WITNESS AULENBACH: We actually will agree
7 all the way through 28, which is the entire section
8 of the lighting.

9 MR. SWEENEY: You will comply with the
10 requirements, township ordinance requirements --

11 WITNESS AULENBACH: That's correct.

12 MR. SWEENEY: -- of the candles? Thank
13 you.

14 WITNESS AULENBACH: 22, 23 C, D, E, F, H,
15 J, K.

16 Scarlett, you missed G.
17 24, 25, 26, 27, and 28.

18 MS. DOYLE: I will fill in G.

19 MR. WARNER: I think you might have
20 intended my client how to defend she intended of
21 intentionally excluded those.

22 WITNESS AULENBACH: One more comment.

23 MS. DOYLE: Mr. Chairman, may I ask a
24 question?

25 MR. SWEENEY: Please do.

1 MS. DOYLE: With regard to lighting, the
2 lighting will be satisfactory. However, I'm going to
3 make a real effort to try to deal with the residents
4 on the westerly side of the property. Two things
5 have come up through the years, and that is
6 second-story offices from time to time have their
7 lights on the upper level under the eaves pointing
8 into the parking lot.

9 WITNESS AULENBACH: Like a soffit light?

10 MS. DOYLE: Almost like a soffit
11 spotlight. And while it does illuminate the parking
12 lot, so will it also illuminate the bedrooms in the
13 abutting home. What is the highest light? What is
14 the height of the highest illumination you will have
15 on that side and the northerly side?

16 WITNESS AULENBACH: On the building
17 itself?

18 MS. DOYLE: Yes.

19 WITNESS AULENBACH: Maybe 10 feet right
20 above the doors. We're not proposing anything on the
21 second story.

22 MR. SWEENEY: I think one thing you need
23 to keep in mind as we go through the entire
24 application is the lack of a buffer on the western
25 border. Technically, you're not required to have one

1 because it's a residential zone bordering a
2 residential zone. But if you think about what the
3 statute has in mind, the statute that requires a
4 50-foot buffer whenever there's a non-residential
5 zone abutting a residential zone, the intent of the
6 statute that requires a 50-foot buffer is to protect
7 the homeowner that's next to that development, that
8 commercial property. While this may still be, while
9 Lot 29 may still be residentially zoned, it's a
10 commercial enterprise. It's a non-residential
11 commercial enterprise. We want to keep in mind that
12 you don't have a 50-foot buffer according to your
13 plans, but you do need to keep in mind the fact that
14 there are residents who's immediately to your west,
15 and we need to protect them.

16 MR. LEHRER: Understood.

17 WITNESS AULENBACH: Understood.

18 MR. LEHRER: Whatever reasonable
19 conditions this Board wants to do that, we're going
20 to shield all of these lights. They're going to be
21 downward shielded so that the lights don't extend
22 outward. If there's anything else that the Board
23 would want to see to protect the neighborhood, we're
24 very sensitive to that, Mr. Chairman.

25 MR. SWEENEY: Good. Thank you.

1 MR. KIRSH: Mr. Chairman, just a question
2 beyond the lights. And if this is for a different
3 witness, then we'll hold it for the different
4 witness.

5 So, to the west is Lot 30. Is that how
6 the numbering is going? So, right now the Lots 29
7 and 30 essentially share a driveway?

8 MR. LEHRER: They actually don't. Lot 30
9 has been using -- and we'll just show you in a
10 second. They've been using that driveway. There is
11 nothing recorded against the land there on Lot 29.
12 They've been just basically using it, and it's paved.
13 There's two things we can do. One is say please
14 remove it, and the other thing we can do is grant
15 them an easement, and we've talked about this
16 internally. And to the extent that that property
17 owner is here this evening, we'd be agreeable to
18 granting them an easement to allow them to remain.
19 But they don't have any legal rights to be on that
20 property because there's no recorded easement.

21 MR. WARNER: If you could raise the
22 issue -- if I may, Mr. Chairman.

23 Do you know how long that they've been
24 openly utilizing that driveway?

25 MR. LEHRER: If you're going to the

1 question of adverse possession or easement by
2 prescription, I cannot tell you the answer to that.
3 But I can tell you that there have been two -- one
4 land use application where the standard is that it's
5 open, continuous, exclusive, adverse, and notorious,
6 and there's been --

7 MR. WARNER: Notorious has a judgmental
8 quality to it in my mind, but --

9 MR. LEHRER: There's been a land use
10 application on this within the past 10 years, and
11 they've been on public notice. So, it's been around.
12 It's not something that is hidden. It's been open to
13 them, and the fact is that they haven't shown us any
14 documentation that they have rights.

15 MR. WARNER: Notwithstanding same, I think
16 I at least heard the beginnings of stipulations.

17 MR. LEHRER: Right.

18 MR. KIRSH: So going back to this issue of
19 Lot 30 -- and I'm looking at Sheet 2 of 17 from
20 EP Design -- so, is a portion of the driveway on Lot
21 30?

22 MR. LEHRER: That's right. The main
23 portion of that driveway is on Lot 30. A very small
24 portion of it extends onto Lot 29.

25 MR. KIRSH: Okay. So let's just focus on

1 the part that's on Lot 30. The house, there's
2 nowhere else to put the driveway for Lot 30 because
3 of where the house is. So, is it fair to say that
4 the distance between the entrance – the Union Avenue
5 entrance and exit to this property is going to be
6 extraordinarily close to the driveway either in its
7 existing configuration or in a slightly modified
8 condition on Lot 30?

9 WITNESS AULENBACH: Again, it will be
10 close, but I will, if it's okay, I'll defer the close
11 proximity and the circulation to the traffic engineer
12 to talk about that.

13 MS. AMIN: Actually, I do have a followup
14 question. Based on what I'm looking at on your
15 proposed layout, you have a lot of shrubbery and
16 everything, and you may not be able to provide the
17 easement that you're talking about to the next door
18 neighbor because it then encroaches your property
19 right now with that driveway. How would you be able
20 to –

21 MR. LEHRER: I understand. And perhaps
22 something can be worked out where there's a mutual
23 use of that driveway, our driveway where we configure
24 it where they can get in and it wouldn't be a
25 problem. But right now just understand that they

1 Somebody got on the aerial in Photoshop and drew an
2 irregular shaped rectangle around the property to
3 kind of give you a rough idea of what the property
4 is. What you really have to refer to is what the
5 other Board member talked about, the existing
6 conditions plan to show what's out there today, and
7 then if you look at either the landscaping plan,
8 which is Sheet 8, which shows that we're keeping the
9 shrubbery away from the property line in the event
10 that we're able to work out a deal with the adjoining
11 property owner so that they can still utilize that.
12 So we're not putting it up against the property line
13 to say, hey, you can't use the driveway. We want to
14 move away from it so to allow them to still continue
15 to use it should we be able to work out a deal with
16 them.

17 MS. AMIN: Then look at your drawing
18 itself shows that encroachment of the property, not
19 just this aerial.

20 WITNESS AULENBACH: What drawing? I'm not
21 sure what drawing you're talking about.

22 MS. AMIN: S-1, Sheet 2.

23 MR. LEHRER: What exhibit –

24 WITNESS AULENBACH: Yes, 1 Sheet 4?

25 MS. AMIN: Sheet No. 2.

1 don't have any legal entitlement to be on the
2 property. But I'm confident that we can resolve
3 something with the traffic consultants.

4 MR. HUMENICK: Excuse me. Excuse me.

5 MS. AMIN: It's not –

6 MR. HUMENICK: I'm sorry.

7 MS. AMIN: It's not traffic itself. It's
8 more or less, like, you know, their driveway is
9 encroaching your property. Right?

10 MR. LEHRER: Yes.

11 MS. AMIN: So, how do you address that
12 with all the shrubbery and all that you're putting
13 along your property line and allow them to use your
14 driveway to get into their property? It's not going
15 to work.

16 WITNESS AULENBACH: Well, we did place the
17 landscaping – it's not on the property line. It's
18 away from the property line that would enable them –

19 MS. AMIN: I'm looking at your aerial
20 here. I see that their driveway is encroaching your
21 property.

22 WITNESS AULENBACH: Forget the – the
23 aerial, the yellow line is a rough depiction of the
24 property line. It's not a survey. It's just
25 basically showing the outbounds of the property.

1 WITNESS AULENBACH: That's the existing
2 conditions.

3 MR. WARNER: Does it say existing
4 conditions? She has the proposed site.

5 WITNESS AULENBACH: Sheet 4?

6 MS. AMIN: You see the dotted line?

7 WITNESS AULENBACH: I'm not understanding.
8 If you're looking at Sheet 4, we're showing our
9 driveway that sits approximately 23 feet off of the
10 property line.

11 MS. AMIN: And their driveway is
12 encroaching yours?

13 WITNESS AULENBACH: Correct. If you look
14 at that same sheet, there's a hash – a hash – a
15 5-foot hashed line that shows a potential for an
16 easement to give them the access for the driveway.
17 So I'm not clear what you're –

18 MS. AMIN: Okay. I think you have to work
19 it out with your neighbor.

20 WITNESS AULENBACH: Yeah.

21 MR. HUMENICK: Let me just ask the
22 question: Is there another way in and out of their
23 property besides to Route 28?

24 WITNESS AULENBACH: No.

25 MR. HUMENICK: So, if that's the only way

1 out, I would assume that you're going to make a lot
2 of let's say concessions so that they can continue to
3 do what they've been doing before since that driveway
4 no doubt has been there since the time that the house
5 has been there, and one way or another, they have to
6 have access to their property.

7 MR. LEHRER: Mr. Humenick, we've actually
8 shown it on the plan as a proposed easement, and
9 we're more than willing to talk to them about it, and
10 no one is saying no to them. So, I just want you to
11 understand it's actually shown on the plan as an
12 easement area, but nothing exists right now. They've
13 actually just encroached on the property for years.

14 MR. HUMENICK: Okay.

15 WITNESS AULENBACH: As we did theirs. You
16 know, as indicated by one of the Board -- I don't
17 remember who said it. If you look at the existing
18 conditions, the property line almost splits the
19 driveway in half. We're using -- you know, our
20 current resident is using it to get to the garage in
21 the back, and to get to the back of the house as well
22 as they're using it to get to their detached garage
23 in the back.

24 As Mr. Lehrer indicated, we're showing on
25 our plan as a proposed a 5-foot by whatever 150-foot

1 deep, whatever, which we felt was adequate to get
2 back to the garage area so they can still maintain
3 their driveway. It gives them a 22- or 24-foot
4 driveway to get back to their garage. It's not our
5 intention to say, hey, it's our property, you can't
6 have access to your garage. We're just pointing out
7 the facts that's shown on the existing conditions.
8 We're trying to respond to that -- to those questions
9 as to what are you going to do with the driveway, and
10 that's our intention.

11 MR. HUMENICK: I bring this up because --
12 only because this looks like, from what was submitted
13 to us, it's a very ambitious plan, and whether we
14 think about it or not, we're only talking about the
15 daycare center. It's the facility above it that's
16 also going to be there that's going to create its own
17 traffic issues and whatever. So, even though we know
18 that that's what you want to do, to build this
19 two-story facility, in the back of our minds we have
20 to consider that even though it's not so readily
21 apparent, and sometimes that just slips our minds.
22 You know, I just want to affirm the fact that what
23 you're doing, there seems to be a lot of issues
24 involved with this.

25 MR. LEHRER: I understand. I understand.

1 We have no intention of hurting the neighbor, if
2 that's the question. We don't want to do that, and
3 we've actually made arrangements on the plan to show
4 that. But there's nothing -- to answer the question
5 raised, there's nothing formal right now.

6 MR. HUMENICK: Ron, just out of curiosity,
7 you work with JSM, right?

8 WITNESS AULENBACH: That's correct.

9 MR. HUMENICK: They're your employer?

10 WITNESS AULENBACH: Yes.

11 MR. HUMENICK: Is it common to put a
12 facility on top of a, you know, a kiddie care unit
13 like this is? Have you done it with a kiddie care
14 unit and medical facilities above? Because this is a
15 really nebulous thing that, I think, that we're
16 looking at. How many units are up there? I see all
17 of this. I got all the drawings and all that. But
18 it's a matter of traffic and the population in the
19 area and what it's going to create not just in the
20 way of lighting but all the other things that might
21 be associated with, you know, cars backed up to your
22 property line.

23 WITNESS AULENBACH: Okay. I think you
24 have a bunch of questions out there, and I'll try to
25 answer them the best way I can. We have not done a

1 Lightbridge medical office above it. We've done
2 Lightbridge with other uses above it. And, matter of
3 fact, in Matawan we have a Lightbridge Academy with a
4 residential use above it, I think 130 units over
5 25,000 square feet of retail which Lightbridge
6 Academy operates, occupies about 10,000 of it in a
7 mixed-use building itself. I will defer to the
8 Lightbridge people who I believe have done this in a
9 mixed-use environment with office above, whether it
10 be medical or general office. And, again, as
11 indicated, at the next hearing our traffic engineer
12 is fully prepared to talk about the unique dynamics
13 between medical office and daycare of when periods
14 are for both of those facilities and how they work
15 very well on the site.

16 So, I agree with you. You're looking at
17 this plan and, your words, a little overambitious or
18 a little ambitious. We're here to talk about that.
19 We're here to hear your concerns and try to address
20 them the best way we can. But, hopefully, when we
21 put on our full application, the traffic engineer
22 talks about certain things. The Lightbridge Academy
23 talks about operations of when the parents come to
24 pick up and when the kids' parents come to drop off,
25 the dynamics of the medical user, whoever it is,

1 whether it's Dr. A or Dr. B, whatever the type of
2 user it is and the dynamics between the parking uses.
3 So, I will punt that parking question until the
4 traffic engineer testifies. But we have done this as
5 not just a standalone daycare facility and a
6 mixed-use environment with other uses above and
7 around them.

8 MR. HUMENICK: And as long as I have the
9 floor for a minute or two, I just want to say that,
10 you know, you have an entrance and exit on Route 28,
11 a state highway, and I'm wondering about the
12 acceleration lane about getting onto Route 28 quick
13 enough either going left or right, and it seems like
14 it's so close to the corner. Yeah, there's a light
15 out there and everything else, but it seems this-
16 could really cluster up, you know, quite
17 considerable. So if you want to pass that onto the
18 traffic engineer who's going to be coming, maybe
19 he'll have some, you know, preparation for that as
20 well.

21 WITNESS AULENBACH: Again, I will. I
22 don't want to testify as a traffic engineer.

23 MR. HUMENICK: I understand. I'm sorry.

24 WITNESS AULENBACH: I'll let him address
25 that as well as what the DOT is going to be looking

1 to look at it, and we also talked to our internal
2 staff that prepared this report, and they say that a
3 daycare use can go on this site because it's an
4 unrestricted RAO, remedial action order.

5 MR. WARNER: So your point is it's a
6 viable application for a viable use, correct?

7 MR. LEHRER: Correct.

8 MR. WARNER: And the report September 20,
9 2016, Chris Poulsen, Director of Human Services, the
10 first bullet point, I believe, is what you're
11 referring to. First bullet point, with respect to
12 the site remediation issue.

13 MR. LEHRER: Yes. Yes.

14 MS. DOYLE: Mr. Chairman, I have - if we
15 could not leave the subject of the lighting and the
16 easement. I have two questions.

17 MR. SWEENEY: Please.

18 MS. DOYLE: Okay. On page 7 of 11 of your
19 sheet, in the upper left-hand corner, you show a
20 blowup of the accessible route, Area No. 1 where you
21 show the 5-foot wide easement that you're proposing
22 and a sidewalk. Okay? Since your property line goes
23 a bit further, I would assume that you're going to -
24 you should provide sidewalk to the end of your
25 project and access - I mean, it might be macadam,

1 at as a state highway for Route 28.

2 BY MR. LEHRER:

3 Q. I'm going to just round out your testimony
4 by asking you a couple of the larger questions that
5 have been raised in the reports. Mr. Poulsen raises
6 the issue about the environmental remediation on this
7 site, and there was a remedial action work order that
8 was issued in, I believe, 2016. I have an extra copy
9 for the Board.

10 MR. WARNER: If you could for our benefit
11 identify you're talking about the engineer's report
12 dated November 6, 2017, and, if so, would you
13 comment?

14 MR. LEHRER: Sure. Mr. Poulsen's report
15 is dated - it's Chris Poulsen. His report is dated
16 September 20, 2016, and it's also raised elsewhere,
17 but I can't recall where, but, by and large, in his
18 report just understand that he may not have been
19 aware that remedial action order was issued for this
20 site, and that means that an unrestricted use meaning
21 that a daycare center can be placed on this site.
22 There was some remediation done on this site some
23 time ago, and I have a copy of the RAO, which I'd
24 like to mark as Exhibit A-4, and give it to the Board
25 attorney to show him and for the staff if they want

1 but nevertheless, that easement, you have to provide
2 access to get to the road.

3 WITNESS AULENBACH: Two things, before you
4 get to the lighting situation, the reason the
5 sidewalk stops where it is is because that's where
6 their driveway physically today comes out onto 28.
7 So we stopped it at the edge of pavement of where
8 their driveway would be. So that's why it stopped
9 there.

10 MS. DOYLE: So you're going to provide
11 some sort of sidewalk be it macadam - we've got
12 driveway requirements. We also have sidewalk
13 requirements to go over a driveway. So you don't
14 have a 4-inch thick. It's 6-inch thick. But the
15 point is we need an entire ribbon along Route 28,
16 and, so, it can't just stop because their driveway is
17 going over it. They should be able to drive from
18 Route 28 onto their property, onto their easement,
19 and they should be driving over a sidewalk ribbon.

20 WITNESS AULENBACH: And we'd be fine to
21 comply with that. I'm just telling you the reason
22 why we stopped it there.

23 MS. DOYLE: Sure. Sure. But we do have
24 sidewalk details for sidewalks for driveways. It's a
25 little thicker.

1 WITNESS AULENBACH: That's fine.
 2 MS. DOYLE: And then the next thing is,
 3 again, thinking of the individuals, if you go to
 4 Sheet No. 9, lighting. If you take a look at Sheet
 5 No. 9, again, thinking of the residents to the west
 6 you have one light that's 25 feet high. Now, again,
 7 25 feet high is the highest that is permitted in
 8 Bridgewater Township. In such tight quarters such as
 9 this with a buffer that's inadequate, with a -- well,
 10 a buffer that's inadequate in terms of the concept of
 11 buffers, not technically, and the fact that you have
 12 a house very close, it is not uncommon for developers
 13 to split it and not have a 25-foot high one but two,
 14 16s. Is that possible?
 15 WITNESS AULENBACH: Again, just for
 16 clarity, if you refer to page 10, the lights that
 17 are --
 18 MS. DOYLE: No. Nine.
 19 WITNESS AULENBACH: No. I understand
 20 that, but the lights are mounted at a 20-foot height,
 21 but we have them. We understand the sensitivity of
 22 it, and as long as we can get the lighting levels
 23 that are acceptable to the township and it has to be
 24 three 10-footers, two 15-footers, whatever you think
 25 is appropriate, we would be happy --

1 MS. DOYLE: Because the idea would be that
 2 you would be reducing the height so that the
 3 individuals that are in their backyard or in the side
 4 yard would not look up --
 5 WITNESS AULENBACH: At a shopping center
 6 light.
 7 MS. DOYLE: Correct. Thank you very much.
 8 WITNESS AULENBACH: You're welcome.
 9 MR. WARNER: And you're stipulating to
 10 that subject to the reasonable discretion of the
 11 Board planner and/or engineer with respect to the
 12 number of light poles and height.
 13 WITNESS AULENBACH: Reasonable discretion.
 14 Understood.
 15 MR. WARNER: Thank you.
 16 BY MR. LEHRER:
 17 Q. I just wanted to round out your testimony.
 18 Where there are other approvals that are required,
 19 we'll secure county approval, soil conservation,
 20 district approval, and any other approvals that are
 21 required, correct?
 22 A. That's correct.
 23 MR. LEHRER: Mr. Chairman, I'm not sure
 24 that you want to talk --
 25 A. One more thing.

1 MR. LEHRER: Can you bear with me one
 2 moment?
 3 Q. One other question is about the hours of
 4 illumination. Can you touch upon that,
 5 Mr. Aulenbach?
 6 A. I believe it's in Ms. Doyle's letter. The
 7 concern was the hours of illumination. It's our
 8 intention that all the lights with the exception of
 9 one or two security lights are turned off within
 10 30 minutes of the close of business. So, they're not
 11 on all night, and typically the perimeter lights
 12 would not be the security line. We would limit those
 13 to the most interior lights, again, not to have any
 14 effect on the adjoining properties.
 15 MR. SWEENEY: I'm glad to hear that, but
 16 it doesn't really address the issues since we don't
 17 know what's going to be -- or what kind of medical
 18 practices are going to be on that site. Is there
 19 going to be a 24/7 facility there? You don't know,
 20 right? If there is a 24/7, you have no reason to
 21 close the business. So the point you tell us the
 22 lights off within 30 minutes of close of business,
 23 it's kind of meaningless. You got to do better than
 24 that.
 25 WITNESS AULENBACH: I will try to have an

1 answer for you at the next meeting.
 2 MR. SWEENEY: Okay.
 3 Q. How about trash and recycling? We do have
 4 a trash enclosure. Correct?
 5 A. Yeah. The trash and recycling is located to the
 6 north of the building itself. It's a minimal area.
 7 As you can imagine, whatever medical user we may
 8 have, they have their own practices for getting rid
 9 of medical waste. So you're really only talking
 10 about minimal office waste as well as lunches or
 11 whatever the medical staff may have, and then you
 12 have the daycare operator who has a system. They
 13 take the garbage out to the Dumpster itself and the
 14 recyclables. And their frequency is really dependent
 15 on how often it fills up. If we notice it's filling
 16 up and they need to pick up twice a week, that's what
 17 they pick up, twice a week or they have to pick up
 18 three times a week. That's the frequency. So, it
 19 depends on once everybody gets established out there,
 20 the daycare operator. It's going to be the large
 21 contributor to the trash, and I'll let Lightbridge
 22 talk about more details on that, but they're going to
 23 be the large contributor to the trash area. They'll
 24 agree to comply with some kind of condition that it
 25 has to be picked up at a certain time. Typically

1 it's done based on an as-needed basis so it's not
2 overflowing.
3 You know, one thing I will point out --
4 and I know there may or may not be some Board members
5 that were here when I was here in 2006 -- Edgewood
6 Properties has never sold an income-producing
7 property which means every shopping center, every
8 retail site, every apartment complex we've ever built
9 we've never sold. So to the point of the neighbors,
10 whether it's the township, whether it's the physical
11 neighbors to our site, we're going to be the
12 long-term operators and owners here. Tenants come
13 and go. No disrespect to Lightbridge. Tenants come
14 and go. We're going to own this property for a long
15 time. So, we want to be good neighbors. We want to
16 be the guy to the township resident, one phone call
17 to the CEO of the company that there's problems out
18 there, and we could address them, not rely on a
19 tenant and worry about whether he sent me a violation
20 and I got to send it to the tenant and hope that he
21 takes care of it. So whatever issue there may be,
22 whether it's a trash issue, whether it's a lighting
23 issue, whether it's a landscaping issue, we're the
24 owners and operators of the site and we will be
25 responsible for what we build out there, not just now

1 complied with.
2 MR. SWEENEY: All right.
3 MR. LEHRER: Lightbridge will need to talk
4 about -- just bear with me one second. Lightbridge
5 will need to talk about proposed site geometry. The
6 traffic pattern for drop-off and pick-up. That's on
7 page 2 of Sheet 4 of 17.
8 MR. SWEENEY: Okay.
9 MR. LEHRER: The next one on the next
10 page, top of page 3, Lightbridge will need to talk
11 about that. I believe that Ron talked about --
12 Mr. Aulenbach talked about Number 3. Our traffic
13 expert will come and talk about Number 4. Number 5,
14 we'll comply. Number 6 is a statement. Number 7 is
15 a statement. Number 8, we'll comply.
16 Q. The next item, proposed utility plan, Ron,
17 there is a comment here, Number 1, that talks about
18 water service. Can you just briefly mention and talk
19 about it?
20 A. Sure. As indicated, the concern that the
21 engineer has is whether or not we've met with New
22 Jersey American Water and talked about the water
23 service for the building and whether or not they're
24 going to require what we refer to as a hot box which
25 is an additional above-ground structure. We have met

1 but in the future and in the long term.
2 MR. LEHRER: Mr. Chairman, we have gone
3 through or Mr. Aulenbach has gone through all the
4 review letters. I'm not certain you want to do that
5 now, but we had prepared to quickly go through
6 certain of those reports and be able to tell you we
7 can comply with most of those.
8 MR. SWEENEY: Let's address that right
9 now. And, Mr. Lehrer, as you know, the way we
10 operate with our professionals' letters is that we're
11 going to assume that you're going to comply with all
12 of their recommendations, their suggestions and their
13 requirements unless you now tell us differently.
14 MR. LEHRER: Right.
15 MR. SWEENEY: So, if we turn first to the
16 engineer's report dated November 6 of 2017, there are
17 a few points in here which require testimony on your
18 part, but other than that, again, we're going to
19 assume you're going to comply with everything
20 recommended, suggested, or required in here unless
21 you now tell us differently.
22 MR. LEHRER: Some of them are statements,
23 Mr. Chairman. I will just go right to the ones where
24 we need to just -- Lightbridge needs to talk about.
25 If you don't hear anything else, you can assume it's

1 with Joe Davignon at New Jersey American Water, and
2 he has looked at these plans as a cursory review. We
3 haven't made an application to him yet, and he's
4 comfortable with what we're showing for our water
5 utility hits for this development.
6 MR. LEHRER: All right. And Lightbridge
7 will talk about proposed grading and drainage plan,
8 Sheet 6 of 17. They'll talk about the play area. On
9 lighting plan on page 4, the hours of operation of
10 the lights were discussed by Mr. Aulenbach. We will
11 talk about it further during Lightbridge's testimony.
12 We're complying all the way down onto item soil
13 erosion control notes. Item No. 2, the storm tap
14 detail shall be revised.
15 BY MR. LEHRER:
16 Q. Ron, can you just touch upon A? This is
17 about recharge. It says, the underground basin shall
18 be wrapped. Let me just touch upon that. We
19 provided you with an RAO, which means it's an
20 unrestricted use. There may not have been any
21 understanding by the engineer that there was an RAO
22 issued, and you would normally make that kind of a
23 comment about impermeable liner if this was a
24 contaminated site. It's not. So, that was why I
25 wanted to just address it. That's really not an

1 applicable comment because we have an RAO. If the
2 engineer wants to weigh in on that, we just don't
3 think it's necessary.

4 MR. WARNER: This is an unrestricted RAO
5 for commercial development?

6 MR. LEHRER: Commercial and residential.

7 MR. WARNER: Well, I was assuming -- I
8 shouldn't assume. Commercial and residential even
9 though this is a commercial as proposed?

10 MR. LEHRER: It's been claimed to an
11 unrestricted use.

12 MR. WARNER: Understood.

13 MS. AMIN: So under "soil erosion," Item
14 No. 2, you don't need the concrete? Is that what
15 you're saying?

16 MR. LEHRER: 2(a) says that underground
17 basin shall be wrapped in an impermeable liner to
18 prevent seepage based upon site contamination. Well,
19 it doesn't exist.

20 MR. FORSYTHE: Yeah, that wouldn't
21 necessarily be required. We're okay with that.

22 MR. LEHRER: All right. The rest on that
23 page, we'll comply. The next page, we'll comply, and
24 then on the last, page 6, stormwater management,
25 Items No. 1 and 2, this talks about refusal, and if

1 MS. AMIN: I'd like to go back to page 4.

2 The soil erosion, Item No. 2, can you tell me what
3 this concrete wash station location --

4 WITNESS AULENBACH: Sorry. I can't hear
5 you.

6 MS. AMIN: Look at Item No. 2 under "soil
7 erosion," page 4, page 4.

8 WITNESS AULENBACH: Yeah, under "erosion
9 control," Sheet 12 of 17? Are you looking for --

10 MS. AMIN: Yes.

11 WITNESS AULENBACH: Which one?

12 MS. AMIN: Soil erosion and segment
13 control plan.

14 WITNESS AULENBACH: Right.

15 MS. AMIN: Okay. Item No. 2 under that
16 one.

17 WITNESS AULENBACH: Concrete wash station?

18 MS. AMIN: Yeah.

19 WITNESS AULENBACH: We agree to comply.

20 MS. AMIN: You showed that on the plan
21 right now, and is that concrete part included in your
22 calculation for the impervious?

23 WITNESS AULENBACH: It's a temporary
24 situation during construction, so it's not brought
25 into your impervious calculation because once you

1 refusal occurs in Items 1 and 2, then we have to
2 redesign the basement with the basin.

