

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JULY 8, 2025
Adopted August 12, 2025**

CALL MEETING TO ORDER:

Chairman Foose called the meeting to order at 7:00pm.

OPEN PUBLIC MEETING ANNOUNCEMENT:

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 15, 2025, 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 Department Secretary before the public meeting." However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

SALUTE TO FLAG: Chairman Foose lead the flag salute.

ROLL CALL

James Weideli	Present	Jeff Foose	Present
Donald Sweeney	Present	John Gayeski	Present
Bruce Bongiorno	Absent	Claudio Vescio	Present
Jeffrey Sicut	Absent	Andrew Fresco	Present
Pushpavati Amin	Present	Chris Gabbett	Present
John Kulak	Present		

Board Professionals in attendance were Board Attorney Rich Oller, Esq., Board Engineer William Burr, and Board Planner Katherine Sarmad.

OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public.

Public Comments

Kevin Ainsworth

Mr. Ainsworth asked if the board would consider having a Steep Slope Ordinance. Mr. Ainsworth had given an example of previous variances granted for steep slopes.

Chairman Foose asked Mr. Burr the Township Engineer if that could be looked into. Mr. Burr stated that they would look into it and make some calls.

There was a brief discussion between board member and professionals..

With there being no further members of the public wishing to speak, the Chairman Foose closed this portion of the meeting.

Mr. Gayeski and Mr. Vescio entered the meeting after rollcall.

APPROVAL OF MINUTES

April 22, 2025 Regular Meeting Minutes

On motion by Mr. Weideli, seconded by Mr. Fresco, the regular meeting minutes were adopted with revisions based on the following roll call vote:

Roll Call:

Ayes:	Mr. Weideli, Mrs. Amin, Mr. Fresco, Mr. Gayeski, Mr. Kulak, Mr. Gabbett and Chairman Foose
Nays:	None
Ineligible:	Mr. Sweeney and Mr. Vescio
Abstain:	None
Absent:	Mr. Bongiorno and Mr. Sicat

May 13, 2025 Regular Meeting Minutes

On motion by Mr. Weideli, seconded by Mr. Fresco, the regular meeting minutes were adopted with revisions based on the following roll call vote:

Roll Call:

Ayes:	Mr. Weideli, Mrs. Amin, Mr. Fresco, Mr. Kulak, Mr. Vescio, Mr. Gabbett and Chairman Foose
Nays:	None
Ineligible:	Mr. Sweeney and Mr. Gayeski,
Abstain:	None
Absent:	Mr. Sicat and Mr. Bongiorno

RESOLUTIONS

None

LAND DEVELOPMENT APPLICATIONS

Application #24-027-ZB

Bridgewater Self Storage, LLC

Block 400, Lots 1 & 2 (351 Route 28 & 322 Route 22)

Procedure: Preliminary & Final Site Plan with Bulk Variance and D(1) Use Variance

Summary: Proposal to construct a new self-storage facility.

SEE ATTACHED TRANSCRIPTS

The Board took a brief intermission at 8:25pm and reconvened at 8:36pm.

ROLL CALL

James Weideli	Present	Jeff Foose	Present
Donald Sweeney	Present	John Gayeski	Present
Bruce Bongiorno	Absent	Claudio Vescio	Present
Jeffrey Sicut	Absent	Andrew Fresco	Present
Pushpavati Amin	Present	Chris Gabbett	Present
John Kulak	Present		

Board Professionals in attendance were Board Attorney Rich Oller, Esq., Board Engineer William Burr, and Board Planner Katherine Sarmad.

LAND DEVELOPMENT APPLICATIONS (Continued)

Application #24-027-ZB; Bridgewater Self Storage, LLC

Block 400, Lots 1 & 2 (351 Route 28 & 322 Route 22)

Procedure: Preliminary & Final Site Plan with Bulk Variance and D(1) Use Variance

Summary: Proposal to construct a new self-storage facility.

This application will be carried to October 28, 2025 hearing without further notice.

SEE ATTACHED TRANSCRIPTS

OTHER BOARD BUSINESS

None

ADJOURNMENT

On motion by Mr. Weideli, seconded by Mr. Gayeski, the Board unanimously voted to adjourn at approximately 9:57pm.