3 WITNESS AULENBACH: Well, just to be
4 clear, there's two options here. One, when the test
5 pits were performed, it was a small rubber tire
6 backhoe. So you have two options. You bring a
7 bigger machine out to get the extra depth that you
8 need or worst case, as Mr. Lehrer indicated, instead
9 of a rectangular basin that's 40 by 80, it becomes a
10 rectangular basin that's 50 by 90. It just becomes
11 shallower and a little bit wider. And we have plenty
12 of room because our basin is located in the middle of
13 the parking lot here. But, again, typically, when
14 you go out there if they're doing test pits with a
15 rubber tire backhoe sometimes they can't even get
16 through shale. They can't get through certain
17 material, so it's listed as refusal. It doesn't mean
18 it's bedrock. It doesn't mean you can't go any
19 deeper. It just simply means you have to bring a
20 heavier excavator out there to get to the depth, or
21 you come back and if the township engineer says, You
22 got to redesign the basin and I'm not comfortable
23 doing it, we'll be back here and show you what the
24 redesign is.

25 MR. SWEENEY: All right.

1 build the site it's gone. It's usually in a paved
2 area where the trucks enter the site. You have a
3 concrete washout area so they don't drag the concrete
4 out onto the streets.

5 MS. AMIN: So it's only a temporary thing?

6 WITNESS AULENBACH: The comment here is we
7 don't show it. He's asking us to show it, and we
8 agree to comply.

9 MS. AMIN: Good.

10 MR. SWEENEY: All right. So that takes
11 care of the engineer's report.

12 MR. FORSYTHE: One question for Ron.
13 I've just got, I guess, page 2 of that letter under
14 "existing conditions," Note 3 talks about the
15 vertical datum. Is it 29, or is it 88? Do you know?

16 WITNESS AULENBACH: Do you remember?

17 MR. LEHRER: I'm sorry. Which number is
18 that?

19 MR. FORSYTHE: This is page 2 under
20 "existing conditions plans," Sheet 2 of 17, Item 1,
21 talks about Note 3 on your plan.

22 WITNESS AULENBACH: You know, Tom, if I
23 can get the answer for you next meeting. I got to
24 check with Stires. I'm not sure what he used.

25 MR. FORSYTHE: Yeah. If it's 29, if you

1 can provide a conversion factor on that.

2 WITNESS AULENBACH: Right. I'll found
3 find out what it is, and if it is 29, we'll provide
4 the 1.1, whatever the conversion factor we need to.

5 MR. FORSYTHE: Thank you.

6 MR. SWEENEY: That, I believe, finishes up
7 the engineer's report. So we've got Scarlett's
8 report dated April 9 of this year, and, once again,
9 we're going to assume you're going to comply with all
10 her suggestions, comments, requirements unless you
11 tell us differently right now.

12 MR. LEHRER: Right. I'm going to go
13 through this starting on page 5 because the rest of
14 it is just more statements and her commentary. We've
15 testified -- all the way down 1, 2, 3, 4, comply or
16 they're statements. We've talked about Number 5.
17 There will be further testimony about the Lightbridge
18 uses. And in Number 6, I think what Scarlett is
19 getting at is there a way to reduce the degree of
20 departure, and in "A" we talked about the fact that
21 there are really going to be around 135 children. We
22 really are not here tonight to talk about modifying
23 the building, and we've talked about the buffers
24 themselves, and there will be plenty of testimony.
25 Lightbridge will talk about Number 7.

1 recreation area and why this location was selected.
2 I think that would really be more about Lightbridge,
3 but you can talk about it.

4 A. Well, no, I believe that the statement on
5 here -- and I'll defer to Ms. Doyle, the author of
6 the letter, is the location and the recreation, as I
7 indicated before in meetings with staff, what we try
8 to do is pull it as far away from the residential
9 uses, existing residential uses as possible by
10 putting the building on the further southeast corner
11 with the recreation located here. On prior plans
12 that were submitted to staff whether or not this
13 Board has been privy to them, the building was
14 located over here, and the play area was located
15 immediately behind it in this area here. So everyone
16 felt that pushing it farther away to the corner will
17 reduce the impact on the adjoining property, and
18 that's why it was relocated.

19 MR. LEHRER: Lightbridge will talk about
20 Number 13 about play equipment. Chris Cofone will
21 talk about Number 14, Number 15 all the way through
22 21 will be complied with. We assume that the tree
23 bank option is available to the extent we can comply.

24 MR. WARNER: Did you address 15?

25 MR. LEHRER: Number 15 says the applicant

1 MR. WARNER: Before you go any further,
2 Mr. Lehrer.

3 Mr. Chairman, and I know Lightbridge is
4 going to testify in a moment or representatives
5 thereof, but are you stipulating as a condition of
6 approval that there will be at least no more than 165
7 children at the daycare?

8 MR. LEHRER: I'm going to let them
9 stipulate that when they come up.

10 MR. WARNER: Understood.

11 MR. LEHRER: Number 7 is a Lightbridge
12 comment. Number 8 is a Lightbridge comment. The
13 question Number 9 is acceptable. Number 10, I'm not
14 sure if you really want -- if you need it. If you
15 really want it, we'll do it. We just didn't
16 understand why people would be using a bike rack when
17 they're bringing their children to -- maybe because
18 of the medical use, but if you want it, we'll do it.

19 MR. SWEENEY: Yeah. Do it.

20 MR. LEHRER: Okay.

21 MR. WARNER: That's one less car.

22 MR. LEHRER: All right. Number 11 would
23 be Christine, our planner, Christine Cofone.

24 BY MR. LEHRER:

25 Q. Ron, they want you to talk about the

1 should offer accommodations. We certainly will work
2 with Scarlett on Number 15, but I don't believe that
3 there can be full compliance. We certainly would
4 work with her to come as close as we possibly
5 reasonably can.

6 MR. WARNER: That would be her reasonable
7 discretion, correct?

8 MR. SWEENEY: Scarlett, are you okay with
9 that?

10 MS. DOYLE: I am.

11 MR. LEHRER: And then on lighting Ron did
12 talk about Number 23, and we will comply with all of
13 the lighting requirements, 22, 23, we missed G,
14 Scarlett, 24, 25, 26, 27, 28. When it comes to
15 signs, Mr. Aulenbach talked about Number 29. In
16 Number 30, the only question really is about window
17 signs is what if the children want to put some art in
18 the windows?

19 MR. SWEENEY: That's not a sign.

20 MR. LEHRER: That's not a sign. Okay.

21 MR. SWEENEY: It's artwork.

22 MR. LEHRER: Number 31, acceptable. Will
23 comply, Christine will talk about. Number 32, Number
24 33 we'll comply. We talked about Number 34, will
25 comply. Parking and traffic is all really

1 Stonefield, utilities; Number 37, any HVAC unit
2 should be shielded.
3 BY MR. LEHRER:
4 Q. Ron, do you want to respond?
5 A. Our intention is to provide a mansard-style
6 roof, and HVAC units will be located on the roof and
7 be shielded, and we'll make sure that's to the
8 township's satisfaction.

9 MR. LEHRER: The rest of it, 38 all the
10 way through 46, we'll comply or they are just
11 statements. Number 47, we talked about the 5-foot
12 driveway easement on the west and Number 48.

13 The only comment about a developer's
14 agreement, Mr. Warner, is under the new law, there
15 really are no public dedications here. So I don't
16 know if a developer's agreement is requirement.

17 MR. WARNER: There may be an issue of the
18 time of application rule and its impact on whether or
19 not we'd be operating under the current application.
20 So we'll address that perhaps at the next meeting.
21 In essence, I'm reserving my right on behalf of the
22 Board to address that issue.

23 MR. LEHRER: Sure. We'll comply if it's
24 required. Okay? Just understand.

25 MR. SWEENEY: We've also got reports from

1 caught the second half

2 MR. LEHRER: Mr. Chairman, with respect to
3 Mr. Reich's report, we'll comply with the entire
4 report.

5 MR. SWEENEY: And with respect to the
6 Human Services report, again, Chris Paulson is away,
7 by the way, so you've got to talk to Kristen Shapiro
8 who has replaced him about the letter you have, and
9 make sure he's -- I'm sorry -- make sure she's
10 satisfied with that.

11 MR. LEHRER: Absolutely.

12 MR. SWEENEY: All right? And, finally, we
13 have a letter from the fire marshal.

14 WITNESS AULENBACH: Shapiro.

15 MR. SWEENEY: Kristen Shapiro.

16 MR. LEHRER: In terms of Mr. McAleer's
17 report, Mr. Chairman, and I know I'm jumping a little
18 bit ahead, we will comply with the entire letter.

19 MR. SWEENEY: Good.

20 MR. LEHRER: And we can't talk about
21 traffic yet. That will be next time.

22 MR. SWEENEY: Understood.

23 MR. LEHRER: Okay.

24 MR. SWEENEY: Anyone on the Board have any
25 other questions for Mr. Aulenbach?

1 the sewer utility, and, again, we're going to assume
2 you're going to comply with all of these points,
3 correct?

4 MR. LEHRER: Yes.

5 MS. AMIN: Mr. Chairman, I have a question
6 about utilities, Item 37.

7 MR. SWEENEY: I'm sorry?

8 MS. DOYLE: 37.

9 MS. AMIN: The HVAC units will be
10 shielded, right? Now, based on the architectural
11 plans, I see that you have a sloping roof.

12 WITNESS AULENBACH: Yeah. It's what they
13 call a mansard-style roof where there's a donut hole
14 in the middle. So the roof gives the appearance of
15 having a gable-style roof for whatever, 5 or 6 feet,
16 and then it drops off to a flat roof behind it, and
17 that's where the units are located.

18 MR. WARNER: I'm sorry. I missed the
19 beginning part. Is that the HVAC?

20 WITNESS AULENBACH: Yes.

21 MR. WARNER: And it's screened, correct?

22 WITNESS AULENBACH: Yes. The mansard
23 itself acts as a screen so it's down below on the
24 front part.

25 MR. WARNER: Right. Thank you. I only

1 MS. POWERS: I do. I just have one. Was
2 there any consideration given to making this a
3 2-story daycare center and just going with the one
4 use?

5 MR. LEHRER: There's really been no
6 consideration about a 2-story. I don't think that
7 they need -- because they only operate based upon a
8 certain number of students and they can fit within a
9 space on the first floor.

10 MS. POWERS: Well, I'm suggesting making
11 the building smaller, the footprint of the building
12 smaller and just going with a 2-story building in a
13 one use. I know that's not what you want to hear,
14 but I'd hate to see this site not get taken care of
15 yet again, and I feel like you're going to get a lot
16 of pushback from the Board on this medical use that
17 we don't really know what it is. It's just a
18 suggestion.

19 MR. LEHRER: I appreciate your comment,
20 and -- I do appreciate it, and we'll take it under
21 advisement.

22 WITNESS AULENBACH: I will speak to the
23 owners, and I hope to have a response at the next
24 meeting.

25 MS. POWERS: I know you're looking to

1 maximize the property the piece of property, and I
2 definitely sympathize with you. I'm involved in
3 property development. I just know how difficult it's
4 been to get any plan done on this site, and I can
5 hear that there's some pushback on concern on what
6 that use is going to be on the second floor because
7 it's not really defined other than medical, and it's
8 just a suggestion. I don't know, maybe it doesn't
9 work with Lightridge's -- maybe they don't do
10 2-story daycares. I don't know. Some companies do.
11 Maybe they don't.

12 WITNESS AULENBACH: I will take that back
13 to the owner and talk about that. I know since I've
14 been involved in this project in 2006 when it was a
15 CVS and when it was the Quick Check, and I understood
16 at that point about the intensification of the site.
17 I spoke to the owner, and because of the environment,
18 the cleanup that was involved at the site itself,
19 that goes into the business end of it as far as what
20 you need to make on a site. But I will be happy to
21 talk to the owner of the company and see if that's a
22 viable option and what we need to do.

23 MS. POWERS: And I don't speak for the
24 whole Board. Maybe I'm wrong. Maybe it is going to
25 be fine. But it's just -- I'm throwing it out there.

1 WITNESS AULENBACH: I appreciate that.
2 MR. LEHRER: Well, maybe hearing it and
3 get the vastest sense of the Board, we'd like to
4 know.

5 MR. FOOSE: I'm going to speak up. We're
6 going on our second hour, and Mr. Kirsh in the first
7 five minutes reiterated, and I'm going to reiterate
8 that this goes to the use. This is your third crack
9 at the apple here. Now, those cases have no bearing
10 on this case. However, you do know that use has been
11 part and parcel and central to each of the decisions
12 leading into this evening. So the fact that we still
13 have this usage situation, we've just wasted two
14 hours, in my opinion, and I'm not speaking for the
15 Board, but I'm speaking for myself where this is a
16 use issue that we could have done tonight, and you
17 could have had your answer, and, frankly, you could
18 have saved a tremendous amount of your time and this
19 Board's time. That's my opinion.

20 MR. KIRSH: Mr. Chairman, again, speaking
21 only for myself two hours into this hearing, I have
22 more questions about the use than I had when we
23 started not fewer, and the discussion about signs and
24 lighting and all that has no, in my mind, no bearing
25 yet. The heart of this is use, and, you know, I just

1 feel we need to get to that or not get to that
2 quickly.

3 MS. AMIN: I have a comment to add to that
4 policy mentioned. Since you have a mixed usage
5 especially with children downstairs, it will be very
6 hard to find a tenant with a medical facility,
7 medical offices upstairs because the children will be
8 making a lot of noise, and I'm speaking on my
9 personal experience because I have a similar
10 situation with a building that I own, and it's very
11 hard to have mixed use with kids and a medical
12 profession. So that's something which you need to
13 think about.

14 MR. LEHRER: Okay.

15 WITNESS AULENBACH: Okay. Thank you.

16 MR. SWEENEY: Anyone else from the Board
17 with questions?

18 MR. FROSS: I have one.

19 When you say "medical offices," are you
20 looking at one facility or multiple offices within
21 your second floor?

22 WITNESS AULENBACH: I'm sorry?

23 MR. FROSS: When you say "medical
24 offices," are you looking at one type of office, a
25 large, let's say, urgent care facility, or are you

1 looking at dentists, chiropractors, doctors, multiple
2 type of uses on that second floor?

3 WITNESS AULENBACH: Again, I don't do the
4 leasing end of it. My understanding in talking to
5 the owner of the company and leasing, there's an
6 office, medical office demand in the area. I don't
7 know who they're approaching, whether it's an urgent
8 care situation or if it's a practitioner who's
9 looking to expand into a larger facility. I don't
10 know that. I'm hearing a lot of concerns from the
11 Board about the medical use in general, not just the
12 use variance that the two gentlemen talked about, and
13 I know I need to have some answers for this Board by
14 the time we come back next time. I know there's a
15 lot of uncertainty in the Board's minds as to what's
16 happening on the second floor. So I'm hearing that
17 loud and clear. I'm hoping to come back with some
18 answers whether they answer your questions or not,
19 but I'm hearing the members loud and clear of what
20 they want to hear from me. Whether I answer your
21 question or not, I'm going to do my best to get you
22 an answer, whether it's to address Ms. Powers'
23 question or address the Chairman or the rest of the
24 Board members to address this unknown, and I
25 understand it, and I will do my best to try to get

1 you an answer so that you guys have more of an
2 educated understanding of what we're proposing here
3 so we're not working in a vacuum, so to speak, as to
4 what's happening upstairs. So, I understand that.

5 MR. LEHRER: Let me ask you just to -- I'm
6 not trying to be funny, Mr. Chairman. Do you want to
7 hear from Lightbridge at this point about their
8 operations? Because that goes to the use. They
9 could probably get done in a half an hour.

10 MR. SWEENEY: Absolutely.

11 But before we do that, Scarlett, do you
12 have any questions for Mr. Aulenbach?

13 MS. DOYLE: No, I do not.

14 MR. SWEENEY: Tom, any other questions?

15 MR. FORSYTHE: No.

16 MR. SWEENEY: Is there anyone in the
17 audience --

18 MR. WARNER: I'm sorry. Mr. Chairman. I
19 do have one.

20 MR. SWEENEY: I'm sorry.

21 MR. WARNER: That's okay. And it's
22 actually not for Mr. Aulenbach, though, and it's just
23 for my own clarification.

24 The commercial use on the residential
25 zone, of course, is seeking a D1 use variance, the

1 and, therefore, it's a D1 use variance for the
2 residential.

3 MR. FALLONE: I have a question on that.
4 Doesn't part of the building -- isn't part of the
5 building on a residential lot? It's not just the
6 parking? It's part of the building is on a
7 residential lot.

8 MR. LEHRER: Yeah. That's correct. Yeah.

9 MR. WARNER: That's a good clarifying
10 point. It's still D1 use variance, but, yes, it's
11 with respect to both a portion of the commercial
12 structure and the commercial part.

13 MS. AMIN: I have a question. The two
14 lots will be consolidated into one. That's what
15 you're proposing?

16 MR. LEHRER: Yes, it will be.

17 MS. AMIN: Once the two lots are
18 consolidated, will that be defined under residential
19 use or --

20 MR. LEHRER: You probably asked the most
21 important question of all night, and the answer is
22 that it still stays until the township rezones the
23 property, if they ever do that. It still stays as a
24 split lot zone. It still stays part residential,
25 part commercial. So, that's the real dilemma is that

1 applicant is. My understanding is the daycare
2 facility is a conditionally permitted use in the C1.
3 Just confirm for me one way or the other. Are all
4 the conditions of that conditionally permitted use in
5 your opinion satisfied such that it's a conformed
6 conditional use request or not such that it is a D3
7 conditional use variance request?

8 MR. LEHRER: It's our understanding and
9 our belief and our opinion that on the childcare
10 portion of the application that it is compliant with
11 Section 66.6. It meets all of the requirements of
12 the statute, the state statute.

13 The D variance here is the residential
14 parking in a -- the parking within the residential
15 zone.

16 MR. WARNER: If I may, Mr. Chairman.
17 Is that your understanding as well,
18 Scarlett? That's a conforming conditional use with
19 respect to the daycare facility on the commercial?

20 MS. DOYLE: On the commercial portion.
21 The departure is that the parking in a residential
22 zone is not permitted to support anything other than
23 residential zone activities.

24 MR. WARNER: Right. And it would be
25 supporting a commercial enterprise, a commercial use,

1 it stays that way. Even though the lot will be
2 consolidated and you eliminate floor area ratio, you
3 eliminate lot width, you eliminate lot area
4 variances, they're still split lot zoned, forever.

5 MR. WARNER: And, in essence, the proposal
6 if you're requesting a lot consolidation would be
7 creating a split -- I always call it a split zoned
8 lot because to me it's one lot split into two
9 different zones.

10 MR. LEHRER: Unless the governing body
11 ever changes it.

12 MR. WARNER: Yeah. Unless you don't
13 request the lot consolidation but you accept same as
14 a condition of approval perhaps you wouldn't be
15 creating the split zoned lot. But, in any event, I
16 would concur with counsel's analysis that the zones
17 stay even if they are consolidated into one lot, the
18 zone areas, if you will.

19 MR. SWEENEY: Thank you. At this point
20 it's your turn, people in the audience, to ask any
21 questions that you have. Those questions should
22 really be based on his testimony. I know you may
23 have concerns about traffic. He's not the guy.
24 There will be a traffic consultant coming up. But if
25 you have questions about Mr. Aulenbach's testimony,

1 please feel free. Now is the time to come up. Give
2 us your name and address and then ask your question.

3 MR. KIRSH: Mr. Chairman, just as this
4 gentleman comes up, for clarification this witness
5 has been asked and has spoken about the questions
6 concerning vehicular access to Lot 30, lighting
7 impact that may be a wide range of properties. So I
8 state that as just fact for what we've heard.

9 MR. ARTFITCH: Dale Artfitch,
10 338 Sunnyside Terrace.

11 MR. SWEENEY: Want to spell your last
12 name, please, Dale.

13 MR. ARTFITCH: A-R-T-F-I-T-C-H. I just
14 have a few questions. The parking spaces you want to
15 cut down to 67, and on the letter you sent us to
16 notify us about this, you said that only 16 spaces
17 would be needed for the daycare. But in your
18 testimony today, you said 31 spaces would be needed
19 for the daycare, 10 for drop-off and 21 for
20 employees. A little bit of a difference there. And
21 then you're still going to need for whatever kind of
22 medical you try to put in there. So your numbers
23 don't jive already.

24 MR. SWEENEY: What's the right answer?

25 MR. LEHRER: The answer is that there's 10

1 clarification, I really only talked about the
2 location and talked about what happened if we have
3 refusal. My professional engineer is here to talk
4 about the design of the storm with the system and
5 what the discharge rate would be and what it's
6 designed for.

7 MR. LEHRER: I'd have to bring him up,
8 Mr. Chairman, and swear him in, if that's --

9 MR. SWEENEY: You weren't planning on him
10 testifying.

11 MR. LEHRER: No.

12 MR. SWEENEY: Let's get an answer to that
13 question.

14 MR. LEHRER: Mr. Warner, you want to swear
15 him in?

16 MR. WARNER: Certainly.

17 BRADFORD J. ALLER, having been first
18 duly sworn, testified as follows:

19 MR. WARNER: Your name and address.
20 Business address is fine for the record.

21 WITNESS ALLER: My name is Bradford Aller,
22 A-L-L-E-R. Business address is 2901 Hamilton
23 Boulevard in South Plainfield, New Jersey.

24 MR. WARNER: And is he going to be
25 answering as an expert?

1 dedicated parent drop-off spaces. There will be a
2 total of 21 additional spaces needed for staff. So,
3 if there was any confusion, then I apologize. But
4 it's actually 10 dedicated parking spaces for
5 children drop-off and pick-up.

6 MR. WARNER: And, if I may, Mr. Chairman,
7 just for the record, the content of the notice is
8 such that it has the total parking spaces proposed as
9 67 spaces which, if I understand, that is what's
10 being proposed, correct --

11 MR. LEHRER: Yes.

12 MR. WARNER: -- for the site itself? So,
13 the question no doubt is appreciated, but I just want
14 to make it clear that for jurisdictional purposes it
15 continues to be my advice that the Board has
16 jurisdiction over this application. There was no
17 notice problem with respect to the content of the
18 notice.

19 MR. ARTFITCH: On the retention system
20 that you're putting underground, has any testing been
21 done to see if the current drainage system can handle
22 the discharge, and at what rate of discharge is your
23 drainage system, storm drain, going to be set up for?
24 That was part of what he testified about.

25 WITNESS AULENBACH: Just for

1 WITNESS ALLER: Yes. I'm a licensed civil
2 engineer in the State of New Jersey.

3 DIRECT EXAMINATION BY MR. LEHRER:

4 Q. With whom do you work?

5 A. EP Design Services, which is the design arm of
6 Edgewood Properties.

7 Q. You prepared the plans before the Board
8 this evening?

9 A. I did.

10 Q. Did you hear the question that was raised?

11 A. I did.

12 MR. WARNER: Do you want to be
13 accepted first by the Board as an expert in the field
14 of civil engineering? I take it you've been accepted
15 as such by other boards?

16 WITNESS ALLER: Yes, I have.

17 MR. WARNER: And your license remains in
18 good standing?

19 WITNESS ALLER: Yes.

20 MR. SWEENEY: Anyone have any questions
21 about his qualifications, background?

22 MR. KIRSH: I just have a procedural
23 question. Will Mr. Aller also be testifying later in
24 this hearing?

25 MR. LEHRER: He's available to speak, but

1 I'm not calling him affirmatively unless you have a
2 question.

3 MR. KIRSH: Okay.

4 MR. SWEENEY: Okay. Please answer.

5 WITNESS ALLER: So, to answer your
6 question, state regulations, N.J.A.C. 7:8 stipulate
7 all the stormwater management regulations that we're
8 required to meet. As such, reductions are required
9 under the proposed conditions, reductions from the
10 existing. We meet all those reductions and then
11 some.

12 MR. ARTFITCH: So what would the final
13 discharge rate be at the reduction into the current
14 system?

15 MR. ALLER: So there are several storm
16 events that you consider under the two-year storm
17 event. There's also varying studying points. All
18 right? Do you just want a list of all of them? Is
19 there any one in particular that you're concerned
20 about? Are you concerned about water getting onto
21 Sunnyside Terrace?

22 MR. ARTFITCH: That's an issue already.
23 That doesn't matter with this property because it
24 comes from all the way from 28. I just want to know
25 that it's not going to be dumping out at a rate that

1 do that. It's designed not to do that.

2 MR. ARTFITCH: My questions is: You know,
3 what you're doing there, is it going to tax the
4 system?

5 WITNESS ALLER: No, it will not. The pipe
6 that it's discharging to can handle that flow because
7 we've reduced it.

8 MR. ARTFITCH: Okay. That's the point I
9 was trying to get to. Okay. Because we did have
10 another situation where somebody tried to do that
11 where they didn't do a test and didn't try to figure
12 it out, and they were dumping a 16-inch pipe into a
13 12-inch, so I just want to clarify. Thank you.

14 Again, we haven't heard from the daycare
15 yet, so my one question will have to wait. We dealt
16 with parking, but the daycare will have to deal with
17 that.

18 You said that the owner of the property
19 maintains this property and takes care of it and all
20 that. I do have a question. Is he going to maintain
21 it better than he is currently maintaining the old
22 house and transmission shop that are there? Because
23 since he's bought the property, it's actually gone
24 down. I know he plans on tearing it down and
25 building, but the house that's there now is in much

1 will affect the drainage that goes onto -- because
2 I'm guessing it's going to be discharging into
3 Adamsville Road?

4 WITNESS ALLER: Yeah. The basin is in
5 this vicinity right here which ultimately discharges
6 out to the inlet that's into Adamsville Road.

7 MR. WARNER: It's under the parking area,
8 the detention basin?

9 WITNESS ALLER: The detention basin is
10 underground beneath the parking lot. It discharges
11 through an outlet structure through enclosed conduit
12 to an inlet which flows into the existing closed
13 conduit system which runs down to Adamsville Road.
14 All the flows to that point have been reduced. So
15 the rate of flow has been reduced to that point in
16 all storm events.

17 MR. WARNER: If I may, has the volume of
18 flow been reduced as well?

19 WITNESS ALLER: Well, no. Obviously,
20 volume has been increased. It's not a requirement.
21 You're required to do one of either. So in this case
22 we're reducing rates, flow rates.

23 MR. LEHRER: The questions that I think is
24 being asked is: Is it going to overflow?

25 WITNESS ALLER: No. It's not designed to

1 more disrepair than it was when he bought it 12 years
2 ago.

3 WITNESS AULENBACH: Understood. Again,
4 it's a rental house right now. It's always our
5 intention to knock down both buildings, but I
6 testified earlier that, you know, should we be
7 successful here, we'll clean up the site and make
8 sure it's maintained.

9 MR. ARTFITCH: Because I'm just going by
10 what I've seen over the past 12 years, and that
11 doesn't set a good example for me if, you know, he's
12 going to be the landlord of what you're building. I
13 know that he wants to get the best bang for his buck,
14 as Ms. Powers stated, and I understand that, but I
15 just want to make sure that he's going to maintain
16 the property.

17 MR. AULENBACH: There are two components
18 to that. Don't forget, we're going to have tenants
19 that are going to have certain requirements, and
20 they're going to be paying for those requirements.
21 So it's even more of an incentive.

22 MR. ARTFITCH: That's going to be it for
23 right now. Thank you.

24 MR. SWEENEY: Anyone else have a question
25 for Mr. Aulenbach?

1 MR. FOOSE: Mr. Chairman, now that the
2 civil engineer has provided testimony, are we allowed
3 to ask the civil engineer questions about his
4 testimony that he provided to this Board?

5 MR. SWEENEY: If it's a question about the
6 testimony he just provided, yeah. I don't see why
7 not.

8 MR. FOOSE: And your name again, sir?

9 WITNESS ALLER: It's Brad Aller.

10 MR. FOOSE: Mr. Aller, this is a major
11 project, you know, minor versus major. So, in a
12 100-year storm, how does this retention basin that's
13 underground work? Is it sized to a 2-year storm, a
14 20-year storm, a 100-year storm?

15 WITNESS ALLER: No. It's sized to
16 accommodate all storm events for the water quality
17 storm up through the 100-year storm event.

18 MR. FOOSE: Great. I just wanted to put
19 that on the record. Thank you.

20 MR. SWEENEY: Anyone else, questions for
21 Mr. Aulenbach?

22 Yes. Please come forward. Name and
23 address, please.

24 MR. KLESZYK: Dave Kleszyk, 215 Woodside
25 Lane, and that's K-L-E-S-Z-Y-K. And since you've

1 assume that they would enforce it internally. But,
2 certainly, we can look into getting the motion light
3 so that there's some kind of assurance that these
4 lights go off at night.

5 MR. KLESZYK: The other question is: I
6 think you said you would dedicate over to Bridgewater
7 Township, like, 6400 square feet on Adamsville Road.
8 Is that for, like, road improvement or --

9 MR. LEHRER: It's exactly what it's for.
10 It's exactly what it's for.

11 MR. KLESZYK: Did I hear you say, though,
12 that you own up to halfway on Adamsville Road,
13 though?

14 WITNESS AULENBACH: That's correct.

15 MR. KLESZYK: So that 1.7 acres is part of
16 Adamsville Road too?

17 MR. LEHRER: That's the net after --

18 WITNESS AULENBACH: 1.7 is after the
19 dedication.

20 MR. KLESZYK: After the dedication?

21 WITNESS AULENBACH: That's correct.

22 MR. KLESZYK: Thank you.

23 MR. SWEENEY: Anyone else? Now,
24 Mr. Lehrer, let's hear from --

25 MR. WARNER: I'm sorry. If I may,

1 given testimony about lighting, what is to prevent,
2 like, office staff forgetting to leave a light on at
3 2 a.m. in the morning and/or the cleaning people
4 leaving the light on and shining it into a person's
5 bedroom or home? I guess I'm asking the question
6 because --

7 MR. WARNER: That's a question for one or
8 both of the witnesses who testified, correct?

9 MR. KLESZYK: Yes.

10 WITNESS AULENBACH: Again, as you know,
11 there's no guarantee. In a lot of our new buildings,
12 we're putting in motion lighting into the offices, so
13 the lights do go off when somebody is not in the
14 office for a certain amount of time to eliminate that
15 light being on all night. Again, I can't speak for
16 Lightbridge and what they do inside their building,
17 but, again, that's what we typically do in our
18 buildings to make sure that doesn't happen. There's
19 going to be blinds on the building. As I stand here
20 today, I can't guarantee, put my hand on the Bible
21 and say that if they don't have the motion lights
22 somebody might leave the light switch on. It's not
23 in their benefit. It's going to cost them more in
24 electric and everything else. So, obviously, if it's
25 the cleaning people or if it's the staff, I would

1 Mr. Chairman. There was one piece of additional
2 testimony that was given on questions that were
3 asked, and it was with respect to leasing, and I just
4 wanted to hear on the record what the issue is with
5 the existing leases vis-à-vis the liability that --
6 I'm assuming those are month-to-month or short-term
7 leases, or there's some control that the owner of the
8 property has in order to ensure that if there is an
9 approval that there could be a prompt demolition of
10 the existing property dwell -- structures, excuse
11 me, and proceed in an expeditious fashion with the
12 proposed development.

13 WITNESS AULENBACH: To answer that
14 question -- I didn't cut you off?

15 MR. WARNER: No, you didn't. It was a
16 long, long question, but I finally got it out.

17 WITNESS AULENBACH: The Rodriguez building
18 or the Bridgewater transmission building is vacant.

19 MR. WARNER: Right.

20 WITNESS AULENBACH: The single-family
21 house is occupied by a current Edgewood property
22 employee. I'm not even sure if he's paying anything
23 or if he is --

24 MR. WARNER: You don't need to get into
25 that. But, suffice it to say, you're representing on

1 behalf of the owner/applicant that that lease could
 2 be concluded in a swift fashion?
 3 WITNESS AULENBACH: Absolutely.
 4 MR. WARNER: Okay. And that was the
 5 only -- that's the only lease, correct?
 6 WITNESS AULENBACH: That's correct.
 7 MR. WARNER: Thank you, Mr. Chairman.
 8 MR. SWEENEY: Mr. Lehrer, Lightbridge?
 9 MR. LEHRER: Yes.
 10 Mr. Mele.
 11 MARK MELE, having been first duly sworn,
 12 testified as follows:
 13 MR. WARNER: Thank you. Name and address.
 14 Please spell your last name. Business address is
 15 fine for the record.
 16 WITNESS MELE: Mark Mele, M-A-R-K M-E-L-E,
 17 and I live at 112 South Branch Road in Hillsborough,
 18 New Jersey.
 19 DIRECT EXAMINATION BY MR. LEHRER:
 20 Q. Mr. Mele, what is your title?
 21 A. I'm senior vice president of franchise
 22 development for Lightbridge Franchise Company.
 23 Q. And could you talk about how long you've
 24 been involved with Lightbridge?
 25 A. It will be two years in five days.

1 Q. And your professional background?
 2 A. Thirty-two years of franchise development, 17 of
 3 those years with childcare and tutoring-type
 4 franchises.
 5 Q. How many franchises does Lightbridge --
 6 MR. WARNER: I didn't hear the last part
 7 after childcare.
 8 WITNESS MELE: Childcare franchises.
 9 MR. WARNER: Childcare franchises. Thank
 10 you.
 11 Q. How many franchises does Lightbridge have?
 12 A. As of today, 101, and 28 of those are open in
 13 the State of New Jersey with 30 additional units
 14 coming in New Jersey.
 15 Q. And how does Lightbridge differentiate
 16 itself in the marketplace?
 17 A. So, LightBridge Academy is considered a
 18 childcare franchise as opposed to some of the
 19 competitors that are considered daycare. Daycare is
 20 more of a part-time babysitting-type facility. Our
 21 childcare facilities focus on educating the children.
 22 We have a proprietary curriculum. Therefore, most of
 23 the parents that drop their children off and that are
 24 seeking our services are really there for all day.
 25 They come in and we expect them to stay throughout

1 the day as well as five days per week. We're a
 2 Monday through Friday business roughly 6:30 in the
 3 morning until 6:30, 7 p.m. in the evening. Most of
 4 the children stay in their facility all day.
 5 Q. Would it be fair to say that you have a
 6 circle of what you call core values?
 7 A. It's very true. So, back to another key point
 8 of differentiation for our brand is that we were
 9 founded on what we call a circle of care philosophy.
 10 So what that means is a lot of the competitors will
 11 focus just on the attention on the child, where we
 12 tend to think that there are more people involved in
 13 that child's life; the parents, the child, of course,
 14 in the center of the circle, the parents, the
 15 educators that are located in that facility as well
 16 as some of the vendors, and even the community,
 17 because we believe that each of those stakeholders
 18 are so important in that child's life. So, we treat
 19 all of those stakeholders as if they're family in our
 20 particular offering, and parents are very aware of
 21 that, and they see it from the moment that they come
 22 into our facility.
 23 Q. You're also technology innovators in the
 24 field. Can you talk a little bit about that.
 25 A. I can. So, security was mentioned earlier. I

1 can tell you that in the vestibule area when you
 2 enter, we have a biometric scanner, fingerprint
 3 scanner, people that sit in the office and watch
 4 parents enter the building. First of all, they can
 5 see who's coming into the vestibule area, but over
 6 towards the entrance door then to get inside the
 7 facility is a scanner. The biometric fingerprint
 8 scanner scans the fingerprints of parents as well as
 9 the parents then have to, after they put their
 10 fingerprint in, they have to enter a code. The code
 11 then will release the door, and then they can come
 12 into the facility.
 13 It's also a way for us to track the
 14 employees that come into that facility because they
 15 have to use the same biometric scanner. So it is a
 16 full security feature. The vestibule area does have
 17 a camera that's recording 24/7. In each of the
 18 classrooms, there are two cameras located. Those are
 19 primarily for the use of parents to log in to see
 20 from their mobile device as well as a desktop
 21 computer. The activity of the children in the
 22 center, their child in particular if it's a
 23 particular classroom as well as the outdoor
 24 educational space or playground. We call it the
 25 educational space because there's that type of

1 activity outside.

2 Q. So you'll actually give me an example of a
3 soldier in Afghanistan who could actually watch his
4 child from one of your facilities. Correct?

5 A. It happens all the time.

6 Q. And talk about what a tadpole
7 communication software is.

8 A. So the tadpole's e-communication device is
9 primarily a way for us to show parents and
10 grandparents alike of that child what that child is
11 doing on a regular basis inside that facility. The
12 software platform sits on an iPad, and the teachers
13 in each classroom have an iPad. They will show -- if
14 I can use a piece of paper as an example. They walk
15 around with the iPad, and they're looking for
16 specific key milestones in that child's development,
17 and they could be snapping a photograph and sending
18 that photograph off to the parents as well as logging
19 the attendance on that iPad of each child as well as
20 the activity of what that child is doing on a daily
21 basis, what time they're napping, what they ate, when
22 their diaper was changed, if they wear diapers, so on
23 and so forth. And it's really a digital footprint
24 and digital record of what's been happening in that
25 child's life for the five years that they're in that

1 system that they're in pretty good shape?

2 A. We hear it all the time that -- especially
3 children that go to our facility, because I think --
4 you know, obviously, I think highly of what we do
5 inside our facility because we are educationally
6 based, but we hear from teachers when they do go into
7 the school system how academically they are prepared
8 as opposed to children that may have not been
9 prepared from an educational standpoint in a
10 childcare facility. We are teaching them from the
11 time that they can sit up -- because we take children
12 into the facility six weeks of age through
13 kindergarten. So we're teaching them sign language.
14 We're teaching them the English language, Spanish,
15 and in some cases French and other languages as well.
16 So, absolutely, we have very good teachers in our
17 facilities.

18 Q. What are your hours of operation?

19 A. Approximately 6:30 in the morning until 6:30,
20 7 p.m. at night is pretty typical for our centers.

21 Q. Monday through Friday?

22 A. Monday through Friday only.

23 Q. And what are the ages of the children?

24 A. Six weeks of age. So, newborn babies and up to
25 kindergarten. So, approximately 4 to 5 years old.

1 center.

2 Q. Talk about what an interactive whiteboard
3 technology is. Is that what you were talking about,
4 or is that something different?

5 A. Well, that is a piece of technology that we do
6 use inside of our center. If you can imagine a
7 5-foot-by-4-foot approximate size of a whiteboard,
8 that we're used to writing on like a chalkboard, but
9 this is interactive, meaning it's like a giant iPad.
10 So in two of the classrooms, essentially, the 4- and
11 5-year-old classrooms, it's there for the purpose of
12 taking the child outside the classroom, for example,
13 and virtually they can go to the aquarium or to the
14 zoo, or they can read books on-line, and then, of
15 course, with any type of technology today the state
16 obviously regulates -- the childcare industry
17 regulates the time that that child can be in front of
18 that screen. So it's all highly regulated, but it's
19 another piece of technology that we use to educate
20 the children.

21 Q. And this facility will be fully licensed,
22 correct?

23 A. Oh, of course.

24 Q. And would it be fair to say with respect
25 to education that by the time they enter the school

1 Q. Do you run a summer program?

2 A. We do. And typically the centers get licensed
3 from 0 up to 10 years of age. So in the summertime
4 we do take school-age children, and that's pretty
5 typical with childcare today.

6 Q. How many children do you anticipate at
7 this location?

8 A. Well, from what I've read, this facility -- let
9 me just look at my notes here as far as the size. I
10 want to say it's 10,600 and change. Our average size
11 facility is 10,500 square feet. It typically has a
12 prototypical maximum capacity of about 165. Now, I
13 will tell you with the additional 170 square feet I
14 think the maximum of this facility is going to be
15 somewhere about 185. Now, behind me and who will
16 probably testify next is our attorney, Mr. Mahalick,
17 and he will explain --

18 Q. Architect, you mean.

19 A. I'm sorry. What did I say?

20 Q. Attorney. I'm your attorney.

21 A. The architect. Forgive me. Correction. So, he
22 will testify, I believe, that the size -- the
23 increase there -- when a facility gets licensed and
24 they measure it all out, they actually measure the
25 multipurpose room, and that's where we pick up the

1 extra square footage that enables us to take it from,
2 say, 145 to 165, or in this case 165 to 185.
3 However, I will testify and I will say that the
4 average occupancy inside our facilities, on average,
5 after 24 months of operation is about 76 percent, and
6 that's 76 percent on a 10,000 square-foot facility.
7 So the numbers would be, approximately, 135 to 145
8 children. And, remember, those children are staying
9 in that facility, for the most part, all day long.

10 Q. So, would it be fair to say that it's rare
11 to get to the hundred percent?

12 A. I've only -- in my two years or close to two
13 years, I've seen it happen one time with all the
14 locations that we have. So it's very rare.

15 MR. SWEENEY: Excuse me. Is it the state
16 that licenses the maximum number of children you can
17 accommodate?

18 WITNESS MELE: That's correct.

19 MR. SWEENEY: And what will that license
20 say in terms of numbers?

21 WITNESS MELE: For this facility?

22 MR. SWEENEY: Yeah.

23 WITNESS MELE: I'm guessing -- and, again,
24 until it gets -- they do that when they come out and
25 measure and offer up the certificate of occupancy

1 now the plan is to build the 10,670 square-foot
2 facility. I believe it's going to have a maximum of
3 185.

4 MR. WARNER: And just so the Board is
5 clear, you're telling the Board it will be -- it
6 could be 185 students?

7 WITNESS MELE: It could be. Yes, sir.

8 MR. WARNER: And is the licensure -- do
9 you know what department at the state gives you that
10 license?

11 WITNESS MELE: Department of Community
12 Affairs.

13 MR. WARNER: It's not Department of Human
14 Services?

15 WITNESS MELE: That I can't say a hundred
16 percent.

17 MR. WARNER: Why don't you double-check
18 that, and be sure of the answer before you give it.
19 In the summer you're subject to that same maximum
20 capacity, I take it?

21 WITNESS MELE: That's correct.

22 MR. WARNER: Okay. And do you have hours
23 for the summer?

24 WITNESS MELE: The same hours.

25 MR. WARNER: Same hours, 6:30 a.m. through

1 here at TCO at that point temporary -- when they
2 measure -- I mean, and, again, our architect is very
3 good about making sure that walls are in the correct
4 place, but this 10,670-square-foot facility would probably
5 come in at 185.

6 MR. SWEENEY: So you could hold up to 185
7 and still have or still be within what the state
8 dictates you can do?

9 WITNESS MELE: If they tell us the maximum
10 is 185, then, yes, we could have 185. That is
11 correct.

12 MR. WARNER: If I may, Mr. Chairman, on
13 that note, you heard the issue of potential
14 stipulating to the number. Are you prepared on
15 behalf of your outfit, potential tenant to stipulate
16 to a capacity that obviously would have to equate
17 with the licensure but anything below the licensure,
18 in other words, less than 185?

19 WITNESS MELE: Whatever the state tells
20 us, that is what we have to go with. That is
21 correct.

22 MR. WARNER: You won't stipulate to
23 anything below that for the number of students at
24 maximum?

25 WITNESS MELE: We're trying to -- right

1 7 p.m., Monday through Friday, no weekends.

2 WITNESS MELE: That's correct.

3 MS. PUSHPAVATI: I need to interrupt here.
4 Based on the architectural drawings, the square foot
5 area is 11,375. That's what the latest architectural
6 shows. So you may have more capacity than what you
7 are saying. Yours is based on 10,000 something.

8 WITNESS MELE: Okay. I would defer to our
9 architect who hasn't testified yet because I have not
10 seen the latest that you're referring to.

11 MS. PUSHPAVATI: All right. Okay.

12 MR. HUMENICK: Would you have
13 substantially more people working if you had 185
14 children there as opposed to having 135 children?

15 WITNESS MELE: Well, not a significant
16 number. The teacher-to-child -- student -- you know,
17 the ratios are set by the state. And are you saying
18 an increase of maybe 50 children? Is that the
19 question?

20 MR. HUMENICK: No. If you have 150
21 children or more, would you need more --

22 WITNESS MELE: Yes. Absolutely. In order
23 to keep the ratios, you'd probably need an additional
24 five to seven teachers.

25 MR. HUMENICK: Okay. Five to seven more

1 teachers, parking spots, et cetera. Let me just ask
2 you, if the children —

3 MR. LEHRER: Can I just say one thing
4 before you ask your question, Mr. Humenick?

5 MR. HUMENICK: Yeah.

6 MR. LEHRER: This facility I'd like the
7 architect to verify because I have been told 165.
8 I'm now hearing 185. Our architect has said to me
9 for Lightbridge 165. So, I'm a little bit confused
10 because I got up and made a representation of 165,
11 and I don't want to be wrong. I want to make sure
12 that I'm right. So, what I'm going to do is ask that
13 we stop this testimony and make sure, or we put up
14 Mr. Mahalick, the architect and we come back because
15 I had been told all day today that it's 165. If I'm
16 wrong, then I've made a terrible mistake. But I'm
17 now hearing 185. So, if you can just bear with me.
18 There's one of two options. One is to put the
19 architect on to tell you what he believes the number
20 is because he's the one who has to make the
21 application to the state, and I'm a little bit
22 confused.

23 MR. SWEENEY: I don't care how you do it,
24 but give us the right number.

25 MR. LEHRER: Exactly right. Exactly. So

1 let's assume right now the number is 165 because
2 that's what I'm hearing from the architect, and if
3 I'm wrong, then I'll come back.

4 BY MR. LEHRER:

5 Q. So, based upon the 165, Mr. Mele, you're
6 talking about 35 to 40 teachers and staff combined,
7 correct?

8 A. Thirty — that's correct.

9 Q. And 8 to 10 full-time?

10 A. Full-time.

11 Q. And how many shifts do you have?

12 A. There's two shifts.

13 Q. And what are your anticipated parking
14 needs?

15 A. I think it was stated several times today, so
16 I'll just say what it is typically with those
17 numbers. You're going to see 30, 31 spaces; 10 of
18 those are dedicated for parking for the parents when
19 they come in and pick up and drop off.

20 Q. And the average pick-up time is what, five
21 to seven minutes?

22 A. Approximately. Yes. Their parents are in a
23 rush in the morning to get in and get to work, and,
24 you know, obviously, when they're coming back, it's
25 the same deal.

1 Q. And the pick-up and drop-off is what time?

2 A. 6:30 in the morning roughly 'til 9 or 9:30,
3 typically.

4 Q. And the pick-up in the afternoon?

5 A. Starts at 4:30, 5 o'clock and goes until 6:30,
6 7, maybe.

7 Q. Okay. And we're proposing to have 10
8 dedicated spots during peak time, correct —

9 A. Yes.

10 Q. — for pick-up and drop-off? And you also
11 had told me that the staff is required to park the
12 farthest away from the entrance for the parents'
13 convenience, correct?

14 A. We see that all the time. Yes.

15 Q. You've also had some locations in
16 buildings with other retail commercial uses. So, we
17 know that this is — this number of spaces can work
18 for you; is that correct?

19 A. Yes. That's true.

20 Q. And how do children come in and out of the
21 center? Well, you briefly talked about the
22 fingerprinting. Is there anything further you want
23 to talk about?

24 A. I would just say it's a very secure facility.
25 You see typically, obviously, just the front door

1 with the biometric scanner. There's another access
2 point that takes you out to the play area or the
3 educational space, the outdoor educational space, and
4 typically that's about it. You know, and I'm
5 thinking that prototypically there's another exit
6 somewhere. I just can't tell you on this particular
7 set of plans.

8 Q. And there will be a sprinkler system?

9 A. Oh, yes.

10 Q. And fire emergency lockdown drills are
11 conducted monthly?

12 A. That's exactly right.

13 Q. And you'll work with the local fire
14 official to develop an evacuation plan? From what I
15 understand, in less than three minutes?

16 A. That's typical of what happens when we get into
17 a new center. That's correct.

18 Q. And you have silent alarms in the case of
19 an emergency?

20 A. We do.

21 Q. Okay. And let's talk about just briefly
22 the outdoor play area. And you're required to
23 maintain certain educational standards and teacher
24 ratios and also for recreation, correct?

25 A. That's correct.

1 Q. And the type of grass — so the outdoor
2 facility that's been designed, is it adequate to meet
3 the state requirements?

4 A. Yes, it is.

5 Q. And the use of synthetic grass that is
6 designed that you use is designed specifically for
7 playground use, correct?

8 A. That's correct.

9 Q. And you also have blacktop for children
10 who ride bikes?

11 A. They ride their tricycles around. Yes, sir.

12 Q. And this will have a masonry block wall
13 for safety and privacy, correct?

14 A. That's my understanding. Yes, sir.

15 Q. Right. And there are also sometimes a
16 sprinkler mist system when it's hot as well for
17 shaded areas?

18 A. Yes, it is. The children run through it in the
19 summertime and cool themselves off, yes.

20 Q. But it's not as though all of the
21 children, 165 children, the number I used, they don't
22 all go out to the play area at once. Correct?

23 A. That's correct. Typically, it's two classrooms.

24 Q. And what would that number of children be,
25 roughly?

1 Sometimes parents choose to bring in their own food
2 for their children, or they can use the meal plan and
3 purchase from local outside vendors. We do serve
4 snacks. You know, they get their Cheerios or snacks
5 in the morning, but lunch is typically the meal
6 that's brought in.

7 MR. LEHRER: I have nothing further,
8 Mr. Chairman.

9 MR. SWEENEY: What time does the play area
10 start? When does use of the play area start?

11 WITNESS MELE: Play area would start
12 approximately 10:30 in the morning, and I believe
13 that they would go back out maybe before nap time,
14 1:30-ish, 2, and then there could be an afternoon
15 time as well up to, again, 5 p.m.

16 MR. SWEENEY: So is it in constant use
17 aside from a lunch break or — help me understand.

18 WITNESS MELE: Not constant use. But when
19 you have eight to ten classrooms and two classes at a
20 time participating or going outside, that can be
21 broken down over, you know, a handful of hours
22 throughout the day. Again, it's not every day that
23 they're going out. Depends on the weather and so
24 forth. Most of the time in the winter it's a little
25 difficult, especially the winter we've had recently.

1 A. Thirty-five. Perhaps maybe it's maximum of 40.

2 Q. Okay. And it ranges between all ages,
3 correct?

4 A. Yes. All ages, correct.

5 Q. Right. And the outdoor play area, when
6 does it end?

7 A. 5 p.m., 5:30, somewhere in that vicinity.
8 Usually, five. I know that playgrounds that I
9 visit — we have a corporate office space above our
10 10,500-square-foot center, we're on the second floor,
11 and, typically, they're done at 5 p.m.

12 Q. And, obviously, when weather is bad, cold,
13 rainy, you don't use your outdoor facility?

14 A. They use the larger multipurpose room that's
15 located in the facility.

16 Q. Okay. And what about the outdoor play
17 equipment?

18 A. There's two pieces of equipment. One is 11-foot
19 tall for the toddlers, and the older children,
20 that's, you know, three, four, and five; and there's
21 a smaller piece of equipment, that's 6-foot tall, two
22 pieces of equipment.

23 Q. And is any food prepared on the premises?

24 A. No. No. We use outside vendors to bring in
25 food. We don't like to cook on the premises.

1 MR. SWEENEY: Okay. Thank you.

2 MR. HUMENICK: Are all the children well
3 children? And I want to say that as diplomatically
4 as possible. Do you have certain situations, since
5 the children are accepted from six weeks on up, that
6 they have some sort of physical condition or maybe
7 they're on the autism spectrum or maybe that they
8 have some other debilitating type of disease that
9 they require extra help to work with them and to stay
10 with them all day?

11 WITNESS MELE: Not where they would stay
12 with them all day. I've seen and I've heard about
13 disabled children to some extent or perhaps, as you
14 described, on the spectrum where there might be a
15 professional worker to come in to help diagnose. If
16 we see something or we identify something, because to
17 your point, you're working with children so young,
18 sometimes these things aren't really visible to
19 parents at home. So we identify these things before
20 the parents actually do. And I would just say, you
21 know, that we don't — probably a lot of childcare
22 centers don't specialize in taking care of disabled
23 children. Maybe some do, but our facility does not.

24 MR. HUMENICK: I image that with all the
25 facilities you have throughout the country, I imagine

1 you've had some issues with some of the children. Is
2 there anything -- how well do you screen the people
3 that work there, the teachers and everything else?
4 What do you do to take care of the kids -- the adults
5 that are going to take care of the children, are they
6 screened properly for various types of --

7 WITNESS MELE: It's true. They all go
8 through background checks and proper screening to
9 satisfy the state and satisfies us as well. They
10 have to: It's a requirement.

11 MR. HUMENICK: What about instances of
12 problems of -- health problems? Have you had
13 emergencies that let's say the Matawan facility --
14 how were those handled? Do you have any -- are the
15 people that are involved in Matawan the same people
16 that are going to be running the facility up here in
17 Bridgewater? Is that the same group, or is that the
18 same franchisee?

19 WITNESS MELE: I believe it is the same
20 franchisee. It would be. That's correct.

21 MR. HUMENICK: I imagine that they have a
22 good reputation. They've been around a long time.

23 WITNESS MELE: To this point, they opened
24 a center last year in Matawan. There's no problems
25 that I know of. But, yeah, they've been -- you know,

1 running our own centers, or the company has been
2 running those centers for 20 years. So we have a
3 proven track record of establishing ourselves and
4 have never had a problem in these facilities that's,
5 you know, worth mentioning. And I can tell you that,
6 you know, it's probably -- well, it's safe to say
7 that all the business coaches that work and support
8 those franchisees have all worked in the corporate
9 centers. So they've been everything from a camp
10 director to a classroom supervisor, assistant
11 director and a center director, and then they go on
12 to move into the corporate office, and that's how
13 it's happened.

14 MR. HUMENICK: On Saturday and Sunday,
15 what happens? You close the door, you physically
16 lock it or lease it out or sublet it?

17 WITNESS MELE: No. It's locked. No.
18 We -- I would tell you that's one of the things -- we
19 get that question all the time, but it's not
20 something we want to do. We're not about to damage
21 the brand by letting just other people come in there
22 and use the facility. Besides, it would be just more
23 maintenance and, you know, a possible headache, if
24 you will.

25 MR. WARNER: Is part of your franchise

1 they go through all of our training that we offer,
2 and the center director is a childcare -- most of
3 them -- well, let me just say this, the people that
4 run the facility, the people that are there on site,
5 the teachers as well as the center director, they've
6 been professionally trained to be there. So they run
7 the day-to-day. The owners have a separate role.
8 They're an engaged owner of the facility, however,
9 they're not overseeing the facility on a day-to-day
10 basis. They connect with that center director. We
11 teach them on a day-to-day basis. But they may not
12 be in that facility every day because it's managed by
13 the director, the assistant director, and then the
14 teaching staff.

15 MR. HUMENICK: And you come and you visit
16 these facilities and you help manage them, and you're
17 careful that everything is going on according to
18 MLUL?

19 WITNESS MELE: We do. It's really an
20 important piece, and that's a great point you bring
21 up because it's one of the things we take pride in.
22 We have business coaches, and those business coaches
23 have all worked in our corporately-owned centers. In
24 addition to those franchise units I spoke of earlier,
25 we have 13 company-owned centers, and we've been

1 agreement that they can't utilize the building on
2 weekends?

3 WITNESS MELE: We have stipulated hours
4 Monday through Friday. I can't say with a high
5 degree of certainty that it says you can't open it on
6 Saturday or Sunday. I don't know for sure. I can
7 get back to you on that.

8 MR. HUMENICK: It's always disappointing
9 for me to hear in the State of New Jersey about all
10 the teachers, whether they be band teachers, athletic
11 teachers, whatever -- and, again, we're dealing with
12 older children and everything else -- that seem to be
13 if they lose their job, it's sort of swept underneath
14 the carpet, and all of a sudden they're employed at
15 another school district. So, you know, even though
16 you're telling me what you're telling me, it sort of
17 rings something that I want to hear a good answer to,
18 and it sounds like you're a first-class outfit from
19 what I hear.

20 WITNESS MELE: Well, I would encourage you
21 to, if you haven't been to one of our facilities,
22 please go out and see one of them. They're pretty
23 phenomenal.

24 MR. HUMENICK: I imagine also that, you
25 know, for the sake of the environment, you know, you

1 have the Dumpster in the back. But I imagine that,
2 let's say, 135 to 185 kids there, you're going to be
3 going through a lot of food and things that might
4 attract rodents, but also you might be dealing with a
5 lot of bodily function type issues that, you know,
6 with children --

7 WITNESS MELE: Diapers.

8 MR. HUMENICK: Diapers and everything
9 else. I imagine you're able to take care of all that
10 properly and everything.

11 WITNESS MELE: We are. As a matter of
12 fact, I just know this from touring the center, they
13 have a very specific way they handle diapers, and if
14 you're interested, I'll share.

15 MR. HUMENICK: TMI.

16 MR. LEHRER: Let's just say I've learned
17 this myself by asking the question that they use
18 rubber gloves, and then they put the diaper inside
19 the rubber glove so to protect -- to keep the odors
20 down.

21 MR. HUMENICK: And for the sake of the
22 neighbors in the area?

23 WITNESS MELE: Absolutely. And if those
24 Dumpsters, and this is one of the things the business
25 coaches do when they're out there and they do a site

1 breakdown is on the students, how many six weeks to
2 one year? I know there's criteria on the state
3 level? 165 kids --

4 WITNESS MELE: Right. So the infant
5 classrooms -- and maybe I can defer to Justin. He's
6 got the classroom sizes and can maybe give you those
7 counts. Justin can give you those. I can guess, but
8 I rather be spot on.

9 MR. FALLONE: Okay. How about the teacher
10 to student ratios? Because that's also different as
11 they get older and older. Can you also give me that?

12 WITNESS MELE: Do you have the ratios,
13 Justin?

14 Yeah, he's got them. And typically it's
15 more teachers to children with the infants. More
16 care there, obviously.

17 MR. FALLONE: Those are the numbers I'm
18 looking for.

19 WITNESS MELE: Got it.

20 MS. POWERS: Mr. Mele, you said you have
21 28 facilities in New Jersey?

22 WITNESS MELE: Twenty-eight currently
23 open, yes.

24 MS. POWERS: Are any of them two-story?
25 Or are they all --

1 inspection, because we have quality assurance tours,
2 so when they're doing a QA inspection, they're
3 actually looking at the Dumpster area. It's on our
4 checklist to determine if it needs to be emptied more
5 than it is currently.

6 MR. HUMENICK: It seems more often than
7 not, you know, today than ever before we're hearing
8 about diseases from foreign countries or whatever,
9 from different continents. All of a sudden we're
10 coming with these strange type of diseases. We're
11 close to a hospital, but that doesn't mean -- even
12 MRSA and stuff like that begins in the hospitals.
13 It's one of the worst places to be if you're sick. I
14 wonder, do you ever have any facilities with disease
15 being spread or any kind of issues with that?

16 WITNESS MELE: Not that I'm aware of, but
17 I know that if there is an outbreak of, let's say, a
18 child has a flu or flu symptoms, they do post up
19 immediately. In the classroom they're required to do
20 that by the state. But I can't tell you specific
21 things that have popped up. And I'm sure they have.
22 You run into that.

23 MR. HUMENICK: Thank you.

24 WITNESS MELE: Thank you.

25 MR. FALLONE: Can you tell me what the age

1 WITNESS MELE: Yes. They are two-story
2 facilities. Some of them are two-story stand-alones
3 and two-story with second uses on top.

4 MS. POWERS: Okay.

5 MS. PUSHPAVATI: Do you prepare the meals
6 on site? Do you have kitchen facilities and all
7 that?

8 WITNESS MELE: We have no kitchen
9 facilities. We do not cook on the premises. No,
10 ma'am.

11 MR. FROSS: When you have a shift change,
12 is it 28 people out, 28 people in, or is it rotating
13 flexible hour type of thing?

14 WITNESS MELE: Rotates in and out. I
15 don't have the specific numbers, but, no, it couldn't
16 be like that. You'd need caregivers in those rooms.
17 So, typically people are coming in. They know the
18 shift change. I would say it's right before nap
19 time, so right after lunch at approximately 1 to 1:30
20 is when the children are being put down for nap, and
21 that's when shift change happens, right in that time
22 period.

23 MR. WARNER: If I may, on that note is
24 there any overlap in staff so you would have a max
25 number of employees at a particular time during that

1 overlap period of the shift change if there is one?

2 WITNESS MELE: I never noticed it that
3 way. I know that if there's five or six leaving at a
4 particular time and three or four or five new ones
5 coming in, I can't really tell you exactly how that
6 works.

7 MR. WARNER: That might be relevant for
8 the Board to consider max employee numbers and at
9 what periods of time you have that max number,
10 presumably during an overlap in shift change, but
11 whenever.

12 MR. KIRSH: And, Mr. Chairman, maybe this
13 is going to be part of the traffic testimony, you
14 know, I'm going to be particularly interested to hear
15 about this shift change and where the cars are, and,
16 you know, if there's an intention of having the staff
17 and in these 10 assigned parking spots, per se, and
18 then, well, until they vacate those spots, the second
19 shift can't park in the same place, so your dedicated
20 staff spots might shift around and move during the
21 day. Again, that's just an operational question, so
22 perhaps that's something that the traffic engineer
23 can speak to.

24 WITNESS MELE: That's definitely something
25 we'll work with you on for sure.

1 It's really pretty simple.

2 MR. FORSYTHE: It seems like a long walk
3 on a rainy day for the parents to get out.

4 WITNESS MELE: Glad you said that. It's
5 one of the things we do in our circle of care
6 philosophy. We call it the umbrella crew. So the
7 teachers actually come out with umbrellas and they
8 help mom and dad come in, so it's pretty cool.

9 MR. SWEENEY: In terms of traffic flow,
10 parents entering the site, they come in either
11 driveway?

12 WITNESS MELE: I don't know enough about
13 this particular layout. I would ask someone else or
14 defer to someone else on that, an expert?

15 MR. SWEENEY: That's probably a good
16 question for the traffic --

17 WITNESS MELE: Yeah.

18 MR. SWEENEY: Okay. All right.

19 MR. FALLONE: So there are only six spots
20 here. Where are the other four? There's handicapped
21 spots, and then there's six spots. So where are the
22 other four?

23 WITNESS MELE: Okay. So, it looks like
24 this area here as well as these spots up here.

25 MR. FALLONE: So it would be crossing

1 MR. SWEENEY: Anyone else on the Board,
2 questions?

3 MR. FORSYTHE: Yeah. Can you just
4 describe the drop-off and pick-up procedure, you
5 know, with the parking lot in and out?

6 WITNESS MELE: Sure. So, typically, what
7 happens is --

8 MR. SWEENEY: Use the diagram. I want to
9 see where they come in and where they park, where
10 they go out. You got to speak into the microphone.
11 You can't just carry it around.

12 WITNESS MELE: I'm not used to being on
13 the stage here.

14 So these are the spots here, I'm assuming?
15 What are we dedicating for drop-off?

16 And the reason I ask that question to
17 Justin is because some of the facilities that I
18 visited have the spots going the other way so that
19 parents pull in, walk into the facility. So, the
20 spots are this way. It looks like the spots are
21 here. So, what typically will happen is they're
22 going to come in, use the sidewalk -- park their car,
23 walk up the sidewalk, come in the facility. Again,
24 five to six minutes inside. Once the drop-off is
25 complete, back out, back into the car and exiting.

1 where the traffic would be going?

2 WITNESS MELE: Correct.

3 MS. PUSHPAVATI: Besides parents dropping
4 off, do you have any buses or anything?

5 WITNESS MELE: No.

6 MR. SWEENEY: There were a couple of
7 points as we were going through the professionals'
8 reports where you noted that Lightbridge would be
9 addressing.

10 MR. LEHRER: Bear with me, Mr. Chairman.
11 Mr. Chairman, if you don't mind, I would prefer
12 Mr. Mahalick to answer the questions, and I think
13 it's nap time for me. So if it's okay, maybe we can
14 conclude. I know you have some members of the
15 audience that may want to ask some questions, but
16 Mr. Mahalick can come back and give you a lot more
17 detail about drop-off. A lot of the questions can be
18 answered -- all of them will be answered by him.

19 MR. SWEENEY: That's fine.

20 Go right ahead.

21 MR. WARNER: Thank you, Mr. Chairman.
22 Just to follow up, I want to let all the Board
23 members ask questions first to see if there were any
24 left. You had mentioned about the dedicated employee
25 parking. Can you speak at all as to how that's

1 enforced from the perspective of Lightbridge?
 2 WITNESS MELE: Usually, the center
 3 director being in charge of the center makes sure
 4 that the employees are parking in those away spots.
 5 I can tell you that at our facility which is, again,
 6 the corporate office but also has on the first floor
 7 a 10,500-square-foot facility, I know for a fact that
 8 every teacher -- and I'm the first person in the
 9 building and I have been for two years now just about
 10 every day -- they park in the back lot. Never see
 11 them park anywhere else.

12 MR. KIRSH: Mr. Chairman, just a question.
 13 Obviously, a lot of these decisions will
 14 get made far down the road. But the intention from
 15 this plan that we're looking at is for the staff to
 16 park along the northerly edge?

17 WITNESS MELE: That's correct.

18 MR. KIRSH: So, again, this is a question
 19 that hopefully the traffic engineer can address. It
 20 looks to me that those could arguably be some of the
 21 most attractive spots for the medical practice whose
 22 door is right there. So, I just make that statement
 23 and hope that that's something that the traffic
 24 engineer can speak to.

25 MR. LEHRER: Yeah. We'll talk about that

1 next time.

2 MR. WARNER: In addition, there was a
 3 masonry block wall referred to between the lot area
 4 and the residential neighbor's, if I understand
 5 correctly. What's the height of that masonry wall?

6 MR. LEHRER: This is the masonry wall.
 7 It's part of the structure. It's this part that's
 8 identified in brown. It's just an extension of the
 9 architecture all around the building.

10 MR. WARNER: You're referring to A-2?

11 MR. LEHRER: A-2. Correct.

12 MR. WARNER: And do we know the height of
 13 the masonry wall?

14 MR. LEHRER: I believe that it actually
 15 extends roughly from grade about 9.4 feet. Sometimes
 16 it's around 6 feet over here depending upon the grade
 17 of the property. But when you're inside, it's 6 foot
 18 upward at grade. So I'm not really supposed to
 19 testify about this, but I can tell you if you're
 20 inside, it's 6 foot from wherever you stand. But
 21 it's a part of the building itself, so at some point
 22 some parts are going to be 9 feet. Some parts are
 23 going to be 6 feet.

24 Ron, am I characterizing that right?

25 WITNESS AULENBACH: Not really.

1 MR. LEHRER: Not really.

2 MR. SWEENEY: Why don't we leave that for
 3 the architect.

4 MR. LEHRER: He's not an architect of the
 5 building.

6 MR. AULENBACH: So, again, it really goes
 7 with the site design itself. As Jeff indicated, if
 8 you're on the inside of the play area, it's a
 9 constant height of 6 foot. The problem is it's 6
 10 foot over in this corner which is near the entrance.
 11 The problem is the grade drops about 3 feet as you go
 12 towards Adamsville Road. So at this corner here, the
 13 inside is 6 feet. The outside is about 9 and a half
 14 feet, and the same thing occurs here, again, because
 15 the grade is dropping from the center of the site
 16 down towards Adamsville Road. So, although the
 17 inside maintains a 6 foot height for the daycare,
 18 this side here is closer to 9 and 9 and a half feet
 19 because of the grade change.

20 MR. WARNER: In fairness to my colleague
 21 in the Bar, neither of us are architectural
 22 engineers, but I think that's pretty much what he
 23 said. But in any event -- but I apologize for the
 24 commentary.

25 My last question is: You said there's 13

1 corporate owned -- this is for Mr. Mele -- corporate
 2 owned centers. Are any of those centers in the State
 3 of New Jersey?

4 WITNESS MELE: They're all here.

5 MR. WARNER: They're all -- oh, 13 in the
 6 State of New Jersey that are corporate owned.

7 WITNESS MELE: Right. And that makes up
 8 part of that 28 number.

9 MR. WARNER: 13 of the 28?

10 WITNESS MELE: Yes.

11 MR. WARNER: And how many do you have in
 12 total throughout? Where are the rest, generally?

13 WITNESS MELE: We have 101 franchises --

14 MR. WARNER: Right.

15 WITNESS MELE: -- and 33 of those 101 are
 16 open. The backlog is being built right now. We're
 17 opening 10 to 12 units per year, and we're continuing
 18 to sign 10 to 12 new agreements every year.

19 MR. WARNER: Not all in New Jersey.
 20 Correct?

21 WITNESS MELE: Twenty-eight open in New
 22 Jersey. We have centers in Pennsylvania, centers in
 23 New York. We're up and down the east coast, and we
 24 have --

25 MR. WARNER: On the east coast.

1 WITNESS MELE: Right. Yes, sir.
 2 MR. WARNER: Nothing further. Thank you,
 3 Mr. Chairman.
 4 MR. SWEENEY: Anyone else from the Board,
 5 questions for Mr. Mele?
 6 Scarlett?
 7 MS. DOYLE: No.
 8 MR. SWEENEY: Tom?
 9 MR. FORSYTHE: No.
 10 MR. SWEENEY: And you're done.
 11 Anyone in the audience have a question for
 12 Mr. Mele? Please, come on up.
 13 MS. ARTFITCH: I'm Jo Ann Artfitch,
 14 338 Sunnyside Terrace.
 15 MR. SWEENEY: Spell your last name,
 16 please.
 17 MS. ARTFITCH: A-R-T-F-I-T-C-H.
 18 MR. SWEENEY: Thank you.
 19 MS. ARTFITCH: I'm wondering if there's
 20 times when the children put on a performance or
 21 there's a party that the parents would want to attend
 22 and that would need more parking.
 23 WITNESS MELE: So, I can tell you this, a
 24 lot of times we take advantage of the technology in
 25 the building. So, meaning that the two camera

1 because they're watching, generally, especially if
 2 it's a new parent in our facility, they really watch
 3 on their smartphone or on their desktop if they're at
 4 work, and if they see something or have a question,
 5 typically they'll call the center first to find out
 6 if maybe they have a question they're not typically
 7 driving in just to get over there when they can
 8 actually see it on their smartphone. I'm sure that
 9 there might be an occasion where someone is going to
 10 come over and they have to pick up their child and
 11 take them somewhere, that could happen. And, again,
 12 it's just a trust issue after a while. Like I said,
 13 a new mom -- and I'm not a childcare giver expert,
 14 but I've just seen it in our centers where the
 15 technology is used quite a bit today. They get
 16 really comfortable with that.
 17 MS. ARTFITCH: During the summer you have,
 18 like, 6-week to 10-year-olds.
 19 WITNESS MELE: Let me just be clear. So,
 20 the students that are enrolled in the center all year
 21 round are six weeks through kindergarten. Now,
 22 during those summer months we are licensed -- the
 23 facility will be licensed up to 10-year-olds. There
 24 will be classroom activities and outside activities
 25 for those older children, but they're separated from

1 systems, the two cameras in every classroom allow us
 2 to do, for example, a mini parade in the open space
 3 area, so now parents can log in virtually to see
 4 that. I know on occasion that they have done --
 5 there might be a graduation that's held off site.
 6 The bigger events are off site because parking is
 7 always the issue, and we never want to jam it up.
 8 But it's really kind of cool to see the virtual stuff
 9 where parents can log in and watch their children
 10 virtually do stuff whether it's a little parade
 11 around the -- inside of the building or on the
 12 playground as well.
 13 MS. ARTFITCH: That sounds really nice --
 14 WITNESS MELE: Yeah, it's pretty cool.
 15 MS. ARTFITCH: -- but, on the other hand,
 16 I know as a parent, there's sometimes that you just
 17 want to check in. Like, so, I don't know if you
 18 allow -- say the parents are working locally. I know
 19 it's educational, so it's not -- you said it's not
 20 really daycare. But especially for those six-week
 21 olds --
 22 WITNESS MELE: Oh, yeah.
 23 MS. ARTFITCH: -- they might just want to
 24 drop in during their lunch hour or something.
 25 WITNESS MELE: Sometimes what they'll do

1 the other children, if that's where your question was
 2 going.
 3 MS. ARTFITCH: I was also wondering
 4 wouldn't there be more playground use? The children
 5 are going to want to be outside more possibly during
 6 the summer --
 7 WITNESS MELE: I don't think any more than
 8 typically what's on the schedule. They typically
 9 rotate the schedule.
 10 MS. ARTFITCH: Is there a nurse on staff?
 11 WITNESS MELE: No. But I will tell you
 12 this, that everyone in our facility is licensed --
 13 not licensed. I'm sorry.
 14 MR. LEHRER: Certified.
 15 WITNESS MELE: Certified to do CPR, and
 16 there are the machines for, you know, the shock
 17 machine. Right. But every teacher -- the state with
 18 ratios says, I believe, that for each facility is two
 19 to three people that need to be certified, and every
 20 one of our teachers is certified.
 21 MS. ARTFITCH: Thank you.
 22 WITNESS MELE: You're welcome.
 23 MR. SWEENEY: I would just like to confirm
 24 that the 165-kid maximum that we're working with at
 25 at this point holds during the summer as well? I

1 believe that's what you told us earlier.
2 WITNESS MELE: Yes. It would have to, and
3 I'm sure we can accommodate you. If the 165 number
4 is the number, I'm sure we can -- I know we talked
5 about a higher number.

6 MR. SWEENEY: Whatever the number is, it's
7 year-round --

8 WITNESS MELE: Yes. Yes. We cannot go
9 over that. That's correct.

10 MR. SWEENEY: Anyone else, questions for
11 Mr. Mele?

12 Yes, please come up.

13 MR. ARTFITCH: Dale Artfitch,
14 338. Sunnyside Terrace, A-R-T-F-I-T-C-H. I just want
15 to clarify something. How many teachers and staff
16 did you say would be on hand typically?

17 WITNESS MELE: Typically -- at one time?

18 MR. ARTFITCH: Yes.

19 WITNESS MELE: Twenty-two. Maybe
20 twenty-five.

21 MR. ARTFITCH: I thought you said 35. I
22 just wanted to double-check that. And at your other
23 sites, how often do they have need for emergency
24 services? With young children I know there's a
25 tendency to getting hurt, and if there's no nurse on

1 But if there are changes in the plans, we are going
2 to need to see that in order to make professional
3 reports and have the traffic engineer do his work.
4 That would be very much appreciated.

5 MR. HOLT: Mr. Chairman, and just on what
6 Ms. Doyle said, and any studies as well, not just
7 plans. You know, we have a lot of substantive
8 comments that I think they need to do a technical
9 study on, so we would need that in advance.

10 MR. SWEENEY: Okay. So any changes to
11 plans, new studies, whatever, give us time to digest
12 them ahead of time.

13 WITNESS AULENBACH: We understand your
14 traffic engineer needs to put a report together.
15 Ms. Doyle's point, I'll make sure that we have
16 everything well in advance of the 10 days so there's
17 ample time for your professionals to review it.

18 MR. LEHRER: I just want to make sure that
19 there's no further notice required and that it's
20 announced publically.

21 MR. WARNER: There's no further notice
22 required as long as the Board Chairman is notifying
23 everyone tonight that the meeting will be carried to
24 June 26, 7:30 p.m. at the same location, which he
25 just did.

1 staff, you'd have to have the emergency services to
2 come and check them or run them to the hospital.

3 WITNESS MELE: I don't know the frequency,
4 but to your point, I'm sure it's happened.

5 MR. ARTFITCH: Just trying to figure out
6 for the local EMS.

7 MR. SWEENEY: Anyone else, questions for
8 Mr. Mele?

9 (No response.)

10 MR. SWEENEY: No? All right. So, we have
11 to talk about when we are going to meet again to
12 continue with your application. We are booked in
13 May, and the next opening we have is June the 26th,
14 Tuesday, June the 26th. And for those Board members
15 who are questioning that, June has Election Day and
16 because of that at the very start of the year we
17 noted that the last Tuesday is going to be a regular
18 meeting date. So we have two meetings in June, the
19 19th and the 26th, and we have an opening for you on
20 the 26th.

21 MR. LEHRER: That's fine, Mr. Chairman.

22 MS. DOYLE: So, Mr. Chairman, if there are
23 going to be any changes to the plans, they have to be
24 in at a minimum of 10 days from the date of the
25 meeting. I know the applicant can give exhibits.

1 MR. SWEENEY: Yes. That will be the only
2 application we will hear that night, so we will start
3 promptly at 7:30.

4 MR. WARNER: I will chime in, though, that
5 I assume you'll give us an extension of time. My
6 notes here indicate that April 30, 2018, was the
7 deadline. I assume you'll give it to us through at
8 least the month of June, and, if necessary, put it in
9 writing for Ann Marie.

10 MS. LEHBERGER: Yes, please.

11 MR. LEHRER: June 26th; is that correct?

12 MR. WARNER: Or through the end of June.

13 MS. LEHBERGER: The end of June would be
14 great.

15 MR. WARNER: That's fine.

16 MS. DOYLE: Could we also receive a copy
17 of the transcript so that it would help us in our
18 preparation of minutes?

19 MR. LEHRER: That's fine.

20 MS. DOYLE: Thank you.

21 MR. SWEENEY: Thank you very much. We'll
22 see you again on the 26th.

23 MR. LEHRER: Thank you, Mr. Chairman.

24 (Whereupon, the proceedings of the
25 application for JSM at Bridgewater LLC is concluded.)

CERTIFICATION

I, Liliana Thomas, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me on the date and place aforementioned.

I DO FURTHER CERTIFY that I am neither a relative nor employee, nor attorney or counsel to any parties involved; that I am neither related to nor employed by any such attorney or counsel, and that I am not financially interested in the action.

Liliana Thomas, CCR
License# 30X100238800

A	97:13,14 125:5	113:13 117:23	150:8	76:1,6,10,12
A-1 3:14 17:13	access 23:22	address 14:15	afternoon 11:19	76:15,18,20
17:15 22:9	57:16 58:6	15:6,7,11	120:4 124:14	77:5,9 83:5,9
A-2 3:15 22:3,7	59:6 64:25	55:11 61:19	age 112:12,24	88:3 92:13,17
38:24 45:3	65:2 94:6	62:24 68:16	113:3 131:25	amount 10:13
139:10,11	121:1	70:18 71:8	ages 112:23	13:10 21:12
A-3 3:16 33:7,9	accessible 64:20	73:25 80:24	123:2,4	25:6 30:12
36:20,24 37:6	accessory 5:3	82:20,22 89:22	ago 63:23 101:2	87:18 103:14
A-4 63:24	21:18	89:23,24 94:2	agree 47:16 49:2	ample 148:17
A-L-L-E-R	accommodate	96:19,20,22	49:6 61:16	analysis 93:16
96:22	30:16,25 32:7	102:23 106:13	69:24 76:19	and/or 34:10
A-R-T-F-I-T-...	102:16 114:17	106:14 138:19	77:8	67:11 103:3
94:13 142:17	146:3	addressed 33:11	agreeable 52:17	angle 17:23
146:14	accommodated	addressing	agreement 82:14	Ann 2:12 142:13
A-U-L-E-N-B...	29:2	137:9	82:16 129:1	149:9
15:9	accommodati...	adequate 59:1	agreements	announced-
a.m 103:3	81:1	122:2	141:18	-148:20
116:25	accurate 30:20	adjacent 25:22	ahead 84:18	answer 16:20
abided 28:17	150:6	31:22	137:20 148:12	34:11 53:2
ability 28:13	acre 4:14 18:6	adjoining 45:21	aisle 26:15	60:4,25 69:1
able 54:16,19	30:11	46:5 47:21	ALAN 2:8	77:23 87:17
56:10,15 65:17	acres 18:20	56:10 68:14	alarms 121:18	89:18,20,22
71:6 130:9	104:15	80:17	alert 39:14	90:1 92:21
above-ground	action 63:7,19	Adjustment	alerts 39:16	94:24,25 96:12
72:25	64:4 150:13	8:22	alike 110:10	98:4,5 105:13
absolutely 21:25	activities 91:23	adults 126:4	Aller 3:8 8:15	116:18 129:17
43:15 44:17	144:24,24	advance 148:9	16:11 96:21,21	137:12
84:11 90:10	activity 109:21	148:16	97:1,16,19,23	answered
106:3 112:16	110:1,20	advantage	98:5,15 99:4,9	137:18,18
117:22 130:23	acts 83:23	142:24	99:19,25 100:5	answering 96:25
abutting 50:13	actual 6:25	adverse 53:1,5	102:9,9,10,15	answers 89:13
51:5	Adamsville 1:9	advice 95:15	allow 52:18	89:18
academically	4:13 7:13 18:7	advise 9:1	55:13 56:14	anticipate 113:6
112:7	19:16 20:9	advisement	143:1,18	anticipated 10:9
academy 5:7 6:9	21:10,16 23:17	85:21	allowed 41:9	119:13
8:10 10:10	23:20 27:13,19	aerial 3:14 17:3	42:1 43:11	anyway 34:8
11:12 25:2	28:11 31:25	17:14 19:10	102:2	41:16
26:19,23 37:17	38:17 40:22	22:14 45:24	ambitious 59:13	apartment 70:8
37:18,23 38:12	41:13 42:6	55:19,23 56:1	61:18	apologize 34:19
38:23 39:3,9	45:22 99:3,6	56:19	American 72:22	95:3 140:23
41:2 61:3,6,22	99:13 104:7,12	Affairs 116:12	73:1	apology 10:8
107:17	104:16 140:12	affect 99:1	Amin 2:7 42:9	APP 1:5
acceleration	140:16	affidavits 8:23	42:20,22 43:4	apparent 59:21
62:12	add 36:13 88:3	affirm 59:22	43:16 47:23	appear 16:5
accept 93:13	addition 127:24	affirmatively	48:1 49:3	32:11
acceptable	139:2	8:14 98:1	54:13 55:5,7	appearance
12:18 66:23	additional 38:19	Afghanistan	55:11,19 56:17	83:14
79:13 81:22	72:25 95:2	110:3	56:22,25 57:6	appeared 10:18
accepted 17:7	105:1 107:13	aforementioned	57:11,18 74:13	20:2

apple 87:9	24:9 27:8 57:9	arrival 11:9,15	attention 26:13	88:15,22 89:3
applicable 13:9	112:19,25	art 81:17	108:11	90:12,22 95:25
74:1	114:7 119:22	Artfitch 94:9,9	attorney 2:10,16	101:3,17,25
applicant 2:16	124:12 133:19	94:13 95:19	63:25 113:16	102:21 103:10
4:4,6,23 8:8	April 1:7 23:1,1	98:12,22 100:2	113:20,20	104:14,18,21
16:23 21:22	78:8 149:6	100:8 101:9,22	150:10,12	105:13,17,20
44:16 80:25	aquarium	142:13,13,17	attract 130:4	106:3,6 139:25
91:1 147:25	111:13	142:19 143:13	attractive	140:6 148:13
application 4:7	arc 37:21	143:15,23	138:21	Aulenbach's
5:15,17 7:7,19	architect 8:11	144:17 145:3	audience 8:14	93:25
7:20,21,25	10:4 113:18,21	145:10,21	90:17 93:20	author 80:5
9:11 10:3,17	115:2 117:9	146:13,13,18	137:15 142:11	autism 125:7
14:4,17 16:24	118:7,8,14,19	146:21 147:5	Aulenbach 3:5	auto 19:8
20:2,11,15	119:2 140:3,4	artwork 81:21	8:6 14:21 15:8	available 80:23
21:4 27:7	architectural	as-needed 70:1	15:9,14 17:16	97:25
47:16 48:17	83:10 117:4,5	aside 124:17	17:22 18:3	Avenue 18:7
50:24 53:4,10	140:21	asked 48:25	22:14,19 23:2	23:18 35:14,19
61:21 64:6	architecture	92:20 94:5	23:4,12 24:22	37:15 46:16
73:3 82:18,19	139:9	99:24 105:3	29:21 30:2,19	54:4
91:10 95:16	area 6:4,16,24	asking 7:11	31:2 32:14	average 6:14
118:21 147:12	7:2,3,17,22,23	27:22 41:8	33:18 35:11,24	113:10 114:4,4
149:2,25	8:13 9:18 13:6	47:19 63:4	36:13,23 37:12	119:20
applied 36:17	13:11,14 23:18	77:7 103:5	39:25 40:3,7	aware 14:10
appreciate	24:8,9 25:24	130:17	40:11,14,18,21	63:19 108:20
85:19,20 87:1	27:16 32:1,25	aspects 30:11	40:24 41:1,6	131:16
appreciated	42:25 45:4,16	assigned 134:17	41:17 42:8	
95:13 148:4	45:20 47:5,10	assistant 127:13	43:3,5 46:19	B
approaching	48:9 58:12	128:10	46:25 47:25	B 2:1,16 3:12
89:7	59:2 60:19	associated 7:7	48:3,24 49:6	15:3 62:1
appropriate	64:20 69:6,23	12:14 60:21	49:11,14,22	96:17
13:25 17:17	73:8 77:2,3	ASSOCIATES	50:9,16,19	babies 112:24
18:11 26:21	80:1,14,15	1:22	51:17 54:9	babysitting-ty...
66:25	89:6 93:2,3	assume 33:20,22	55:16,22 56:20	107:20
approval 4:9	99:7 109:1,5	58:1 64:23	56:24 57:1,5,7	back 5:11 20:8
7:24 18:6	109:16 117:5	71:11,19,25	57:13,20,24	21:1 38:4,5
48:17 67:19,20	121:2,22	74:8 78:9	58:15 60:8,10	41:10 43:6
79:6 93:14	122:22 123:5	80:22 83:1	60:23 62:21,24	44:18 46:3,11
105:9	124:9,10,11	104:1 119:1	65:3,20 66:1	53:18 58:21,21
approvals 67:18	130:22 131:3	149:5,7	66:15,19 67:5	58:23 59:2,4
67:20	136:24 139:3	assuming 74:7	67:8,13 68:5	59:19 75:21,23
approve 47:15	140:8 143:3	105:6 135:14	68:25 71:3	76:1 86:12
approved 7:21	areas 25:18,21	assurance 104:3	72:12 73:10	89:14,17 108:7
24:1	29:17 34:9	131:1	75:3 76:4,8,11	118:14 119:3
approximate	93:18 122:17	ate 110:21	76:14,17,19,23	119:24 124:13
24:7 47:3	arguably 138:20	athletic 129:10	77:6,16,22	129:7 130:1
111:7	argue 43:21	attend 142:21	78:2 81:15	135:25,25
approximately	arm 97:5	attendance	83:12,20,22	137:16 138:10
4:16 6:12	arrangements	110:19	84:14,25 85:22	backed 60:21
15:23 19:14	60:3	attending 10:10	86:12 87:1	background

37:19,25 97:21 107:1 126:8 backhoe 75:6,15 backing 26:15 34:4 35:13 backlog 141:16 backs 28:12 backyard 67:3 bad 123:12 balance 37:11 band 129:10 bang 101:13 bank 29:11 80:23 bar 33:24 140:21 base 29:16 based 12:2,7 24:23 25:1,9 28:1 30:10,10 30:11 32:5 33:24 35:25 45:25 54:14 70:1 74:18 83:10 85:7 93:22 112:6 117:4,7 119:5 basement 75:2 basically 52:12 55:25 basin 73:17 74:17 75:2,9 75:10,12,22 99:4,8,9 102:12 basis 70:1 110:11,21 127:10,11 Bateman 2:15 4:5 bear 48:23 68:1 72:4 118:17 137:10 bearing 87:9,24 bedrock 75:18 bedroom 103:5 bedrooms 50:12 beginning 83:19 beginnings	53:16 begins 131:12 behalf 4:4 16:23 82:21 106:1 115:15 belief 91:9 believe 5:23 6:3 23:4 24:19 25:5 26:2 32:15 33:9 42:1 44:23 45:15,17 48:8 48:25 61:8 63:8 64:10 68:6 72:11 78:6 80:4 81:2 108:17 113:22 116:2 124:12 126:19 139:14 145:18 146:1 believes 118:19 beneath 99:10 benefit 33:12 63:10 103:23 best 9:17 20:13 47:17 60:25 61:20 89:21,25 101:13 BETH 2:9 better 17:24 68:23 100:21 beyond 27:17 52:2 Bible 103:20 bigger 30:16 42:12 75:7 143:6 bike 79:16 bikes 122:10 biometric 109:2 109:7,15 121:1 bit 5:13,19 17:23 19:24 25:19,24 31:11 33:6 37:2,3 64:23 75:11 84:18 94:20 108:24 118:9 118:21 144:15	black 37:25 blacktop 122:9 blinds 103:19 block 1:10 4:11 22:15,20 122:12 139:3 blown-up 37:8 blowup 64:20 blue 37:19,20 board 2:3,10,10 2:11,12 4:3 5:18 7:23 8:22 9:2 14:2,10,23 14:23 16:7,16 18:4 20:2,10 20:22 21:1 26:17 27:9,24 32:13 33:13 38:4 41:19 43:13 44:3,12 44:13,16 46:7 46:10 47:15 48:17 51:19,22 56:5 58:16 63:9,24 67:11 70:4 80:13 82:22 84:24 85:16 86:24 87:3,15 88:16 89:11,13,24 95:15 97:7,13 102:4 116:4,5 134:8 135:1 137:22 142:4 147:14 148:22 board's 20:20 34:7 41:18 87:19 89:15 boards 16:5,8 97:15 bodily 130:5 body 93:10 booked 147:12 books 111:14 border 50:25 bordering 51:1 Borough 18:13 bought 100:23 101:1	Boulevard 2:17 96:23 bound 19:15 box 72:24 Brad 8:15 16:11 102:9 Bradford 3:8 96:21 Branch 106:17 brand 108:8 128:21 break 124:17 breakdown 132:1 bride 18:1 Bridgewater 1:1 1:8,12,13 4:7 4:17 7:10 12:6 15:15 18:16,25 19:12 45:22 46:1 66:8 104:6 105:18 126:17 149:25 brief 9:19,19,23 10:5 briefly 8:11,12 31:17 46:22 72:18 120:21 121:21 bring 20:22 43:10 59:11 75:6,19 96:7 123:24 124:1 127:20 bringing 45:6 79:17 broken 124:21 brought 26:13 76:24 124:6 brown 139:8 buck 101:13 buffer 29:19 31:21,23 32:2 32:10 50:24 51:4,6,12 66:9 66:10 buffers 31:14 32:23 33:3 66:11 78:23	build 59:18 70:25 77:1 116:1 building 1:7 4:11,24 5:5,6 12:12 13:7 20:6,8,17 21:8 21:13,17,19 23:15,19 24:12 29:16,25 30:8 32:1,7 35:10 36:20,25 38:15 38:22,25 39:2 39:5,14 41:3 41:16 45:10 48:2,11,13 50:16 61:7 69:6 72:23 78:23 80:10,13 85:11,11,12 88:10 92:4,5,6 100:25 101:12 103:16,19 105:17,18 109:4 129:1 138:9 139:9,21 140:5 142:25 143:11 building-mou... 47:24 48:4 buildings 29:14 101:5 103:11 103:18 120:16 built 70:8 141:16 bulk 14:3,9 bullet 64:10,11 bunch 60:24 bus 19:17,22 buses 137:4 business 4:19 15:7 68:10,21 68:22 86:19 96:20,22 106:14 108:2 127:22,22 128:7 130:24 businesses 45:20
--	--	--	--	---

C				
C 2:14 4:10 15:1	caregivers	certainty 129:5	139:24	126:1,5 129:12
15:3 34:22	133:16	certificate	charge 138:3	130:6 132:15
49:2,14 150:1	carpet 129:14	114:25	charged 16:3	133:20 142:20
150:1	carried 148:23	certified 1:23	Charles 2:11 3:6	143:9 144:25
C-1 1:24 4:19,24	carry 135:11	8:24 47:19	34:25	145:1,4 146:24
6:3	cars 25:20 26:4	145:14,15,19	check 5:17,22	chime 43:12
C1 19:8,15	34:3 60:21	145:20 150:4	20:16,23 77:24	149:4
21:17 91:2	134:15	certify 150:5,9	86:15 143:17	chiropractors
cabinet 44:20	case 12:16,18	cetera 46:24	147:2	89:1
cabinet-type	13:4 14:3 75:8	118:1	checked 8:23	choked 45:7
44:14	87:10 99:21	Chairman 2:4	checklist 131:4	choose 124:1
calculated 42:16	114:2 121:18	4:2,22 8:1 9:4	checks 126:8	Chris 63:15 64:9
calculating 13:8	cases 87:9	13:2 14:20	Cheerios 124:4	80:20 84:6
13:12,14	112:15	16:19 17:5,16	child 108:11,13	Christine 79:23
calculation 7:3,4	caught 84:1	18:4 22:4,8	109:22 110:4	79:23 81:23
12:1 42:13,23	causes 35:15	30:23 33:8	110:10,10,19	circle 108:6,9,14
76:22,25	CCR 150:23	34:12 35:23	110:20 111:12	136:5
call 37:9 48:15	center 5:8 13:7	42:3 45:14	111:17 131:18	circulation
70:16 83:13	18:10,15 27:13	48:14 49:23	144:10	54:11
93:7 108:6,9	39:2 59:15	51:24 52:1,22	child's 37:22	civil 16:1,2 97:1
109:24 136:6	63:21 67:5	64:14 67:23	108:13,18	97:14 102:2,3
144:5	70:7 85:3	71:2,23 79:3	110:16,25	claimed 74:10
called 8:14,16	108:14 109:22	83:5 84:2,17	childcare 5:7	clarification
calling 98:1	111:1,6 120:21	87:20 89:23	12:7,14 13:2,7	90:23 94:4
camera 109:17	121:17 123:10	90:6,18 91:16	91:9 107:3,7,8	96:1
142:25	126:24 127:2,5	94:3 95:6 96:8	107:9,18,21	clarify 33:21
cameras 109:18	127:10 128:11	102:1 105:1	111:16 112:10	100:13 146:15
143:1	130:12 138:2,3	106:7 115:12	113:5 125:21	clarifying 92:9
camp 128:9	140:15 144:5	124:8 134:12	127:2 144:13	clarity 12:16
candelabras	144:20	137:10,11,21	children 6:8,11	35:25 46:14
49:4	centers 7:4	138:12 142:3	6:15,21,22	48:25 66:16
candles 49:12	12:14 13:3	147:21,22	10:9,13 11:10	classes 124:19
capacity 6:11	112:20 113:2	148:5,22	11:11,17 12:8	classroom
10:21,24,25	125:22 127:23	149:23	13:16 78:21	109:23 110:13
16:6 27:23	127:25 128:1,2	chalkboard	79:7,17 81:17	111:12 128:10
113:12 115:16	128:9 141:2,2	111:8	88:5,7 95:5	131:19 132:6
116:20 117:6	141:22,22	change 11:8,15	107:21,23	143:1 144:24
car 25:25 79:21	144:14	11:20 12:4	108:4 109:21	classrooms
135:22,25	central 87:11	28:12,15	111:20 112:3,8	109:18 111:10
care 60:12,13	CEO 70:17	113:10 133:11	112:11,23	111:11 122:23
70:21 77:11	certain 61:22	133:18,21	113:4,6 114:8	124:19 132:5
85:14 88:25	69:25 71:4,6	134:1,10,15	114:8,16	clean 101:7
89:8 100:19	75:16 85:8	140:19	117:14,14,18	cleaning 103:3
108:9 118:23	101:19 103:14	changed 110:22	117:21 118:2	103:25
125:22 126:4,5	121:23 125:4	changes 11:21	120:20 122:9	cleanup 86:18
130:9 132:16	certainly 8:22	11:25 38:3,5	122:18,21,21	clear 6:6 14:18
136:5	8:25 14:1,10	93:11 147:23	122:24 123:19	17:5 46:9
careful 127:17	41:14 81:1,3	148:1,10	124:2 125:2,3	57:17 75:4
	96:16 104:2	characterizing	125:5,13,17,23	89:17,19 95:14

116:5 144:19 client 4:7 5:13 49:20 close 29:5 30:23 31:7,10 33:23 37:9 45:23 54:6,10,10 62:14 66:12 68:10,21,22 81:4 114:12 128:15 131:11 closed 99:12 closer 31:12 140:18 closest 23:19 33:22 40:11 cluster 62:16 CME 3:8 coaches 127:22 127:22 128:7 130:25 coast 141:23,25 code 40:9 109:10,10 Cofone 79:23 80:20 cold 123:12 colleague 140:20 color 3:15 22:4,6 22:19,21 23:9 23:14 colored 22:11 22:12 colors 37:2,23 columns 43:8 combined 41:24 119:6 combustible 29:15 come 4:1 6:23 38:4,5 46:10 48:8 50:5 61:23,24 70:12 70:13 72:13 75:21 79:9 81:4 89:14,17 94:1 102:22 107:25 108:21 109:11,14	114:24 115:5 118:14 119:3 119:19 120:20 125:15 127:15 128:21 135:9 135:22,23 136:7,8,10 137:16 142:12 144:10 146:12 147:2 comes 36:11,15 37:22 65:6 81:14 94:4 98:24 comfortable 73:4 75:22 144:16 coming 26:5 35:14 62:18 93:24 107:14 109:5 119:24 131:10 133:17 134:5 comment 42:2 49:22 63:13 72:17 73:23 74:1 77:6 79:12,12 82:13 85:19 88:3 commentary 9:16 78:14 140:24 comments 10:7 14:16 26:1 28:18 47:13 78:10 148:8 commercial 18:15,16 19:12 51:8,10,11 74:5,6,8,9 90:24 91:19,20 91:25,25 92:11 92:12,25 120:16 common 60:11 Commons 1:12 communication 110:7 community	108:16 116:11 companies 86:10 company 8:8 15:18 70:17 86:21 89:5 106:22 128:1 company-own... 127:25 competitors 107:19 108:10 complete 135:25 completely 7:21 completing 7:25 completion 13:3 47:20 complex 70:8 compliance 81:3 compliant 7:22 25:11 45:19 91:10 complied 28:17 72:1 80:22 comply 28:22 29:23 30:4,8 31:4 32:11 43:14 44:16 49:2,9 65:21 69:24 71:7,11 71:19 72:14,15 74:23,23 76:19 77:8 78:9,15 80:23 81:12,23 81:24,25 82:10 82:23 83:2 84:3,18 complying 73:12 components 14:8,9 101:17 computer 109:21 concept 66:10 concern 35:12 68:7 72:20 86:5 concerned 98:19 98:20 concerning 94:6 concerns 5:18	28:9 36:4 61:19 89:10 93:23 concerted 21:21 concessions 58:2 conclude 137:14 concluded 106:2 149:25 concluding 8:3 conclusion 35:8 concrete 74:14 76:3,17,21 77:3,3 concur 43:15 93:16 condition 7:24 26:17 36:10 47:14 48:21 54:8 69:24 79:5 93:14 125:6 conditional 91:6 91:7,18 conditionally 91:2,4 conditions 17:2 48:16,18 51:19 56:6 57:2,4 58:18 59:7 77:14,20 91:4 98:9 conducted 121:11 conduit 99:11 99:13 confident 55:2 configuration 45:9 54:7 configure 54:23 confirm 8:18,21 91:3 145:23 conflict 34:3 36:7 conformed 91:5 conforming 91:18 confused 118:9 118:22 confusion 12:25	95:3 conjunction 14:3 connect 127:10 connection 16:23 conservation 67:19 consider 5:24 59:20 98:16 134:8 considerable 62:17 consideration 85:2,6 considered 107:17,19 consistent 45:16 46:1 consistently 46:2 consolidate 24:1 consolidated 7:18,20 92:14 92:18 93:2,17 consolidation 7:24 93:6,13 constant 124:16 124:18 140:9 constrains 7:15 constraints 23:24 construct 4:10 construction 76:24 consultant 8:2 28:2 93:24 consultants 55:3 contaminated 73:24 contamination 74:18 content 8:20 9:1 95:7,17 continents 131:9 continue 56:14 58:2 147:12 continues 95:15 continuing
---	--	---	--	--

141:17	67:22 69:4	28:18	108:1,4 114:9	135:15
continuous 53:5	81:7 83:3,21	cueing 28:11,11	118:15 124:22	dedication 4:15
contributor	92:8 95:10	35:15	124:22 125:10	7:8,12 18:9,11
69:21,23	103:8 104:14	curb 35:18 46:3	125:12 127:12	18:19 27:8
control 73:13	104:21 106:5,6	curiosity 60:6	134:21 136:3	104:19,20
76:9,13 105:7	110:4 111:22	current 58:20	138:10 147:15	dedications
convenience	114:18 115:3	82:19 95:21	day-to-day	82:15
20:16 120:13	115:11,21	98:13 105:21	127:7,9,11	deep 59:1
conversations	116:21 117:2	currently 6:5	daycare 1:7 5:4	deeper 75:19
25:1	119:7,8 120:8	18:9,10,21	6:2 7:4 21:5	defend 49:20
conversion 78:1	120:13,18	27:12 100:21	23:15 27:5	defer 8:22 48:7
78:4	121:17,24,25	131:5 132:22	39:22 40:16	54:10 61:7
cook 123:25	122:7,8,13,22	curriculum	47:9 59:15	80:5 117:8
133:9	122:23 123:3,4	107:22	61:13 62:5	132:5 136:14
cool 122:19	126:20 137:2	curstory 73:2	63:21 64:3	defined 86:7
136:8 143:8,14	138:17 139:11	cut 35:18 41:10	69:12,20 79:7	92:18
copies 17:21	141:20 146:9	94:15 105:14	85:3 91:1,19	definitely 86:2
copy 23:9 63:8	149:11	CVS 5:15,22	94:17,19	134:24
63:23 149:16	Correction	20:2,6,11	100:14,16	DeFrancesco 4:5
core 108:6	113:21	86:15	107:19,19	degree 78:19
corner 18:23	correctly 9:5		140:17 143:20	129:5
19:1 20:18	22:25 34:14	D	daycares 86:10	delays 20:23
21:9,16 33:17	139:5	D 3:1 15:1,3	days 106:25	demand 89:6
33:25,25 35:9	cost 103:23	49:14 91:13	108:1 147:24	demolition
45:6 46:5	counsel 150:10	96:17,17	148:16	105:9
62:14 64:19	150:12	D1 90:25 92:1	DCA 12:17	denied 5:15
80:10,16	counsel's 93:16	92:10	deadline 149:7	20:10
140:10,12	counted 43:9	D3 91:6	deal 26:16 50:3	dental 11:22
corporate 123:9	countries 131:8	dad 136:8	56:10,15	dentists 89:1
128:8,12 138:6	country 125:25	daily 110:20	100:16 119:25	department
141:1,1,6	counts 132:7	Dale 94:9,12	dealing 129:11	16:2 20:13
corporately-o...	county 67:19	146:13	130:4	116:9,11,13
127:23	couple 30:22	damage 128:20	dealt 100:15	departure 78:20
correct 8:19 9:7	63:4 137:6	dashed 27:14	debilitating	91:21
12:9 15:15,16	course 14:11	date 22:12,14,17	125:8	dependent 69:14
15:19,20 16:9	90:25 108:13	22:20,24 23:1	decided 20:24	depending
16:13,14,16,17	111:15,23	23:1,3,5	20:25	139:16
17:8,9 19:3,4,7	Court 150:4	147:18,24	decisions 87:11	depends 69:19
19:9 24:1,2,5,6	Courtroom 1:12	150:8	138:13	124:23
25:9,10 26:8	cover 23:5	dated 22:9,10,17	dedicate 11:14	depiction 55:23
28:19 30:18	CPR 145:15	35:7 37:6,7	26:6 36:6	depth 75:7,20
31:5,6,13 32:9	crack 87:8	63:12,15,15	104:6	describe 17:2
32:14 35:3,18	create 59:16	71:16 78:8	dedicated 11:9	23:13 33:14
38:12 39:19,20	60:19	datum 77:15	27:18 33:11	135:4
42:8 44:7	creating 93:7,15	Dave 102:24	34:16,18 36:8	described
45:10,11 46:13	crew 136:6	David 8:10	95:1,4 119:18	125:14
46:18,19 49:11	criteria 132:2	Davignon 73:1	120:8 134:19	DESCRIPTION
57:13 60:8	crossing 136:25	DAVIS 2:15	137:24	3:13
64:6,7 67:7,21	crosswalks	day 107:24	dedicating	design 16:12,22

31:5 35:1 53:20 96:4 97:5,5 140:7 designated 34:13 designed 96:6 99:25 100:1 122:2,6,6 desirable 34:10 desire 27:20 48:18 desktop 109:20 144:3 detached 58:22 detail 6:14 13:19 28:7,16 31:18 32:18 73:14 137:17 detailed 47:4 details 65:24- 69:22 detention 99:8,9 determine 131:4 develop 121:14 developer 15:15 developer's 82:13,16 developers 66:12 development 5:13 8:7,9 15:10 18:17 30:14 51:7 73:5 74:5 86:3 105:12 106:22 107:2 110:16 device 109:20 110:8 diagnose 125:15 diagram 135:8 diaper 110:22 130:18 diapers 110:22 130:7,8,13 dictates 37:20 115:8 difference 94:20 differences 12:11	different 14:7 17:24 52:2,3 93:9 111:4 131:9 132:10 differentiate 107:15 differentiation 108:8 differently 71:13 71:21 78:11 difficult 12:21 19:19 28:5 86:3 124:25 DiFRANCES... 2:15 digest 148:11 digital 110:23 110:24 dilemma 92:25 diminished 10:12 diplomatically 125:3 direct 15:13 47:11 97:3 106:19 director 5:12 8:6 15:10,25 64:9 127:2,5,10,13 127:13 128:10 128:11,11 138:3 disabled 125:13 125:22 disappears 27:15 disappointing 129:8 discharge 95:22 95:22 96:5 98:13 discharges 99:5 99:10 discharging 99:2 100:6 discretion 34:7 41:19 67:10,13 81:7 discuss 5:13	8:12 41:20 discussed 73:10 discussion 19:17 42:18 87:23 discussions 25:14 disease 125:8 131:14 diseases 131:8 131:10 disrepair 101:1 disrespect 70:13 distance 46:3 54:4 district 4:20,24 5:2 6:3 19:15 21:17 67:20 129:15 districts 13:5 19:5 disturbance 21:12 dividing 19:11 doctors 89:1 documentary 14:14 documentation 53:14 doing 58:3 59:23 75:14,23 100:3 110:11,20 131:2 DONALD 2:4 donut 83:13 door 27:17 39:4 39:11,15 40:4 41:2 54:17 109:6,11 120:25 128:15 138:22 doors 40:1 48:5 48:6 50:20 DOT 23:23 62:25 dotted 57:6 double 8:23 double-check 116:17 146:22 doubt 58:4	95:13 downstairs 88:5 downward 51:21 Doyle 2:10 12:9 12:10 30:24 32:14,25 38:3 43:15 44:7,11 44:18,24 45:17 49:18,23 50:1 50:10,18 64:14 64:18 65:10,23 66:2,18 67:1,7 80:5 81:10 83:8 90:13 91:20 142:7 147:22 148:6 149:16,20 Doyle's 47:19 68:6 148:15 Dr 62:1,1 draft 12:22 drafters 12:20 drag 77:3 drain 95:23 drainage 73:7 95:21,23 99:1 drawing 21:1 56:17,20,21 drawings 60:17 117:4 drew 56:1 drilled 10:16 drills 121:10 drive 26:15 65:17 drive-thru 20:4 20:7 driveup 27:15 driveway 23:20 31:24 32:10,16 32:19 33:23 47:10 52:7,10 52:24 53:20,23 54:2,6,19,23 54:23 55:8,14 55:20 56:13 57:9,11,16 58:3,19 59:3,4	59:9 65:6,8,12 65:13,16 82:12 136:11 driveways 28:3 28:8 65:24 driving 65:19 144:7 drop 11:17 61:24 107:23 119:19 143:24 drop-off 11:15 27:3 72:6 94:19 95:1,5 120:1,10 135:4 135:15,24 137:17 dropping 27:4 137:3 140:15 drops 83:16 140:11 due 7:7 23:23 31:24,25 32:2 33:23 duly 15:4 34:22 96:18 106:11 dumping 98:25 100:12 Dumpster 69:13 130:1 131:3 Dumpsters 130:24 dwel- 105:10 dynamic 5:7 dynamics 25:4 61:12,25 62:2
E				
E 2:1,1,14,14 3:1,12 15:1,1,2 15:3 34:22 49:14 96:17 106:11,11 150:1 e-communicat... 110:8 earlier 20:1 101:6 108:25 127:24 146:1 early 37:10				

easement 7:11 52:15,18,20 53:1 54:17 57:16 58:8,12 64:16,21 65:1 65:18 82:12 east 18:14 35:18 141:23,25 eastern 48:12 caves 50:7 edge 65:7 138:16 Edgewood 8:7 15:11,17,22 16:4,12 70:5 97:6 105:21 educate 111:19 educated 90:2 educating 107:21 education 111:25 educational 109:24,25 112:9 121:3,3 121:23 143:19 educationally 112:5 educators 108:15 effect 68:14 effort 21:21 50:3 efforts 5:21 20:13 eight 31:3 124:19 either 38:10 41:21 48:11 54:6 56:7 62:13 99:21 136:10 Election 147:15 electric 103:24 eliminate 31:5 36:7 41:11 44:20 93:2,3,3 103:14 eliminated 7:17 35:21	elimination 41:20,22 else 126:3 emergencies 126:13 emergency 8:2 40:7 121:10,19 146:23 147:1 employed 129:14 150:12 employee 16:11 26:7,19 33:12 34:16,18 36:6 36:9 105:22 134:8 137:24 150:10 employees 27:1 34:6,8,9 94:20 109:14 133:25 138:4 employer 60:9 emptied 131:4 EMS 147:6 enable 55:18 enables 114:1 enclosed 99:11 enclosure 69:4 encourage 27:1 129:20 encouraged 34:5 encroached 58:13 encroaches 54:18 encroaching 55:9,20 57:12 encroachment 56:18 enforce 104:1 enforced 138:1 enforcement 36:11,14 enforces 36:16 36:17 engaged 127:8 engineer 2:11,11 8:15 14:24 25:3 26:2,12 28:2,6,15	32:18 34:20 36:2 47:20 54:11 61:11,21 62:4,18,22 67:11 72:21 73:21 74:2 75:21 96:3 97:2 102:2,3 134:22 138:19 138:24 148:3 148:14 engineer's 63:11 71:16 77:11 78:7 engineering 5:12 8:6 15:10 15:25 16:1 17:10 35:1 97:14 engineers 140:22 English 112:14 enhance 6:4 enrolled 144:20 ensure 105:8 entail 31:19 enter 77:2 109:2 109:4,10 111:25 entering 136:10 enterprise 51:10 51:11 91:25 enterprises 43:23 entire 49:7 50:23 65:15 84:3,18 entitled 37:5,6 entitlement 55:1 entitlements 16:3 entrance 23:20 38:23 39:16 40:1,14,15,23 41:13 47:9 54:4,5 62:10 109:6 120:12 140:10 entrances 39:21	40:13 entries 38:10 entry 38:21 39:2 39:19 environment 61:9 62:6 86:17 129:25 environmental 63:6 EP 16:11,22 53:20 97:5 equate 115:16 equipment 80:20 123:17 123:18,21,22 erosion 73:13 74:13 76:2,7,8 76:12 especially 46:1 88:5 112:2 124:25 143:20 144:1 ESQ 2:16 essence 82:21 93:5 essentially 52:7 111:10 established 69:19 establishing 128:3 et 46:24 118:1 EV 3:13 evacuation 121:14 EVANS 2:7 evening 4:2 8:1 8:5 9:8 52:17 87:12 97:8 108:3 event 56:9 93:15 98:17 102:17 140:23 events 98:16 99:16 102:16 143:6 everybody 69:19 everyone's 9:17 evidence 14:14	14:16 exactly 104:9,10 118:25,25 121:12 134:5 EXAMINATI... 15:13 97:3 106:19 example 12:15 101:11 110:2 110:14 111:12 143:2 excavator 75:20 exceed 47:22 exceeding 41:9 exception 68:8 exclude 13:11,14 excluded 7:4 13:8 49:21 exclusive 53:5 excuse 17:19 42:5 55:4,4 105:10 114:15 exhibit 17:15 22:7,9,10 36:20,23 39:25 42:20 56:23 63:24 exhibits 147:25 exist 45:20 74:19 existing 17:2 18:23 19:21 54:7 56:5 57:1 57:3 58:17 59:7 77:14,20 80:9 98:10 99:12 105:5,10 exists 58:12 exit 26:4 48:5 54:5 62:10 121:5 exiting 135:25 expand 89:9 expect 107:25 expeditious 105:11 experience 24:24 25:2 88:9 expert 17:7
---	--	--	--	---

27:23 72:13	109:7,12,14	feels 26:20	finishes 78:6	followup 54:13
96:25 97:13	110:11 111:21	feet 4:16 7:1,2,9	fire 29:15 48:5	food 123:23,25
136:14 144:13	112:3,5,10,12	24:9 25:16	84:13 121:10	124:1 130:3
expertise 16:19	113:8,11,14,23	27:9 31:22,24	121:13	FOOSE 2:5 87:5
explain 6:13	114:6,9,21	32:2,10,17	firm 4:5	102:1,8,10,18
28:21 31:15	116:2 118:6	39:8,11,12	first 5:5 6:7,19	foot 4:11 20:3
113:17	120:24 122:2	41:25 42:12,13	10:7 12:24	42:7 49:4
extend 51:21	123:13,15	43:1,10,17,18	14:20 15:3	117:4 139:17
extends 53:24	125:23 126:13	43:25 44:24	26:10 34:22	139:20 140:9
139:15	126:16 127:4,8	45:1 50:19	64:10,11 71:15	140:10,17
extension 139:8	127:9,12	57:9 61:5 66:6	85:9 87:6	footage 6:25
149:5	128:22 135:19	66:7 83:15	96:17 97:13	12:2 25:9
extent 16:18	135:23 138:5,7	104:7 113:11	106:11 109:4	30:10 41:9,11
52:16 80:23	144:2,23	113:13 139:15	137:23 138:6,8	41:21,24 114:1
125:13	145:12,18	139:16,22,23	144:5	footprint 85:11
extra 17:21	facing 41:13	140:11,13,14	first-class	110:23
25:17,19,24	fact 14:1 16:7	140:18	129:18	foregoing 150:6
63:8 75:7	17:6 25:13	felt 41:18 59:1	fit 29:3,9 85:8	foreign 131:8
114:1 125:9	33:16 47:18,18	80:16	five 11:17 35:25	forever 93:4
extraordinarily	51:13 53:13	fence 33:1	87:7 106:25	forget 55:22
54:6	59:22 61:3	fewer 87:23	108:1 110:25	101:18
extremely 43:23	66:11 78:20	field 17:8 97:13	117:24,25	forgetting 103:2
	87:12 94:8	108:24	119:20 123:8	Forgive 113:21
	130:12 138:7	figure 100:11	123:20 134:3,4	formal 18:1 60:5
F	factor 78:1,4	147:5	135:24	former 18:25
F 2:1 15:2 49:14	facts 59:7	fill 49:18	five-space 36:5	Forsythe 2:11
96:17 150:1	fair 14:12 54:3	filling 69:15	fixtures 48:1,4	7:13 74:20
facade 38:16,17	108:5 111:24	fills 69:15	flat 83:16	77:12,19,25
39:7,24 40:2	114:10	final 12:22 98:12	FLAUM 2:15	78:5 90:15
40:20 41:9,25	fairness 140:20	finally 84:12	flexible 133:13	135:3 136:2
42:23,23 48:12	FALLONE 2:5	105:16	floor 5:5,8 7:2,3	142:9
face 46:3	92:3 131:25	financially	7:23 8:12	forth 48:21
faces 38:22	132:9,17	150:13	11:23 12:24	110:23 124:24
facilities 11:22	136:19,25	find 20:14 21:1	13:6,10,11,14	forward 4:1
60:14 61:14	familiar 16:21	78:3 88:6	21:6 24:4 40:8	102:22
107:21 110:4	family 108:19	144:5	62:9 85:9 86:6	found 78:2
112:17 114:4	far 21:14 23:16	fine 15:7 19:11	88:21 89:2,16	founded 108:9
125:25 127:16	23:22 28:3,8	65:20 66:1	93:2 123:10	four 38:14,14
128:4 129:21	32:20 80:8	86:25 96:20	138:6	40:2,20 41:7
131:14 132:21	86:19 113:9	106:15 137:19	flow 99:15,18,22	43:7 123:20
133:2,6,9	138:14	147:21 149:15	100:6 136:9	134:4 136:20
135:17	farther 80:16	149:19	flows 99:12,14	136:22
facility 6:12 19:2	farthest 120:12	fingerprint	flu 131:18,18	franchise 8:9
19:9 21:5	fashion 105:11	39:19 109:2,7	focus 53:25	106:21,22
59:15,19 60:12	106:2	109:10	107:21 108:11	107:2,18
62:5 68:19	feature 109:16	fingerprinting	follow 137:22	127:24 128:25
88:6,20,25	feel 17:24 85:15	120:22	follows 15:4	franchisee
89:9 91:2,19	88:1 94:1	fingerprints	34:23 96:18	126:18,20
107:20 108:4	feeling 24:23	11:18 109:8	106:12	franchisees
108:15,22				

128:8	gable-style	103:13 104:4	126:5,16	93:23
franchises 107:4	83:15	111:13 112:3,6	127:17 130:2,3	guys 90:1
107:5,8,9,11	game 37:9,11	115:20 122:22	134:13,14	
141:13	gap 28:14	124:13 126:7	135:18,22	H
frankly 87:17	garage 18:24	127:1 128:11	137:1,7 139:22	H 3:12 15:2,2,3
free 17:25 94:1	58:20,22 59:2	129:22 135:10	139:23 144:9	34:22,22 49:14
freestanding	59:4,6	137:20 140:11	145:2,5 147:11	half 15:23 25:16
12:12 36:19	garbage 69:13	146:8	147:17,23	25:16 39:8,9
37:1,14,16	gasoline 20:16	goes 5:11 6:19	148:1	58:19 84:1
41:5,15 42:24	general 27:24	10:1 13:5 18:9	good 4:2 9:20	90:9 140:13,18
43:17,19	61:10 89:11	18:10 27:12	11:7 42:19	halfway 40:6
French 112:15	generally 6:11	64:22 86:19	51:25 70:15	104:12
frequency 69:14	141:12 144:1	87:8 90:8 99:1	77:9 84:19	halo 44:18
69:18 147:3	generic 38:8	120:5 140:6	92:9 97:18	Hamilton 96:22
Friday 108:2	gentleman 94:4	going 7:12,13	101:11 112:1	hand 103:20
112:21,22	gentlemen 89:12	9:16,21 11:14	112:16 115:3	143:15 146:16
117:1 129:4	geometry 72:5	12:3,15 13:19	126:22 129:17	handful 124:21
front 18:24 20:9	getting 24:13	14:11 17:18	136:15	handicapped
20:10 41:3,5	46:8 62:12	22:3 25:4	governing 93:10	24:16 136:20
41:15 83:24	69:8 78:19	26:23 33:9	grade 6:19	handle 95:21
111:17 120:25	98:20 104:2	34:7,19 39:17	139:15,16,18	100:6 130:13
frontage 18:8	146:25	41:15 43:6	140:11,15,19	handled 126:14
39:10 46:17	giant 111:9	50:2 51:19,20	grading 73:7	handout 42:11
FROSS 2:8	give 14:12 22:11	52:6,25 53:18	graduation	42:14
88:18,23	25:17,19 27:24	54:5 55:14	143:5	hands 14:25
133:11	28:12 56:3	58:1 59:9,16	grandparents	37:22
full 10:24 14:12	57:16 63:24	59:16 60:19	110:10	hang 12:5
61:21 81:3	94:1 110:2	62:13,18,25	grant 26:17	happen 103:18
109:16	116:18 118:24	63:3 64:23	48:17 52:14	114:13 135:21
full-time 119:9	132:6,7,11	65:10,17 68:17	granting 52:18	144:11
119:10	137:16 147:25	68:18,19 69:20	grass 27:15	happened 10:14
fully 61:12	148:11 149:5,7	69:22 70:11,14	122:1,5	96:2 128:13
111:21	given 85:2 103:1	71:11,11,18,19	great 102:18	147:4
function 130:5	105:2	72:24 78:9,9	127:20 149:14	happening
funny 90:6	giver 144:13	78:12,21 79:4	green 37:21	89:16 90:4
further 5:14,16	gives 59:3 83:14	79:8 83:1,2	groom 18:2	110:24
7:14,15 10:22	116:9	85:3,12,15	ground-moun...	happens 110:5
27:18 64:23	glad 68:15 136:4	86:6,24 87:5,6	44:6 46:9,11	121:16 128:15
73:11 78:17	glasses 13:2	87:7 89:21	group 126:17	133:21 135:7
79:1 80:10	glove 130:19	94:21 95:23	guarantee	happy 33:21
120:22 124:7	gloves 130:18	96:24 98:25	103:11,20	36:18 41:20
142:2 148:19	go 5:19 28:7,16	99:2,24 100:3	guess 23:8 30:20	43:7 44:17,20
148:21 150:9	31:18,19 47:17	100:20 101:9	46:4 49:1	66:25 86:20
furthest 36:3	48:10 50:23	101:12,15,18	77:13 103:5	hard 88:6,11
future 4:17 71:1	64:3 65:13	101:19,20,22	132:7	harder 41:24
	66:3 70:13,14	103:19,23	guessing 99:2	hash 57:14,14
G	71:5,23 75:14	113:14 116:2	114:23	hashed 57:15
G 49:16,18	75:18 76:1	118:12 119:17	guidelines 29:7	hate 85:14
81:13	78:12 79:1	124:20,23	guy 13:18 70:16	he'll 62:19

headache 128:23	history 5:11,19 19:25	126:21 127:15	important 92:21 108:18 127:20	108:23
health 126:12	hits 73:5	128:14 129:8	impose 48:18	input 8:17
hear 9:5,21,23 61:19 68:15 71:25 76:4 85:13 86:5 89:20 90:7 97:10 104:11 104:24 105:4 107:6 112:2,6 129:9,17,19 134:14 149:2	hold 12:19 52:3 115:6 holds 145:25 hole 83:13 Holt 2:11 3:6 34:25,25 35:6 35:20 36:8 148:5 home 50:13 103:5 125:19	129:24 130:8 130:15,21 131:6,23 hundred 10:23 43:1,10 114:11 116:15 hurt 146:25 hurting 60:1 HVAC 82:1,6 83:9,19	imposing 48:19 improvement 4:17 104:8 in-house 16:1 20:13 inadequate 66:9 66:10 incentive 101:21 include 42:14,24 included 12:25 43:4 76:21 includes 49:3 including 24:15 income-produ... 70:6 incompatibility 44:4 inconsistent 45:15 increase 25:15 113:23 117:18 increased 99:20 indicate 149:6 indicated 4:6 6:3 18:5,9 20:1 23:14,15 26:21 27:11,21 28:25 32:17 34:5 37:13 38:13,24 45:3 47:1 49:5 58:16,24 61:11 72:20 75:8 80:7 140:7 indicates 37:16 individual 44:14 44:18 individuals 66:3 67:3 indulging 35:23 industry 111:16 infant 132:4 infants 132:15 inkblot 22:16 inlet 99:6,12 innovative 5:7 innovators	inside 103:16 109:6 110:11 111:6 112:5 114:4 130:18 135:24 139:17 139:20 140:8 140:13,17 143:11 inspection 131:1 131:2 install 33:1 instance 31:1 instances 126:11 insufficient 29:12 intended 12:23 49:20,20 intensification 86:16 intensive 5:24 intent 51:5 intention 59:5 59:10 60:1 68:8 82:5 101:5 134:16 138:14 intentionally 49:21 interacting 25:5 interactive 111:2,9 interest 9:17 interested 130:14 134:14 150:13 interior 38:20 68:13 internal 64:1 internally 52:16 104:1 interrupt 117:3 interruption 26:8 intersection 4:13 23:17,23 28:4,4,6,9 32:20
heard 53:16 94:8 100:14 115:13 125:12	homeowner 51:7 honest 30:2 hope 70:20 85:23 138:23 hopefully 61:20 138:19 hoping 89:17 hospital 131:11 147:2 hospitals 131:12 hot 72:24 122:16 hour 87:6 90:9 133:13 143:24 hours 68:3,7 73:9 87:14,21 112:18 116:22 116:24,25 124:21 129:3 house 18:24 54:1,3 58:4,21 66:12 100:22 100:25 101:4 105:21 houses 18:12 Human 64:9 84:6 116:13 Humenick 2:7 10:6,12 11:4,7 11:21 42:5 55:4,6 57:21 57:25 58:7,14 59:11 60:6,9 60:11 62:8,23 117:12,20,25 118:4,5 125:2 125:24 126:11	<hr/> I <hr/> ID 3:13 idea 56:3 67:1 identification 17:15 22:7 36:21 38:10,17 38:25 39:13 40:22,25 identified 5:9 11:25 24:5 25:7 45:2 139:8 identify 18:18 19:18 63:11 125:16,19 illuminate 50:11 50:12 illumination 50:14 68:4,7 image 125:24 imagine 69:7 111:6 125:25 126:21 129:24 130:1,9 immediately 51:14 80:15 131:19 impact 11:4 80:17 82:18 94:7 impermeable 73:23 74:17 impervious 76:22,25 implication 13:15		

introduction 5:20 16:11 27:7	Jersey 1:1,13,24 2:17 4:13 15:12 19:22 72:22 73:1 96:23 97:2 106:18 107:13 107:14 129:9 132:21 141:3,6 141:19,22 150:5	30:12 45:6 56:3 68:17,23 69:24 73:22 94:21 104:3 131:15 143:8	128:5,6,23 129:6,15,25,25 130:5,12 131:7 131:17 132:2 133:17 134:3 134:14,16 135:5 136:12 137:14 138:7 139:12 143:4 143:16,17,18 145:16 146:4 146:24 147:3 147:25 148:7	82:14 layout 54:15 136:13 leading 87:12 learned 10:22 130:16 lease 36:14,15 106:1,5 128:16 leases 105:5,7 leasing 20:13 89:4,5 105:3 leave 11:18 27:1 64:15 103:2,22 140:2 leaving 103:4 134:3 left 27:3 62:13 137:24 left-hand 64:19 legal 52:19 55:1 legislature 12:24
introductory 13:21	intrusive 21:23	kindergarten 6:18 112:13,25 144:21	Kirsh 2:6 9:4,13 52:1 53:18,25 87:6,20 94:3 97:22 98:3 134:12 138:12 138:18	learned 10:22 130:16 lease 36:14,15 106:1,5 128:16 leases 105:5,7 leasing 20:13 89:4,5 105:3 leave 11:18 27:1 64:15 103:2,22 140:2 leaving 103:4 134:3 left 27:3 62:13 137:24 left-hand 64:19 legal 52:19 55:1 legislature 12:24
involved 5:10 59:24 86:2,14 86:18 106:24 108:12 126:15 150:11	iPad 110:12,13 110:15,19 111:9	kitchen 133:6,8	Kleszyk 102:24 102:24 103:9 104:5,11,15,20 104:22	LEHBERGER 2:12 149:10,13 Lehrer 2:15,16 3:5,7,8,10 4:2 4:4 9:3,7,25 10:11,15 11:7 11:24 12:20 13:20 14:19 15:13 16:18 17:4,9,12 18:4 18:8 22:3 23:8 23:11,18 26:21 28:25 30:22 31:19 32:21 33:7 36:22 42:2,17,19 43:13 44:5,8 44:10 45:13 47:1 48:23 51:16,18 52:8 52:25 53:9,17 53:22 54:21 55:10 56:23 58:7,24 59:25 63:2,14 64:7 64:13 67:16,23 68:1 71:2,9,14 71:22 72:3,9
irregular 24:10 56:2	island 25:21 47:7,8	JOHN 2:5	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	language 112:13 112:14 languages 112:15 large 7:7 10:24 32:2,5 63:17 69:20,23 88:25 larger 30:6 39:10 63:4 89:9 123:14 last-minute 8:2 lastly 8:10,17 latest 35:20 117:5,10 law 4:5 13:10
islands 25:18	issue 29:15 43:16,22 47:15 52:22 53:18 63:6 64:12 70:21,22,23,23 82:17,22 87:16 98:22 105:4 115:13 143:7 144:12	JSM 1:8 4:7 15:15,17 60:7 149:25	knock 101:5	lane 62:12 102:25
issued 35:7 63:8 63:19 73:22	issues 14:10 59:17,23 68:16 126:1 130:5 131:15	judgmental 53:7	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
item 35:8 72:16 73:12,13 74:13 76:2,6,15 77:20 83:6	items 48:15,21 74:25 75:1	jumping 84:17	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
J J 2:11 3:8 49:15 96:17 jam 143:7 JAMES 2:6 Jeff 2:5 4:4 12:6 140:7 JEFFREY 2:16		June 147:13,14 147:15,18 148:24 149:8 149:11,12,13	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		jurisdiction 8:18 8:21 9:2 95:16	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		jurisdictional 95:14	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		Justin 132:5,7 132:13 135:17	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		K K 49:2,15 106:11	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		K-L-E-S-Z-Y-K 102:25	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		keep 9:17 45:5 50:23 51:11,13 117:23 130:19	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		keeping 9:19 56:8	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		kept 6:1	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		key 108:7 110:16	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		kiddie 60:12,13	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		kids 88:11 126:4 130:2 132:3	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		kids' 61:24	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23
		kind 26:17	know 6:18 9:22 10:8 17:3,17 26:21 28:1 32:23 34:6,11 36:11,15 39:1 39:14 40:3 41:1 44:11 52:23 55:8 58:16,19 59:17 59:22 60:12,21 62:10,16,19 68:17,19 70:3 70:4 71:9 77:15,22 79:3 82:16 84:17 85:13,17,25 86:3,8,10,13 87:4,10,25 89:7,10,13,14 93:22 98:24 100:2,24 101:6 101:11,13 102:11 103:10 112:4 116:9 117:16 119:24 120:17 121:4 123:8,20 124:4 124:21 125:21 126:25,25	land 4:14,16 5:10 7:9 19:25 52:11 53:4,9 landlord 101:12 landscape 29:23 landscaping 28:21,24 29:7 29:12 30:12,18 55:17 56:7 70:23

73:6,15 74:6 74:10,16,22 75:8 77:17 78:12 79:2,8 79:11,20,22,24 80:19,25 81:11 81:20,22 82:3 82:9,23 83:4 84:2,11,16,20 84:23 85:5,19 87:2 88:14 90:5 91:8 92:8 92:16,20 93:10 94:25 95:11 96:7,11,14 97:3,25 99:23 104:9,17,24 106:8,9,19 118:3,6,25 119:4 124:7 130:16 137:10 138:25 139:6 139:11,14 140:1,4 145:14 147:21 148:18 149:11,19,23 lengthy 5:10 let's 53:25 58:2 71:8 88:25 96:12 104:24 119:1 121:21 126:13 130:2 130:16 131:17 letter 28:22 33:19,24 35:6 35:8 47:13,19 68:6 77:13 80:6 84:8,13 84:18 94:15 letters 37:20,25 44:15,19 71:4 71:10 letting 128:21 level 50:7 132:3 levels 66:22 liability 105:5 license 13:3 97:17 114:19 116:10 150:23	licensed 8:11,15 97:1 111:21 113:2,23 144:22,23 145:12,13 licenses 114:16 licensure 17:10 115:17,17 116:8 life 108:13,18 110:25 light 9:13 27:14 28:12 37:19,20 47:6,7,8,21 50:9,13 62:14 66:6 67:6,12 103:2,4,15,22 104:2 Lightbridge 5:6 6:9,13 7:1 8:10 8:12 10:1,18 11:2,12 25:2 26:5,12,18,22 32:22 37:16,18 37:23 38:12,23 39:3,9,15,17 41:2 48:8 61:1 61:2,3,5,8,22 69:21 70:13 71:24 72:3,4 72:10 73:6 78:17,25 79:3 79:11,12 80:2 80:19 90:7 103:16 106:8 106:22,24 107:5,11,15,17 118:9 137:8 138:1 Lightbridge's 73:11 86:9 lighting 44:21 46:22 47:12,16 47:20 48:1 49:8 50:1,2 60:20 64:15 65:4 66:4,22 70:22 73:9 81:11,13 87:24	94:6 103:1,12 lights 47:1,24 48:7,9,11 49:1 50:7 51:20,21 52:2 66:16,20 68:8,9,11,13 68:22 73:10- 103:13,21 104:4 Liliana 150:4,23 limit 36:9 68:12 line 18:10 19:11 19:20 27:12,13 27:14,21 44:25 45:24,25 55:13 55:17,18,23,24 56:9,12 57:6 57:10,15 58:18 60:22 64:22 68:12 liner 73:23 74:17 lines 27:17,18 list 98:18 listed 75:17 lit 44:18,19 little 5:13,19 19:24 25:18,19 25:24 31:11,12 33:6 37:2,3 61:17,18 65:25 75:11 84:17 94:20 108:24 118:9,21 124:24 143:10 live 106:17 LLC 1:8 4:7 149:25 local 13:10 24:18 121:13 124:3 147:6 locally 143:18 locate 28:8 33:10 located 18:7 19:1,18 20:4,9 20:17 21:8 23:19,21 24:11 28:3 33:15,22	36:1 37:4,14 38:24 39:2,3 44:24 45:3,23 46:4,23 47:5,6 47:7,8 48:4 69:5 75:12 80:11,14,14 82:6 83:17 108:15 109:18 123:15 location 20:25 31:24,25 32:3 32:6,19 45:10 46:12,17 47:14 49:1 76:3 80:1 80:6 96:2 113:7 148:24 locations 47:3 114:14 120:15 lock 128:16 lockdown 121:10 locked 30:12 128:17 log 109:19 143:3 143:9 logging 110:18 long 15:21 52:23 62:8 66:22 70:14 71:1 105:16,16 106:23 114:9 126:22 136:2 148:22 long-term 70:12 longer 19:2 20:25 look 39:6 43:2 43:22,24 44:2 45:20 56:7,17 57:13 58:17 64:1 66:4 67:4 76:6 104:2 113:9 looked 73:2 looking 36:5 40:12 45:18 53:19 54:14 55:19 57:8	60:16 61:16 62:25 76:9 85:25 88:20,24 89:1,9 110:15 131:3 132:18 138:15 looks 22:16 39:25 59:12 135:20 136:23 138:20 lose 129:13 lot 4:11,18,20 5:2 7:17,17,18 7:22,22 14:5,6 19:8,13 24:8 31:2,23 32:1 34:4 38:20,23 39:1 47:12 50:8,12 51:9 52:5,8,11 53:19,20,23,24 54:1,2,8,15 58:1 59:23 75:13 85:15 88:8 89:10,15 92:5,7,24 93:1 93:3,3,4,6,8,8 93:13,15,17 94:6 99:10 103:11 108:10 125:21 130:3,5 135:5 137:16 137:17 138:10 138:13 139:3 142:24 148:7 lots 1:10 7:19 24:1 52:6 92:14,17 loud 46:8 89:17 89:19 lunch 124:5,17 133:19 143:24 lunches 69:10 <hr/> M M 15:2 106:11 106:11 M-A-R-K 106:16
--	--	---	--	--

M-E-L-E 106:16	marshal 84:13	40:15 60:14	146:19 147:3,8	mitigated 32:24
ma'am 133:10	masonry 33:1	61:1,10,13,25	member 56:5	mitigates 33:3
macadam 64:25	122:12 139:3,5	68:17 69:7,9	members 2:3 4:3	mixed 88:4,11
65:11	139:6,13	69:11 79:18	4:3 14:15 18:4	mixed-use 61:7
machine 75:7	Matawan 61:3	85:16 86:7	23:9 33:12	61:9 62:6
145:17	126:13,15,24	88:6,7,11,19	70:4 89:19,24	MLUL 7:5
machines	material 75:17	88:23 89:6,11	137:14,23	12:10,16,21
145:16	materials 17:22	94:22 138:21	147:14	127:18
Mahalick 8:10	29:16	meet 29:5 31:4	mention 72:18	mobile 109:20
113:16 118:14	matter 1:3 25:13	31:10 98:8,10	mentioned	modified 54:7
137:12,16	47:18 60:18	122:2 147:11	16:10 27:7	modifying 78:22
mail 8:24	61:2 98:23	meeting 69:1	88:4 108:25	mom 136:8
main 53:22	130:11	77:23 82:20	137:24	144:13
maintain 59:2	max 133:24	85:24 147:18	mentioning	moment 22:10
100:20 101:15	134:8,9	147:25 148:23	128:5	42:17 48:23
121:23	maximize 29:14	meetings 80:7	message 46:8	68:2 79:4
maintained	86:1	147:18	met 72:21,25	108:21
101:8	maximum 10:21	meets 91:11	mic 17:17	Monday 108:2
maintaining	113:12,14	Mele 3:9 6:13	MICHAEL 2:6	112:21,22
100:21	114:16 115:9	8:8 106:10,16	microphone	117:1 129:4
maintains	115:24 116:2	106:16,20	135:10	month 149:8
100:19 140:17	116:19 123:1	107:8 114:18	middle 75:12	month-to-mo...
maintenance	145:24	114:21,23	83:14	105:6
128:23	McAleer's 84:16	115:9,19,25	midpoint 45:4	monthly 121:11
major 1:6 4:8	meal 124:2,5	116:7,11,15,21	46:15 47:5	months 114:5
102:10,11	meals 133:5	116:24 117:2,8	milestones	144:22
making 29:25	mean 36:12	117:15,22	110:16	monument 44:6
85:2,10 88:8	43:25 64:25	119:5 124:11	mind 6:1 50:23	44:6 46:9,11
115:3	75:17,18	124:18 125:11	51:3,11,13	46:18
manage 127:16	113:18 115:2	126:7,19,23	53:8 87:24	morning 103:3
managed 127:12	131:11	127:19 128:17	137:11	108:3 112:19
management	meaning 63:20	129:3,20 130:7	minds 59:19,21	119:23 120:2
74:24 98:7	111:9 142:25	130:11,23	89:15	124:5,12
manager 35:2	meaningless	131:16,24	mini 143:2	motion 103:12
mansard 83:22	68:23	132:4,12,19,20	minimal 26:7,8	103:21 104:2
mansard-style	means 63:20	132:22 133:1,8	69:6,10	Motorworks
82:5 83:13	70:7 73:19	133:14 134:2	minimize 28:9	18:16 46:2
March 23:1,2,3	75:19 108:10	134:24 135:6	minimum	Mountain 2:17
Marie 2:12	measure 113:24	135:12 136:4	147:24	mounted 66:20
149:9	113:24 114:25	136:12,17,23	minor 102:11	move 9:20 56:14
mark 3:9 8:8	115:2	137:2,5 138:2	minute 62:9	128:12 134:20
26:25 63:24	medical 1:7 5:4	138:17 141:1,4	minutes 11:17	movement 26:8
106:16	5:9 6:2 10:3	141:7,10,13,15	68:10,22 87:7	34:1
marked 17:12	11:22,24 21:6	141:21 142:1,5	119:21 121:15	movements 28:5
17:14 22:7	24:3,5 25:8	142:12,23	135:24 149:18	MRSA 131:12
36:20	26:18,24 27:4	143:14,22,25	missed 49:16	mulched 29:17
marketplace	34:10 37:17,24	144:19 145:7	81:13 83:18	multipart 22:13
107:16	38:2,5,7,11,21	145:11,15,22	mist 122:16	multiple 88:20
marquee 37:17	39:1,7,18,21	146:2,8,11,17	mistake 118:16	89:1

multipurpose 113:25 123:14	131:4 148:14	10:22 11:3	78:25 79:11,12	occupy 6:9
municipal 1:12	neighbor 54:18	73:22	79:13,13,22	occurs 75:1
12:18 43:18	57:19 60:1	north 18:12	80:20,21,21,25	140:14
mutual 54:22	neighbor's	23:19 24:11	81:2,12,15,16	October 20:19
	139:4	27:19 29:19	81:22,23,23,24	odors 130:19
N	neighborhood	38:21,24 39:4	82:1,11,12	offer 81:1
N 2:14 3:1 15:3	4:19 20:6	47:10 69:6	85:8 114:16	114:25 127:1
15:3 150:1	21:23 44:2	northeast 33:20	115:14,23	offering 34:16
N.J.A.C 98:6	45:18 51:23	northerly 50:15	117:16 118:19	108:20
name 15:6,6,9	neighbors 21:13	138:16	118:24 119:1	office 1:7 12:15
34:24 94:2,12	70:9,11,15	northern 32:16	120:17 122:21	21:6 23:15
96:19,21 102:8	130:22	northwest 18:23	122:24 133:25	37:24 38:6,7
102:22 106:13	neither 140:21	20:5,17 21:9	134:9 141:8	38:11,21 39:1
106:14 142:15	150:9,11	26:3 33:10,16	146:3,4,5,6	39:7,22 40:15
nap 6:21 124:13	net 6:25 104:17	33:20,25,25	numbering 52:6	61:1,9,10,13
133:18,20	never 5:17 10:22	46:5	numbers 29:6	69:10 88:24
137:13	10:23,23 70:6	northwesterly	94:22 114:7,20	89:6,6 103:2
napping 110:21	70:9 128:4	4:12	119:17 132:17	103:14 109:3
near 28:6 140:10	134:2 138:10	note 22:9 77:14	133:15 134:8	123:9 128:12
nearest 35:9	143:7	77:21 115:13	numerous 16:7	138:6
nebulous 60:15	nevertheless	133:23	nurse 145:10	offices 24:4
necessarily	65:1	noted 4:22 7:16	146:25	37:18 38:2
74:21	new 1:1,13,24	137:8 147:17	O	50:6 88:7,19
necessary 34:17	2:17 4:13	notes 73:13	O 2:1 15:1,2,2,3	88:20,24
41:18 74:3	15:12 19:21	113:9 149:6	34:22 96:17	103:12
149:8	72:21 73:1	notice 8:21	150:1	official 121:14
need 9:23,25	82:14 96:23	53:11 69:15	o'clock 48:10	officials 29:15
10:2,4 11:11	97:2 103:11	95:7,17,18	120:5	oh 22:18 111:23
13:1,16,16,17	106:18 107:13	148:19,21	objection 14:17	121:9 141:5
26:22,23 30:15	107:14 121:17	noticed 7:19	obligee 36:16	143:22
31:14 34:7	129:9 132:21	134:2	observation	okay 17:11 22:1
41:16,23 50:22	134:4 141:3,6	notices 8:19	42:19	22:23 23:7
51:13,15 65:15	141:18,19,21	notify 94:16	obvious 17:6	24:3 36:11
69:16 71:24	141:23 144:2	notifying 148:22	obviously 7:23	39:23 40:12,17
72:3,5,10	144:13 148:11	notorious 53:5,7	38:4 47:2	45:12 46:20
74:14 75:8	150:5	Notwithstandi...	99:19 103:24	53:25 54:10
78:4 79:14	newborn 112:24	53:15	111:16 112:4	57:18 58:14
85:7 86:20,22	nice 143:13	November 63:12	115:16 119:24	60:23 64:18,22
88:1,12 89:13	night 68:11	71:16	120:25 123:12	69:2 72:8
94:21 105:24	92:21 103:15	number 3:13	132:16 138:13	74:21 76:15
117:3,21,23	104:4 112:20	10:19,20 11:8	occasion 143:4	79:20 81:8,20
133:16 142:22	149:2	11:10,11 12:8	144:9	82:24 84:23
145:19 146:23	Nine 66:18	13:9,12 14:11	occupancy	88:14,15 90:21
148:2,8,9	nodding 8:25	14:11 24:21	114:4,25	98:3,4 100:8,9
needed 94:17,18	noise 88:8	26:20 30:5,9	occupied 5:6,8	106:4 116:22
95:2	non-residential	31:7 67:12	7:1 13:6 18:21	117:8,11,25
needs 32:7 39:15	13:5 31:22	72:12,13,13,14	105:21	120:7 121:21
71:24 119:14	51:4,10	72:14,15,17	occupies 61:6	123:2,16 125:1
	normally 9:8,10	77:17 78:16,18		132:9 133:4

136:18,23 137:13 148:10 old 100:21 112:25 older 123:19 129:12 132:11 132:11 144:25 olds 143:21 on-line 111:14 once 7:17,19 38:6 69:19 76:25 78:8 92:17 122:22 135:24 ones 27:2 36:3 71:23 134:4 onset 6:7 open 53:5,12 107:12 129:5 132:23 141:16 141:21 143:2 opened 126:23 opening 141:17 147:13,19 openly 52:24 operate 10:25 71:10 85:7 operates 61:6 operating 82:19 operation 19:3 73:9 112:18 114:5 operational 134:21 operations 10:1 28:10 61:23 90:8 operator 69:12 69:20 operators 70:12 70:24 opinion 8:20 9:1 13:25 87:14,19 91:5,9 opportunity 14:12 opposed 107:18 112:8 117:14 opposition 14:17	option 80:23 86:22 options 75:4,6 118:18 order 4:10 30:8 30:16 63:7,19 64:4 105:8 117:22 148:2 ordinance 12:2 12:6 24:18 28:23 29:1 30:5 31:21 33:4 44:25 49:10 orientation 27:24 originally 21:7 outbounds 19:21 55:25 outbreak 131:17 outdoor 6:16,24 109:23 121:3 121:22 122:1 123:5,13,16 outer 47:5 outfit 115:15 129:18 outlet 99:11 outright 7:12 outset 14:18 outside 110:1 111:12 123:24 124:3,20 140:13 144:24 145:5 outward 51:22 overall 3:16 24:14 37:6 overambitious 61:17 overflow 99:24 overflowing 70:2 overlap 133:24 134:1,10 overlaps 14:5 oversee 16:1 overseeing 127:9 owned 141:1,2,6	owner 36:16 52:17 56:11 86:13,17,21 89:5 100:18 105:7 127:8 owner/applicant 106:1 owners 70:12,24 85:23 127:7 P P 2:14,14 P.C 2:15 p.m 108:3 112:20 117:1 123:7,11 124:15 148:24 package 37:8 38:13 42:10 47:2 packet 21:14 22:22 page 3:3 64:18 66:16 72:7,10 72:10 73:9 74:23,23,24 76:1,7,7 77:13 77:19 78:13 paper 110:14 paperwork 11:5 parade 143:2,10 parcel 4:14 87:11 parent 8:8 11:14 15:18 95:1 143:16 144:2 parents 11:10,13 27:3,4 34:10 61:23,24 107:23 108:13 108:14,20 109:4,8,9,19 110:9,18 119:18,22 124:1 125:19 125:20 135:19 136:3,10 137:3 142:21 143:3,9 143:18	parents' 120:12 park 27:1 120:11 134:19 135:9,22 138:10,11,16 parking 5:1 11:9 11:11 12:1,7 12:13 13:8,12 13:14 20:8 21:9,18 23:21 24:13,14 25:6 25:8,12,22,23 26:3 27:2 30:4 31:2 32:3,6,7 32:10 33:10,12 33:20 34:4,9 34:18 35:4,9 36:6,9 38:20 38:23 39:1 47:5,12 50:8 50:11 62:2,3 75:13 81:25 91:14,14,21 92:6 94:14 95:4,8 99:7,10 100:16 118:1 119:13,18 134:17 135:5 137:25 138:4 142:22 143:6 part 7:7 10:3 21:22,22 27:6 32:2 42:25 54:1 71:18 76:21 83:19,24 87:11 92:4,4,6 92:12,24,25 95:24 104:15 107:6 114:9 128:25 134:13 139:7,7,21 141:8 part-time 107:20 participating 124:20 particular 98:19 108:20 109:22 109:23 121:6	133:25 134:4 136:13 particularly 46:7 134:14 parties 150:11 parts 9:22 139:22,22 party 142:21 pass 62:17 patrons 25:23 27:3 28:13 pattern 72:6 patterns 27:25 PAUL 2:8 Paulson 84:6 paved 52:12 77:1 pavement 65:7 pay 29:11 paying 101:20 105:22 PE 3:8 peak 120:8 Pennsylvania 141:22 people 25:19 39:14 41:1 61:8 79:16 93:20 103:3,25 108:12 109:3 117:13 126:2 126:15,15 127:3,4 128:21 133:12,12,17 145:19 percent 10:23,25 11:1 114:5,6 114:11 116:16 performance 142:20 performed 75:5 perimeter 21:10 26:25 29:18 68:11 period 133:22 134:1 periods 61:13 134:9 permits 6:25
--	---	---	---	--

permitted 4:25 5:3,4 6:2 13:4 38:15,16 66:7 91:2,4,22	places 131:13 Plainfield 96:23 plan 1:6 3:15,16 4:9 8:12 14:4,9 16:16,21 18:6 22:5,6,21 23:10 30:13 35:20,25 37:7 45:2 56:6,7 58:8,11,25 59:13 60:3 61:17 72:16 73:7,9 76:13 76:20 77:21 86:4 116:1 121:14 124:2 138:15	playground 6:20 109:24 122:7 143:12 145:4 playgrounds 123:8 plays 6:20 playtime 6:23 please 4:1 5:20 17:24 49:25 52:13 64:17 94:1,12 98:4 102:22,23 106:14 129:22 142:12,16 146:12 149:10 plenty 75:11 78:24 point 9:20 13:24 23:22 33:13 45:1 64:5,10 64:11 65:15 68:21 70:3,9 86:16 90:7 92:10 93:19 99:14,15 100:8 108:7 115:1 121:2 125:17 126:23 127:20 139:21 145:25 147:4 148:15 pointed 9:18 45:17 pointing 35:11 50:7 59:6 points 71:17 83:2 98:17 137:7 poles 67:12 policy 88:4 popped 131:21 population 60:18 portion 19:14 43:24 53:20,23 53:24 91:10,20 92:11 position 20:21 possession 53:1 possible 4:24	9:20,24 21:15 21:24 23:16,23 28:9 32:20 45:5 66:14 80:9 125:4 128:23 possibly 36:6 81:4 145:5 post 131:18 posts 42:15 potential 57:15 115:13,15 Poulsen 63:5,15 64:9 Poulsen's 63:14 Powers 2:9 85:1 85:10,25 86:23 101:14 132:20 132:24 133:4 Powers' 89:22 practice 138:21 practices 68:18 69:8 practitioner 89:8 prefer 137:11 preference 46:10 preferred 44:19 prefers 44:14 preliminary 1:6 4:8,8 18:5 premises 123:23 123:25 133:9 preparation 62:19 149:18 prepare 133:5 prepared 16:15 16:22 61:12 64:2 71:5 97:7 112:7,9 115:14 123:23 prepares 16:2 prescription 53:2 present 9:5,9,11 9:25 10:2,4 14:12 presentation	17:22 presented 36:24 36:24 presenting 8:3,5 9:12 14:2 president 8:9 106:21 presumably 22:23 134:10 pretty 30:23 31:7,10 112:1 112:20 113:4 129:22 136:1,8 140:22 143:14 prevent 74:18 103:1 pride 127:21 primarily 20:4 109:19 110:9 prime 27:1 prior 80:11 privacy 122:13 privy 80:13 probably 22:16 27:14 30:7 43:25 90:9 92:20 113:16 115:4 117:23 125:21 128:6 136:15 problem 44:1 54:25 95:17 128:4 140:9,11 problematic 26:4,14,16 34:15 problems 70:17 126:12,12,24 procedural 97:22 procedure 135:4 proceed 9:2 105:11 proceedings 1:6 149:24 150:7 product 12:22 profession 88:12 professional 4:3 47:13 96:3
---	--	---	---	--

107:1 125:15 148:2 professionally 127:6 professionals 20:20 21:11 26:2,20 34:13 148:17 professionals' 71:10 137:7 program 113:1 project 16:4 35:1 64:25 86:14 102:11 prompt 105:9 promptly 149:3 proper 8:19 126:8 properly 126:6 130:10 properties 8:7 15:11,18,22 16:4,13 45:21 47:21 68:14 70:6 94:7 97:6 property 4:15 4:18 6:5 18:6 18:10,18,19 19:5,15 20:5 21:20 27:12 29:2,8,20 30:6 30:15 36:16 44:25 45:25 46:5,16 50:4 51:8 52:16,20 54:5,18 55:2,9 55:13,14,17,18 55:21,24,25 56:2,3,9,11,12 56:18 57:10,23 58:6,13,18 59:5 60:22 64:22 65:18 70:7,14 80:17 86:1,1,3 92:23 98:23 100:18 100:19,23 101:16 105:8 105:10,21	139:17 proposal 23:25 93:5 propose 31:8 proposed 3:14 3:15 5:5,23 17:14 22:2,4,6 23:13 24:14,15 27:16 31:23 32:2 33:6 35:10 36:20,25 42:6,21 46:17 54:15 57:4 58:8,25 72:5 72:16 73:7 74:9 95:8,10 98:9 105:12 proposing 24:3 29:13 37:13 38:7,14,19 41:7,11 42:22 48:7,10 50:20 64:21 90:2 92:15 120:7 proprietary 107:22 protect 51:6,15 51:23 130:19 prototypical 113:12 prototypically 121:5 proven 128:3 provide 15:6 21:12 25:17 47:11 54:16 64:24 65:1,10 78:1,3 82:5 provided 25:21 29:19 39:21 73:19 102:2,4 102:6 Provident 35:1 proximity 33:23 54:11 public 17:20 33:13 53:11 82:15 public's 14:15	publically 148:20 pull 80:8 135:19 pumps 20:18 punt 62:3 purchase 124:3 purpose 39:13 111:11 purposes 4:18 5:20 13:11 33:14 38:18,25 95:14 pursue 20:25 pushback 85:16 86:5 pushing 21:15 80:16 PUSHPAVATI 2:7 117:3,11 133:5 137:3 put 5:21 13:2 54:2 60:11 61:21 81:17 94:22 102:18 103:20 109:9 118:13,18 130:18 133:20 142:20 148:14 149:8 putting 55:12 56:12 80:10 95:20 103:12	83:5 89:21,23 92:3,13,21 94:2 95:13 96:13 97:10,23 98:2,6 100:15 100:20 101:24 102:5 103:5,7 104:5 105:14 105:16 117:19 118:4 128:19 130:17 134:21 135:16 136:16 138:12,18 140:25 142:11 144:4,6 145:1 questioning 147:15 questions 13:22 13:25 14:15 16:20 44:22 59:8 60:24 63:4 64:16 84:25 87:22 88:17 89:18 90:12,14 93:21 93:21,25 94:5 94:14 97:20 99:23 100:2 102:3,20 105:2 135:2 137:12 137:15,17,23 142:5 146:10 147:7 quick 5:17,22 20:16,23 62:12 86:15 quickly 71:5 88:2 quite 62:16 144:15	rainbow 37:21 rainy 123:13 136:3 raise 14:24 52:21 raised 5:18 26:1 44:23 60:5 63:5,16 97:10 raises 63:5 range 94:7 ranges 123:2 RAO 63:23 64:4 73:19,21 74:1 74:4 rare 114:10,14 rate 95:22 96:5 98:13,25 99:15 rates 99:22,22 ratio 93:2 ratios 117:17,23 121:24 132:10 132:12 145:18 reach 31:9 read 33:19 111:14 113:8 readily 59:20 real 46:8 50:3 92:25 really 5:1,3,7 11:25 12:21 19:13,19 20:7 33:24 35:10 44:5 48:4 56:4 60:15 62:16 68:16 69:9,14 73:25 78:21,22 79:14,15 80:2 81:16,25 82:15 85:5,17 86:7 93:22 96:1 107:24 110:23 125:18 127:19 134:5 136:1 139:18,25 140:1,6 143:8 143:13,20 144:2,16 reason 38:19 65:4,21 68:20
---	---	---	--	--

Q

QA 131:2
qualifications
97:21
quality 53:8
102:16 131:1
quarters 66:8
question 8:17
9:4 10:7 11:7
22:13 34:11
42:9,12 49:24
52:1 53:1
54:14 57:22
60:2,4 62:3
68:3 77:12
79:13 81:16

R

R 2:1,14 15:1,2
15:3 34:22
96:17,17,17
106:11 150:1
R10.1 4:20
raceway 44:15
rack 79:16

135:16	100:7	63:19 64:4	13:4 16:19	105:3 111:24
reasonable	reducing 67:2	remediation	24:17 30:6,9	respond 59:8
51:18 67:10,13	99:22	63:6,22 64:12	31:25 32:6,11	82:4
81:6	reduction 41:20	remember 58:17	32:16 33:4	response 85:23
reasonably 81:5	98:13	77:16 114:8	40:8 50:25	147:9
reasons 28:22	reductions 98:8	remove 52:14	67:18,21 71:20	responsibilities
29:22 32:4,5	98:9,10	rendered 23:9	74:21 82:24	15:24
recall 22:25	refer 56:4 66:16	rendering 3:15	98:8,8 99:21	responsible
63:17	72:24	22:4,6,19,21	120:11 121:22	70:25
receive 149:16	referred 139:3	23:14 27:12	131:19 148:19	rest 74:22 78:13
received 22:24	referring 35:5	rental 101:4	148:22	82:9 89:23
recess 6:19	64:11 117:10	repair 19:9	requirement	141:12
recharge 73:17	139:10	replaced 84:8	12:10,13 13:15	restrict 26:19
recommend	reflect 33:15	report 32:13	31:4 32:12	retail 18:14 61:5
44:1	reflected 42:20	33:11 34:13	82:16 99:20	70:8 120:16
recommendati...	refusal 74:25	35:5 48:22	126:10	retention 95:19
47:14	75:1,17 96:3	63:11,14,15,18	requirements	102:12
recommendati...	regard 50:1	64:2,8 71:16	13:8 25:8 29:1	review 35:6 71:4
71:12	regarding 10:2	77:11 78:7,8	29:24 49:10,10	73:2 148:17
recommended	28:18	84:3,4,6,17	65:12,13 71:13	revised 22:12,24
71:20	regardless 30:13	148:14	78:10 81:13	73:14
reconsider 43:7	regular 110:11	Reporter 150:4	91:11 101:19	revision 23:6
record 15:7	147:17	REPORTERS	101:20 122:3	rezones 92:22
33:14,15 34:24	regulate 37:10	1:23	requires 31:21	ribbon 65:15,19
42:18 46:15	regulated	reports 6:8	45:1 51:3,6	rid 69:8
95:7 96:20	111:18	44:23 63:5	requiring 8:17	ride 122:10,11
102:19 105:4	regulates 111:16	71:6 82:25	reserve 34:5	RIGA 2:8
106:15 110:24	111:17	137:8 148:3	reserving 82:21	right 4:25 12:20
128:3	regulations	representation	resident 58:20	13:20 14:24
recorded 52:11	12:19 98:6,7	118:10	70:16	19:6,13 23:12
52:20	Reich's 84:3	representative	residential 4:21	24:13 26:3
recording	reiterate 87:7	15:14	5:2 19:13 20:6	27:6,22 28:18
109:17	reiterated 87:7	representatives	21:20 31:23	28:20 32:8
recreation 80:1	relate 14:5,8	10:18 32:22	51:1,2,5 61:4	35:11,22 44:22
80:6,11 121:24	28:10	79:4	74:6,8 80:8,9	45:8 49:5
rectangle 24:10	related 12:14	representing	90:24 91:13,14	50:19 52:6
56:2	32:23 150:11	105:25	91:21,23 92:2	53:17,22 54:19
rectangular	relates 5:1	represents 22:21	92:5,7,18,24	54:25 55:9
42:25 75:9,10	relative 150:10	reputation	139:4	58:12 60:5,7
recyclables	relatively 39:6	126:22	residentially	62:13 68:20
69:14	45:23	request 25:15	51:9	71:8,14,23
recycling 69:3,5	release 109:11	91:6,7 93:13	residents 50:3	72:2 73:6
red 37:19	relevant 134:7	requested 10:9	51:14 66:5	74:22 75:25
redesign 75:2,22	relief 14:14 45:8	requesting 93:6	resolve 55:2	76:14,21 77:10
75:24	relocated 80:18	require 25:3	respect 12:6	78:2,11,12
reduce 30:3 43:9	rely 12:15 70:18	31:3,8,15	28:23 31:2	79:22 82:21
78:19 80:17	remain 52:18	71:17 72:24	64:11 67:11	83:10,25 84:12
reduced 32:23	remains 97:17	125:9	84:2,5 91:19	91:24 94:24
99:14,15,18	remedial 63:7	required 7:3	92:11 95:17	98:18 99:5

101:4,23	rooms 133:16	saved 87:18	security 39:15	services 16:22
105:19 115:25	rotate 145:9	saying 58:10	68:9,12 108:25	64:9 84:6 97:5
117:11 118:12	Rotates 133:14	74:15 117:7,17	109:16	107:24 116:14
118:24,25	rotating 133:12	says 12:17 13:2	see 12:17 17:24	146:24 147:1
119:1 121:12	rough 55:23	13:13 73:17	19:10,11,19	set 48:21 95:23
122:15 123:5	56:3	74:16 75:21	21:13 22:10	101:11 117:17
132:4 133:18	roughly 39:8	80:25 129:5	27:11,14 30:17	121:7
133:19,21	108:2 120:2	145:18	38:2 39:25	setback 32:16
136:18 137:20	122:25 139:15	scale 45:19	40:5,6 41:4	seven 31:3
138:22 139:24	round 63:3	scanner 109:2,3	43:25 51:23	117:24,25
141:7,14,16	67:17 144:21	109:7,8,15	55:20 57:6	119:21
142:1 145:17	route 1:9 4:13	121:1	60:16 83:11	sewer 83:1
147:10	18:7,13 21:16	scans 109:8	85:14 86:21	SG-1 37:7
right-hand	23:17,22 28:12	Scarlett 2:10	95:21 102:6	shade 31:8
37:14	38:16 43:19	30:24 31:11	108:21 109:5	shaded 122:17
right-of-way	57:23 62:10,12	32:13 49:5,16	109:19 119:17	shaking 12:11
27:16,20	63:1 64:20	78:18 81:2,8	120:14,25	shale 75:16
rights 52:19	65:15,18	81:14 90:11	125:16 129:22	shallower 75:11
53:14	routine 9:10	91:18 142:6	135:9 137:23	shape 112:1
rings 129:17	row 36:5	Scarlett's 78:7	138:10 143:3,8	shaped 24:10
road 1:9,23 4:14	rubber 75:5,15	schedule 30:14	144:4,8 148:2	56:2
4:17 7:14,14	130:18,19	145:8,9	149:22	Shapiro 84:7,14
15:12 18:8	rule 82:18	school 111:25	seek 14:14	84:15
19:16 23:20	run 113:1	112:7 129:15	seeking 4:8 17:7	share 52:7
27:13,19 28:11	122:18 127:4,6	school-age 113:4	18:5 45:8	130:14
31:25 38:17	131:22 147:2	SCHULMAN	90:25 107:24	sheer 29:1
40:22 41:13	running 126:16	1:22	seen 101:10	sheet 23:5,5
42:6 45:22	128:1,2	screen 83:23	114:13 117:10	53:19 56:8,22
65:2 99:3,6,13	runs 99:13	111:18 126:2	125:12 144:14	56:24,25 57:5
104:7,8,12,16	rush 119:23	screened 83:21	seepage 74:18	57:8,14 64:19
106:17 138:14		126:6	segment 76:12	66:4,4 72:7
140:12,16	S	screening 126:8	selected 80:1	73:8 76:9
rodents 130:4	S 2:11,14 3:6,12	se 134:17	send 70:20	77:20
Rodriguez	15:1,2,2 34:22	second 5:8 11:23	sending 110:17	shelter 19:22
105:17	34:22	12:5 17:19	senior 8:9 35:1	shield 47:17
role 127:7	S-1 56:22	21:5 24:4 40:8	106:21	51:20
Ron 3:5 8:6	safe 128:6	50:21 52:10	sense 46:8 87:3	shielded 46:24
14:20 31:1	safety 122:13	72:4 84:1 86:6	sensitive 51:24	47:11 51:21
60:6 72:11,16	sake 37:5 129:25	87:6 88:21	sensitivity 66:21	82:2,7 83:10
73:16 77:12	130:21	89:2,16 123:10	sent 70:19 94:15	shift 133:11,18
79:25 81:11	satisfaction 82:8	133:3 134:18	separate 39:20	133:21 134:1
82:4 139:24	satisfactory 50:2	second-story	127:7	134:10,15,19
Ronald 15:9	satisfied 84:10	50:6	separated	134:20
roof 82:6,6	91:5	Secretary 2:12	144:25	shifts 119:11,12
83:11,13,14,15	satisfies 126:9	section 7:5	separating 20:5	shining 103:4
83:16	satisfy 36:10	12:21,23 35:8	September 35:7	shock 145:16
room 25:19	126:9	49:7 91:11	63:16 64:8	shop 18:25
29:24,25 75:12	Saturday 128:14	secure 38:6	serve 5:3 124:3	19:13 100:22
113:25 123:14	129:6	67:19 120:24	service 72:18,23	shopping 18:15

67:5 70:7	81:19,20	70:8,11,24	144:3,8	33:20,22 34:6
short-term	112:13 141:18	72:5 73:24	snacks 124:4,4	34:14,15,17,17
105:6	signage 3:16	74:18 77:1,2	snapping 110:17	35:4,9,12,13
shorter 42:10	8:13 33:6	85:14 86:4,16	soffit 50:9,10	35:17,25 36:2
SHORTHAND	36:19,25 37:6	86:18,20 95:12	software 110:7	36:4 94:14,16
1:23	37:13 38:5	101:7 127:4	110:12	94:18 95:1,2,4
show 26:10 27:9	39:3	130:25 133:6	soil 67:19 73:12	95:8,9 119:17
32:12 52:9	signal 28:10,15	136:10 140:7	74:13 76:2,6	120:17
56:6 60:3	signalized 28:4	140:15 143:5,6	76:12	Spanish 112:14
63:25 64:19,21	signature 22:15	sites 146:23	sold 70:6,9	speak 31:17
75:23 77:7,7	signed 8:15	sits 9:15 19:22	soldier 110:3	85:22 86:23
110:9,13	significant	57:9 110:12	somebody 56:1	87:5 90:3
showed 42:10	117:15	situated 4:12,19	100:10 103:13	97:25 103:15
76:20	significantly 6:4	4:20 6:5	103:22	134:23 135:10
showing 19:21	signs 38:9,14,20	situation 65:4	Somerville	137:25 138:24
46:12 55:25	39:7,7,24 40:2	76:24 87:13	18:14	speaking 9:14
57:8 58:24	40:20 41:7,9	88:10 89:8	somewhat 7:15	26:9,11,11,12
73:4	41:25 43:19	100:10	26:4,14	40:4 87:14,15
shown 37:24	44:13,14 45:16	situations 125:4	sorry 24:20	87:20 88:8
42:14 53:13	45:23 48:12	six 24:15 112:12	35:24 47:25	specialize
58:8,11 59:7	81:15,17 87:23	112:24 125:5	55:6 62:23	125:22
shows 56:8,18	silent 121:18	132:1 134:3	76:4 77:17	specific 38:1
57:15 117:6	similar 88:9	135:24 136:19	83:7,18 84:9	110:16 130:13
shrubbery 54:15	simple 136:1	136:21 144:21	88:22 90:18,20	131:20 133:15
55:12 56:9	simply 75:19	six-week 143:20	104:25 113:19	specifically
sick 131:13	single-family	Sixty-seven	145:13	122:6
side 18:1,2 23:21	18:12,24	24:15	sort 65:11 125:6	spectrum 125:7
36:3 37:15	105:20	size 4:15 18:19	129:13,16	125:14
38:21,22 39:4	single-story 30:8	24:7,7 25:11	sounds 29:21	speed 43:21
40:6,22 45:21	sir 102:8 116:7	25:17 29:1	129:18 143:13	spell 15:6 94:11
47:10 48:13,13	122:11,14	30:3 37:3	south 18:13	106:14 142:15
50:4,15,15	142:1	41:21 43:9	96:23 106:17	spillage 47:21
67:3 140:18	sit 17:23 18:2	111:7 113:9,10	southeast 18:15	spillback 35:15
sides 38:14	109:3 112:11	113:22	21:15 23:16	split 4:18 7:8
sidewalk 64:22	site 1:6 3:14,15	sized 102:13,15	46:6 80:10	66:13 92:24
64:24 65:5,11	4:9 5:11,22,25	sizes 25:15 132:6	southern 48:13	93:4,7,7,8,15
65:12,19,24	6:15 7:8,15	slid 21:14 23:16	southwest 35:9	splits 58:18
135:22,23	14:4,9 16:2,16	slightly 17:23	36:3 46:4,6	spoke 23:18 35:8
sidewalks 65:24	16:21 17:14	54:7	space 13:10 29:6	86:17 127:24
sign 36:12,19	18:6 19:25	slips 8:24 59:21	34:2,3 85:9	spoken 94:5
37:1,14,16	20:14 21:22	sloping 83:11	109:24,25	spot 132:8
38:8,13,16,17	22:4,6,21	small 30:7 39:7	121:3,3 123:9	spotlight 50:11
39:10,11 41:5	23:10,22 25:5	43:22 53:23	143:2	spots 26:7 118:1
41:12,14,15,21	28:14 35:25	75:5	spaces 11:8,11	120:8 134:17
42:5,10,11,23	45:2,4,9 46:22	smaller 30:1	11:14 13:12,16	134:18,20
42:24,24 43:9	47:1,16 57:4	39:11 41:14	24:14,15,16,17	135:14,18,20
43:17 44:6,6	61:15 63:7,20	85:11,12	26:3,10,13,19	135:20 136:19
44:24 45:2,19	63:21,22 64:3	123:21	26:22 27:2	136:21,21,24
46:9,11,18	64:12 68:18	smartphone	32:3,6 33:10	138:4,21

spread 131:15	standard 43:18	step 25:25	132:1 144:20	support 14:16
sprinkler 121:8	53:4	stepping 25:20	studies 148:6,11	91:22 128:7
122:16	standards 28:23	25:20	study 148:9	supporting 32:4
square 4:11,16	47:22 121:23	STEVEN 2:10	studying 98:17	91:25
6:25 7:1,2,9	standing 97:18	stipulate 36:14	stuff 131:12	supposed 139:18
12:2 20:3 24:9	standpoint	79:9 98:6	143:8,10	sure 10:19 20:1
25:9 27:9	112:9	115:15,22	subject 64:15	30:3 31:9,21
30:10 39:8,10	start 17:1	stipulated 129:3	67:10 116:19	37:5 56:21
39:12 41:9,11	124:10,10,11	stipulating	sublet 128:16	63:14 65:23,23
41:21,24,25	147:16 149:2	48:16,20,20	submitted 16:22	67:23 72:20
42:12,13 43:1	started 5:14	67:9 79:5	20:15 21:3,7	77:24 79:14
43:10 61:5	10:7 87:23	115:14	59:12 80:12	82:7,23 84:9,9
104:7 113:11	starting 78:13	stipulations	subsidiaries	101:8,15
113:13 114:1	Starts 120:5	53:16	16:5	103:18 105:22
117:4	state 1:1 13:10	Stires 77:24	subsidiary 15:17	115:3 116:18
square-foot	17:5 35:16	Stonefield 82:1	16:12	118:11,13
114:6 116:1	62:11 63:1	stop 19:18,22	substantially	129:6 131:21
staff 4:4 5:18	91:12 94:8	33:23 65:16	117:13	134:25 135:6
11:13 13:17	97:2 98:6	118:13	substantive	138:3 144:8
21:11 25:14	107:13 111:15	stopped 65:7,8	148:7	146:3,4 147:4
26:11,20,23,24	114:15 115:7	65:22	successful 101:7	148:15,18
29:10 33:21	115:19 116:9	stops 65:5	sudden 129:14	surmising 34:14
63:25 64:2	117:17 118:21	store 20:16	131:9	35:4
69:11 80:7,12	122:3 126:9	storm 73:13	suffice 105:25	surround 21:20
95:2 103:2,25	129:9 131:20	95:23 96:4	sufficient 8:21	surrounding
119:6 120:11	132:2 141:2,6	98:15,16 99:16	9:1 24:24 25:6	45:18
127:14 133:24	145:17 150:5	102:12,13,14	suggest 43:14	survey 45:25
134:16,20	stated 101:14	102:14,16,17	suggested 32:25	55:24
138:15 145:10	119:15	102:17	71:20	survivability
146:15 147:1	statement 6:7,10	stormwater	suggesting 85:10	29:4
staff's 28:18	72:14,15 80:4	74:24 98:7	suggestion 85:18	suspect 13:18
47:13	138:22	story 50:21	86:8	swear 13:24
stage 135:13	statements	strange 131:10	suggestions	14:22,23 34:19
stairwell 40:8,9	71:22 78:14,16	street 27:19 29:3	71:12 78:10	96:8,14
48:6	82:11	29:18 30:9	suitable 20:21	SWEENEY 2:4
stakeholders	station 76:3,17	39:10 45:23	SUITE 1:24	4:1 12:5 13:18
108:17,19	statistics 11:5	streets 77:4	summer 113:1	14:22 15:5
stall 25:22,23	statute 51:3,3,6	stress 14:1	116:19,23	17:19 29:21
stalls 25:12	91:12,12	striped 25:18,21	144:17,22	30:15,21 39:24
26:25	stay 29:17 93:17	structure 13:7	145:6,25	40:5,10,12,17
stanchion 47:6,7	107:25 108:4	30:4 72:25	summertime	40:19,23,25
47:8	125:9,11	92:12 99:11	113:3 122:19	41:4,8,23 42:4
stanchions	staying 114:8	139:7	Sunday 128:14	49:9,12,25
46:23	stays 92:22,23	structures 18:22	129:6	50:22 51:25
stand 17:17	92:24 93:1	105:10	Sunnyside 94:10	64:17 68:15
103:19 139:20	Stelton 1:23	student 117:16	98:21 142:14	69:2 71:8,15
stand-alones	15:11	132:10	146:14	72:2,8 75:25
133:2	stenographica...	students 85:8	supervisor 15:25	77:10 78:6
standalone 62:5	150:7	115:23 116:6	128:10	79:19 81:8,19

81:21 82:25	86:12 97:14	taller 42:11	76:23 77:5	thank 9:3 14:19
83:7 84:5,12	112:11 113:4	tap 73:13	115:1	15:5,8 17:11
84:15,19,22,24	114:1 116:20	task 28:7	ten 124:19	17:25 18:3
88:16 90:10,14	126:4,5 127:21	tax 100:3	tenant 20:14	23:7 30:21
90:16,20 93:19	130:9 142:24	TCO 115:1	21:2 38:1,6	35:22,23 37:11
94:11,24 96:9	144:11	teach 127:11	70:19,20 88:6	42:2,4 44:9
96:12 97:20	taken 85:14	teacher 121:23	115:15	46:20 49:12
98:4 101:24	150:7	132:9 138:8	tenants 70:12,13	51:25 67:7,15
102:5,20	takes 12:17	145:17	101:18	78:5 83:25
104:23 106:8	70:21 77:10	teacher-to-child	tend 37:10	88:15 93:19
114:15,19,22	100:19 121:2	117:16	108:12	100:13 101:23
115:6 118:23	talk 8:11 22:2	teachers 110:12	tendency 146:25	102:19 104:22
124:9,16 125:1	25:4 32:18,22	112:6,16	term 71:1	106:7,13 107:9
135:1,8 136:9	33:5 37:2,3	117:24 118:1	terms 7:22 25:11	125:1 131:23
136:15,18	45:13 46:21,22	119:6 126:3	30:18 66:10	131:24 137:21
137:6,19 140:2	54:12 58:9	127:5 129:10	84:16 114:20	142:2,18
142:4,8,10,15	61:12,18 67:24	129:10,11	136:9	145:21 149:20
142:18 145:23	69:22 71:24	132:15 136:7	Terrace 94:10	149:21,23
146:6,10 147:7	72:3,5,10,13	145:20 146:15	98:21 142:14	theirs 58:15
147:10 148:10	72:18 73:7,8	teaching 112:10	146:14	thereof 79:5
149:1,21	73:11 78:22,25	112:13,14	terrible 118:16	thick 65:14,14
swept 129:13	79:25 80:3,19	127:14	test 75:4,14	thicker 65:25
swift 106:2	80:21 81:12,23	tearing 100:24	100:11	thing 11:19 20:5
switch 103:22	84:7,20 86:13	technical 8:17	testified 15:4	50:22 52:14
sworn 15:4	86:21 96:3	148:8	16:6 34:23	60:15 66:2
34:23 96:18	106:23 108:24	technically	78:15 95:24	67:25 70:3
106:11	110:6 111:2	50:25 66:11	96:18 101:6	77:5 118:3
sympathize 86:2	120:23 121:21	technology	103:8 106:12	133:13 140:14
symptoms	138:25 147:11	108:23 111:3,5	117:9	things 6:6 25:13
131:18	talked 10:17	111:15,19	testifies 62:4	29:8 30:22
synthetic 122:5	26:5 52:15	142:24 144:15	testify 27:22	46:21 50:4
system 69:12	56:5 64:1	tell 10:13,15	62:22 79:4	52:13 60:20
95:19,21,23	72:11,12,22	13:1,13 19:24	113:16,22	61:22 65:3
96:4 98:14	78:16,20,23	31:1 45:24	114:3 139:19	125:18,19
99:13 100:4	81:15,24 82:11	53:2,3 68:21	testifying 17:6	127:21 128:18
112:1,7 121:8	89:12 96:1,2	71:6,13,21	96:10 97:23	130:3,24
122:16	120:21 146:4	76:2 78:11	testimony 5:14	131:21 136:5
systems 143:1	talking 28:1	109:1 113:13	6:14 8:3,4 9:6	think 9:14,17,19
	32:13,15 34:2	115:9 118:19	9:12,18 10:1,2	9:22 12:6
T	36:2 44:3,5	121:6 128:5,18	14:5,6,7,13	17:20 36:10
T 3:12 15:1,1,2	45:18 54:17	131:20,25	33:2 48:16,25	41:4,23 43:19
15:2 34:22	56:21 59:14	134:5 138:5	63:3 67:17	43:24 44:2
150:1,1	63:11 69:9	139:19 142:23	71:17 73:11	47:18 49:3,19
tadpole 110:6	89:4 111:3	145:11	78:17,24 93:22	50:22 51:2
tadpole's 110:8	119:6	telling 29:22	93:25 94:18	53:15 57:18
take 23:8 29:4	talks 33:19	65:21 116:5	102:2,4,6	59:14 60:15,23
42:17 43:22,25	61:22,23 72:17	129:16,16	103:1 105:2	61:4 66:24
44:2 66:4	74:25 77:14,21	tells 115:19	118:13 134:13	74:3 78:18
69:13 85:20	tall 123:19,21	temporary	testing 95:20	80:2 85:6

88:13 99:23 104:6 108:12 112:3,4 113:14 119:15 137:12 140:22 145:7 148:8 thinking 66:3,5 121:5 thinks 41:19 third 9:18 19:14 87:8 Thirty 119:8 Thirty-five 123:1 Thirty-two 107:2 Thomas 2:11 150:4,23 thought 146:21 three 14:24 40:1 40:5,13 66:24 69:18 121:15 123:20 134:4 145:19 throwing 86:25 tight 66:8 time 6:20,23 12:21 20:12 21:3 25:5,8 50:6,6 58:4 63:23 69:25 70:15 82:18 84:21 87:18,19 89:14,14 94:1 103:14 110:5 110:21 111:17 111:25 112:2 112:11 114:13 119:20 120:1,8 120:14 124:9 124:13,15,20 124:24 126:22 128:19 133:19 133:21,25 134:4,9 137:13 139:1 146:17 148:11,12,17 149:5 times 44:12	69:18 119:15 142:20,24 timing 8:24 tire 75:5,15 title 22:20 23:5 36:17 106:20 TMI 130:15 today 37:6 56:6 65:6 94:18 103:20 107:12 111:15 113:5 118:15 119:15 131:7 144:15 today's 22:17 toddlers 123:19 told 11:2 41:12 118:7,15 120:11 146:1 Tom 77:22 90:14 142:8 tonight 9:22,23 18:5 21:5,14 78:22 87:16 148:23 top 37:17 42:15 43:1,8 60:12 72:10 133:3 tot 24:8 total 95:2,8 141:12 totally 39:20 touch 28:21 68:4 73:16,18 tough 27:11 touring 130:12 tours 131:1 town 21:8 township 1:1 4:6 4:17 7:10,14 20:15,20 21:4 21:11 26:20 28:2 29:1,10 30:17 36:18 38:3 49:10 66:8,23 70:10 70:16 75:21 92:22 104:7 township's 27:20 28:23	29:23 47:22 82:8 track 109:13 128:3 traffic 2:11 8:1,3 9:7,12 13:18 25:3 26:11 27:23,25 28:2 28:5,6,14,15 32:18 34:20 36:2 43:20 54:11 55:3,7 59:17 60:18 61:11,21 62:4 62:18,22 72:6 72:12 81:25 84:21 93:23,24 134:13,22 136:9,16 137:1 138:19,23 148:3,14 trained 127:6 training 127:1 transcript 1:4 149:17 150:6 Transit 19:22 transmission 18:25 19:12 100:22 105:18 trash 69:3,4,5 69:21,23 70:22 treat 108:18 tree 29:11 80:22 trees 29:3,12,18 30:5,9 31:2,8 tremendous 87:18 triangle 43:8 tricycles 122:11 tried 5:16 100:10 trucks 77:2 true 6:10 108:7 120:19 126:7 150:6 trust 144:12 try 20:14,20 47:4,17 50:3 60:24 61:19	68:25 80:7 89:25 94:22 100:11 trying 21:1 29:13 33:19 59:8 90:6 100:9 115:25 147:5 Tuesday 147:14 147:17 turn 17:22 71:15 93:20 turned 68:9 turnover 35:13 36:7,9 tutoring-type 107:3 Twenty-eight 132:22 141:21 twenty-five 146:20 Twenty-two 146:19 twice 69:16,17 two 12:11 14:11 19:5 25:4 26:3 26:7 33:10,22 34:3,14,15 35:4,9,11,17 36:2,4 38:9,19 39:7,20 43:6 50:4 52:13 53:3 62:9 64:16 65:3 66:13,24 68:9 75:4,6 87:13 87:21 89:12 92:13,17 93:8 101:17 106:25 109:18 111:10 114:12,12 118:18 119:12 122:23 123:18 123:21 124:19 138:9 142:25 143:1 145:18 147:18 two-story 59:19 132:24 133:1,2	133:3 two-year 98:16 type 38:8 44:13 62:1 88:24 89:2 109:25 111:15 122:1 125:8 130:5 131:10 133:13 types 126:6 typical 6:18 112:20 113:5 121:16 typically 26:25 37:24 38:15 43:19 68:11 69:25 75:13 103:17 113:2 113:11 119:16 120:3,25 121:4 122:23 123:11 124:5 132:14 133:17 135:6 135:21 144:5,6 145:8,8 146:16 146:17 <hr/> U <hr/> U 15:3 ultimately 99:5 umbrella 136:6 umbrellas 136:7 uncertainty 89:15 uncommon 66:12 underground 73:17 74:16 95:20 99:10 102:13 underneath 19:20 129:13 understand 5:20 14:2 41:10 54:21,25 58:11 59:25,25 62:23 63:18 66:19,21 79:16 82:24 89:25 90:4 95:9 101:14
--	--	--	--	---

121:15 124:17 139:4 148:13 understanding 33:18 36:1 57:7 73:21 89:4 90:2 91:1 91:8,17 122:14 understood 44:8 44:8 51:16,17 67:14 74:12 79:10 84:22 86:15 101:3 Union 18:7 23:17 35:14,19 37:15 46:16 54:4 unique 61:12 unit 60:12,14 82:1 units 13:9 60:16 61:4 82:6 83:9 83:17 107:13 127:24 141:17 unknown 89:24 unnecessary 41:12 unrestricted 63:20 64:4 73:20 74:4,11 upper 50:7 64:19 upstairs 88:7 90:4 upward 139:18 urgent 88:25 89:7 usage 87:13 88:4 use 4:9,25 5:3,10 9:14,16,21 10:2,4 14:3,8 19:25 20:23 21:18,23 24:5 26:24 27:4 31:22 39:18 53:4,9 54:23 55:13 56:13,15 61:4 63:20 64:3,6 73:20 74:11 79:18	85:4,13,16 86:6 87:8,10 87:16,22,25 88:11 89:11,12 90:8,24,25 91:2,4,6,7,18 91:25 92:1,10 92:19 109:15 109:19 110:14 111:6,19 122:5 122:6,7 123:13 123:14,24 124:2,10,16,18 128:22 130:17 135:8,22 145:4 user 5:9 11:24 24:5 25:8 26:18 38:1 39:18 61:25 62:2 69:7 users 39:16 uses 4:25 5:4,23 5:24 6:2,4,5 13:4 21:20 24:25 25:4 38:10 61:2 62:2,6 78:18 80:9,9 89:2 120:16 133:3 usually 10:25 77:1 123:8 138:2 utilities 82:1 83:6 utility 72:16 73:5 83:1 utilize 56:11 129:1 utilizing 52:24 <hr/> V <hr/> vacant 105:18 vacate 134:18 vacuum 90:3 values 108:6 variance 4:9,10 5:1 7:2 9:15,16 14:3,3,8,9 20:23 31:5	45:14 89:12 90:25 91:7,13 92:1,10 variances 1:6 7:6,17 31:14 31:16,17,19 93:4 various 126:6 varying 98:17 vastest 87:3 vehicles 35:13 vehicular 94:6 vendors 108:16 123:24 124:3 verify 47:20 118:7 version 22:11,13 22:24 37:8 versus 102:11 vertical 77:15 vestibule 109:1 109:5,16 viable 64:6,6 86:22 vice 8:9 106:21 vicinity 99:5 123:7 view 3:14 17:14 violation 70:19 virtual 143:8 virtually 111:13 143:3,10 vis-à-vis 105:5 visible 45:5 125:18 visit 123:9 127:15 visited 135:18 volume 43:20 99:17,20 <hr/> W <hr/> wait 20:24 28:14 35:15 100:15 waiver 31:5 walk 110:14 135:19,23 136:2 wall 32:24 33:2	122:12 139:3,5 139:6,13 walls 115:3 want 6:6 14:1,18 17:23 20:24 26:10 31:19 34:8 43:12 51:11,23 56:13 58:10 59:18,22 60:2 62:9,17 62:22 63:25 67:24 70:15,15 71:4 79:14,15 79:18,25 81:17 82:4 85:13 89:20 90:6 94:11,14 95:13 96:14 97:12 98:18,24 100:13 101:15 113:10 118:11 118:11 120:22 125:3 128:20 129:17 135:8 137:15,22 142:21 143:7 143:17,23 145:5 146:14 148:18 wanted 13:23 67:17 73:25 102:18 105:4 146:22 wants 51:19 74:2 101:13 Warner 2:10 8:18,20 13:23 17:4,11 18:1 22:8,18,23 23:3,7 24:20 33:8 34:12,24 35:3,17,22 37:9 43:12 46:14,20 48:14 49:19 52:21 53:7,15 57:3 63:10 64:5,8 67:9,15 74:4,7 74:12 79:1,10	79:21 80:24 81:6 82:14,17 83:18,21,25 90:18,21 91:16 91:24 92:9 93:5,12 95:6 95:12 96:14,16 96:19,24 97:12 97:17 99:7,17 103:7 104:25 105:15,19,24 106:4,7,13 107:6,9 115:12 115:22 116:4,8 116:13,17,22 116:25 128:25 133:23 134:7 137:21 139:2 139:10,12 140:20 141:5,9 141:11,14,19 141:25 142:2 148:21 149:4 149:12,15 Warner's 37:5 warrants 38:4 Warren 2:17 4:5 wash 76:3,17 washout 77:3 waste 69:9,10 wasted 87:13 watch 109:3 110:3 143:9 144:2 watching 144:1 water 72:18,22 72:22 73:1,4 98:20 102:16 way 1:12 6:21 33:14 36:12 41:10 49:7 57:22,25 58:5 60:20,25 61:20 71:9 73:12 78:15,19 80:21 82:10 84:7 91:3 93:1 98:24 109:13 110:9 130:13
--	---	--	--	---

134:3 135:18 135:20 we'll 33:2 38:4 43:7,9 52:3,9 67:19 72:14,15 74:23,23 75:23 78:3 79:15,18 81:24 82:7,10 82:20,23 84:3 85:20 101:7 134:25 138:25 149:21 we're 7:11,11 9:21 11:14 17:5 18:5 19:20 20:25 26:23 29:12,13 30:23 31:7,10 34:2,7 37:13 38:1,6,13,19 41:7,18,19 43:5 45:8 48:6 48:10 50:20 51:19,23 56:8 56:10,12 57:8 58:9,19,24 59:6,8,14 60:15 61:18,19 70:11,14,23 71:10,18 73:4 73:12 74:21 78:9 83:1 87:5 90:2,3 98:7 99:22 101:18 103:12 108:1 111:8 112:13 112:14 115:25 120:7 123:10 128:20 129:11 131:7,9,10 138:15 141:16 141:17,23 145:24 we've 11:25 29:17 36:24 52:15 58:7 60:3 61:1 65:11 70:8,9 72:21 78:7,14	78:16,23 82:25 87:13 94:8 100:7 124:25 127:25 wear 110:22 weather 6:24 123:12 124:23 week 69:16,17 69:18 108:1 weekends 117:1 129:2 weeks 10:16 43:6,7 112:12 112:24 125:5 132:1 144:21 WEIDELI 2:6 weigh 74:2 welcome 37:12 67:8 145:22 went 5:15 10:21 20:7 weren't 96:9 west 18:13 23:23 29:20 51:14 52:5 66:5 82:12 westerly 50:4 western 23:21 38:22 50:24 white 37:19,25 whiteboard 111:2,7 wide 64:21 94:7 wider 75:11 width 7:17,22 27:20 93:3 WIEGMANN 1:22 willing 26:6,16 29:10 58:9 window 81:16 windows 81:18 winter 124:24 124:25 witness 3:3 14:6 14:7,20 15:8 17:6,7,16 18:3 22:14,19 23:2 23:4 24:22	30:2,19 32:14 33:9,18 34:25 35:6,20,24 36:8,13 37:12 40:3,7,11,14 40:18,21,24 41:1,6,17 42:8 43:3,5 46:19 46:25 47:25 48:3,24 49:6 49:11,14,22 50:9,16,19 51:17 52:3,4 54:9 55:16,22 56:20,24 57:1 57:5,7,13,20 57:24 58:15 60:8,10,23 62:21,24 65:3 65:20 66:1,15 66:19 67:5,8 67:13 68:25 75:3 76:4,8,11 76:14,17,19,23 77:6,16,22 78:2 83:12,20 83:22 84:14 85:22 86:12 87:1 88:15,22 89:3 94:4 95:25 96:21 97:1,16,19 98:5 99:4,9,19 99:25 100:5 101:3 102:9,15 103:10 104:14 104:18,21 105:13,17,20 106:3,6,16 107:8 114:18 114:21,23 115:9,19,25 116:7,11,15,21 116:24 117:2,8 117:15,22 124:11,18 125:11 126:7 126:19,23 127:19 128:17	129:3,20 130:7 130:11,23 131:16,24 132:4,12,19,22 133:1,8,14 134:2,24 135:6 135:12 136:4 136:12,17,23 137:2,5 138:2 138:17 139:25 141:4,7,10,13 141:15,21 142:1,23 143:14,22,25 144:19 145:7 145:11,15,22 146:2,8,17,19 147:3 148:13 witnesses 8:5 13:24 14:13 103:8 wonder 131:14 wondering 62:11 142:19 145:3 Woodside 102:24 words 61:17 115:18 work 15:19 29:10 31:10 41:24 44:17,20 55:15 56:10,15 57:18 60:7 61:14 63:7 81:1,4 86:9 97:4 102:13 119:23 120:17 121:13 125:9 126:3 128:7 134:25 144:4 148:3 worked 20:19 54:22 127:23 128:8 worker 125:15 workers 25:24 working 15:21 21:10 30:23	90:3 117:13 125:17 143:18 145:24 works 6:21 134:6 worry 70:19 worst 75:8 131:13 worth 128:5 wouldn't 29:4 34:8 48:19 54:24 74:20 93:14 145:4 wrapped 73:18 74:17 writing 111:8 149:9 wrong 31:1 32:15 35:18 86:24 118:11 118:16 119:3 <hr/> X <hr/> X 3:1,12 <hr/> Y <hr/> Y 15:1,2 yard 67:4 yeah 19:10 22:18 25:13 26:9 27:11 46:25 48:24 57:20 62:14 69:5 74:20 76:8,18 77:25 79:19 83:12 92:8,8 93:12 99:4 102:6 114:22 118:5 126:25 132:14 135:3 136:17 138:25 143:14 143:22 year 78:8 126:24 132:2 141:17 141:18 144:20 147:16 year-round 146:7 years 5:11 15:23
--	---	---	---	--

50:5 53:10	119:9,17 120:7	80:21,24,25	128:2	27 49:17 81:14
58:13 101:1,10	134:17 141:17	81:2	20-foot 66:20	28 1:9,10 4:11
106:25 107:2,3	141:18 147:24	15-footers 66:24	20-year 102:14	4:13,18 18:7
110:25 112:25	148:16	150 117:20	200 6:8,15 10:19	18:13 19:8,23
113:3 114:12	10-footers 66:24	150-foot 58:25	11:16	20:10,18 21:10
114:13 128:2	10-year-olds	16 94:16	2006 20:1 70:5	21:16 23:17,22
138:9	144:18,23	16-019-ZB 1:5	86:14	28:12 31:23
yellow 19:20	10,000 61:6	16-inch 100:12	2007 20:10,12	36:1 38:16
55:23	114:6 117:7	16.43 32:2	2013 20:12,14	40:11 45:21
York 141:23	10,500 113:11	165 6:11 10:20	20:18	48:21,22 49:7
young 125:17	10,500-square...	11:1,16 79:6	2015 20:19	49:17 57:23
146:24	123:10 138:7	113:12 114:2,2	2016 21:3,6 35:7	62:10,12 63:1
Z	10,600 113:10	118:7,9,10,15	63:8,16 64:9	65:6,15,18
zone 4:19,21,24	10,670 7:2 116:1	119:1,5 122:21	2017 63:12	81:14 98:24
5:2 6:3 19:5	10,670-square...	132:3 146:3	71:16	107:12 132:21
31:23 51:1,2,5	115:4	165-kid 145:24	2018 1:7 23:1,3	133:12,12
51:5 90:25	10:30 124:12	16s 66:14	149:6	141:8,9
91:15,22,23	100 1:12 41:25	17 1:7 3:14	206 43:20	28th 23:2
92:24 93:18	42:13	53:19 72:7	21 11:13 13:17	29 1:10 4:11,20
zoned 4:18 51:9	100-year 102:12	73:8 76:9	26:22 80:22	32:1 51:9 52:6
93:4,7,15	102:14,17	77:20 107:2	94:19 95:2	52:11 53:24
zones 93:9,16	101 107:12	170 113:13	215 102:24	77:15,25 78:3
zoning 7:8 19:24	141:13,15	18 21:7 25:12,16	216 1:23	81:15
zoo 111:14	106 3:10	185 113:15	22 3:15 43:19	2901 96:22
0	11 64:18 79:22	114:2 115:5,6	48:21,21 49:1	3
0 113:3	11-foot 123:18	115:10,10,18	49:14 81:13	3 72:10,12 77:14
07059 2:17	11,375 117:5	116:3,6 117:13	22- 59:3	77:21 78:15
08807 1:13	11,875 7:1	118:8,17 130:2	22,750 4:11	140:11
08854 1:24	112 106:17	19 15:23	221 1:10 4:12	3-foot 25:17
1	118 24:19,22	19th 147:19	23 48:25 49:1,3	30 45:1 52:5,7,8
1	119 3:10	2	49:14 57:9	53:19,21,23
1 56:24 64:20	12 5:11 76:9	2 39:8 53:19	81:12,13	54:1,2,8 68:10
72:17 74:25	101:1,10	56:22,25 72:7	24 31:8,10 49:17	68:22 81:16
75:1 77:20	141:17,18	73:13 74:14,25	81:14 114:5	94:6 107:13
78:15 133:19	12-inch 100:13	75:1 76:2,6,15	24-foot 59:3	119:17 149:6
1.1 78:4	12:30 6:17,22	77:13,19,20	24/7 68:19,20	30th 35:7
1.7 18:6,20	1260 15:11	78:15 103:3	109:17	30X100238800
30:11 104:15	13 80:20 127:25	124:14	25 32:10,17 42:7	150:23
104:18	140:25 141:5,9	2- 25:17	43:17,18 49:17	31 81:22 94:18
1.70 4:14	13,013 20:3	2-story 4:10	66:6,7 81:14	119:17
1:30 133:19	130 61:4	85:3,6,12	25-foot 37:15	32 81:23
1:30-ish 124:14	135 6:12,15 11:1	86:10	66:13	33 81:24 141:15
10 11:12,14	11:16 78:21	2-year 102:13	25,000 61:5	338 94:10
13:16 31:24	114:7 117:14	2(a) 74:16	26 49:17 81:14	142:14 146:14
44:24 50:19	130:2	2:30 6:17,22	148:24	34 3:7 81:24
53:10 66:16	14 80:21	20 6:22 11:13	26.9 39:10	35 119:6 146:21
79:13 94:19,25	14.75 39:8	26:22 31:8	26th 147:13,14	36 3:5,16
95:4 113:3	145 114:2,7	63:16 64:8	147:19,20	37 82:1 83:6,8
	15 2:17 3:5		149:11,22	

38 82:9	6.73 39:12			
39 36:17	6:30 108:2,3			
	112:19,19			
<hr/> 4	116:25 120:2,5			
4 56:24 57:5,8	63 3:5			
72:7,13 73:9	64 7:9			
76:1,7,7 78:15	6400 4:16 7:9			
112:25	27:9 104:7			
4- 111:10	66.6 7:5 12:21			
4-inch 65:14	12:23 91:11			
4/17/18 22:15	67 3:6 94:15			
4:30 120:5	95:9			
40 6:22 75:9				
119:6 123:1	<hr/> 7			
44 3:5	7 35:8 64:18			
46 82:10	72:14 78:25			
47 82:11	79:11 108:3			
48 82:12	112:20 117:1			
4818 24:9	120:6			
	7/2016 37:7			
<hr/> 5	7:30 148:24			
5 6:17 48:10	149:3			
72:13 78:13,16	7:8 98:6			
83:15 112:25	73 3:6			
120:5 123:7,11	732 1:25			
124:15	75 10:25 11:1			
5-foot 57:15	752-7800 1:25			
58:25 64:21	76 114:5,6			
82:11	79 3:6			
5-foot-by-4-foot				
111:7	<hr/> 8			
5-year-old	8 43:25 56:8			
111:11	72:15 79:12			
5:30 123:7	119:9			
50 31:22 75:10	80 10:25 75:9			
117:18	82 3:6			
50-foot 51:4,6	88 77:15			
51:12				
	<hr/> 9			
<hr/> 6	9 6:16 25:15,16			
6 39:8 63:12	25:16 66:4,5			
71:16 72:14	78:8 79:13			
73:8 74:24	120:2 139:22			
78:18 83:15	140:13,18,18			
139:16,17,20	9.4 139:15			
139:23 140:9,9	9.5 25:12			
140:13,17	9:30 6:17 120:2			
6-foot 123:21	90 75:10			
6-inch 65:14	96 3:8			
6-week 144:18				