Respectfully Submitted,



Maria DeSimone
Land Use Office Specialist

1 TOWNSHIP OF BRIDGEWATER
2 ZONING BOARD OF ADJUSTMENT
3 TUESDAY, JULY 8, 2025
4 7:00 P.M.
5
6 IN THE MATTER OF:) TRANSCRIPT
7) OF
8 APPLICATION #24-027-2B) PROCEEDING
9 BRIDGEWATER SELF STORAGE, LLC
10 BLOCK 400, LOTS 1 & 2
11 351 Route 28 & 322 ROUTE 22.)
12
13 B E F O R E:
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15 JEFF FOOSE, CHAIRMAN
16
17 JAMES WEIDELI, VICE CHAIRMAN
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19 JEFFREY SICAT, MEMBER (ABSENT)
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21 DONALD SWEENEY, MEMBER
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23 CLAUDIO VESCIO, MEMBER
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25 BRUCE BONGIORNO, MEMBER (ABSENT)
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27 PUSHPAVATI AMIN, MEMBER
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29 ANDREW FRESCO, MEMBER
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31 CHRIS GABBETT, MEMBER
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33 JOHN GAYESKI, ALTERNATE 1
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35 JOHN KULAK, ALTERNATE 3
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

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5 170 East Main Street
6 Rockaway, New Jersey 07860
7 Tel: (973) 983-7020
8 Counsel for the Zoning Board of Adjustment
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12 BY: MATTHEW CAPIZZI, ESQUIRE
13 205 Fairview Avenue
14 Westwood, New Jersey 07675
15 Tel: (201)
16 Counsel for Applicant
17 Bridgewater Self Storage, LLC
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I N D E X
2 WITNESS SWORN TESTIMONY
3 MATTHEW KUNSMAN, P.E. 15
4 Direct Examination by Mr. Capizzi 15
5 Board/Professional Questions
6 Vice Chairman Weideli 22
7 Mr. Kulak 24, 30
8 Ms. Amin 27
9 Mr. Vescio 28, 64
10 Ms. Sarmad 35
11 Mr. Burr 38
12 Public Questions
13 Inderpreet Banga 45, 54
14 376 Route 28
15 James Brady 51, 66
16 351 Route 28
17 Debra Kurtz 52
18 413 Route 28
19 Ketan Thakker 74
20 80 Shaffer Road
21 Daniel Whalen 78
22 445 Meadow Road
23 WILLIAM MCGEEVER, AIA 81
24 Voir Dire Examination by Mr. Capizzi 81
25 Direct Examination by Mr. Capizzi 82
26 Board/Professional Questions
27 Mr. Sweeney 100
28 Ms. Amin 103, 106
29 Mr. Kulak 104
30 Chairman Foose 104
31 Vice Chairman Weideli 106
32 Mr. Fresco 110
33 Mr. Vescio 112
34 Mr. Gayeski 118
35 Ms. Sarmad 120
36 Mr. Burr 134
37 Public Questions
38 Christopher Bohdan 138
39 18 Bogart Drive
40 Inderpreet Banga 139
41 376 Route 28
42 Ketan Thakker 153
43 80 Shaffer Road
44 KATHERINE SARMAD, PP, AICP 68
45
46
47
48
49
50
51
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54
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5 1 CHAIRMAN FOOSE: Good evening, 2 everyone. It's 7:02. We're going to call the 3 meeting to order. 4 It's March 25th, 2025 Bridgewater 5 Township Zoning regular meeting. 6 Adequate notice of this meeting was 7 provided in accordance with the Open Public Meeting 8 Act N.J.S.A. 10:4-6. 9 Specifically on January 15, 2025 proper 10 notice was sent to <u>The Courier News</u> and <u>The Star</u> 11 <u>Ledger</u> and filed with the clerk at the township of 12 Bridgewater and posted on the municipal bulletin 13 board 14 Please be aware of the Zoning Board of 15 Adjustment policy for public hearings, no new 16 applications will be heard after 9:30. And no new 17 testimony will be taken after 10 p.m. 18 If you're able, please rise for the 19 Salute to the Flag. 20 (Whereupon, all rise for a recitation 21 of the Pledge of Allegiance.) 22 CHAIRMAN FOOSE: Good evening, Nancy, 23 if we can get a roll call, please? 24 MS. PROBST: Chairman Foose? 25 CHAIRMAN FOOSE: Here. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	7 1 MS. PROBST: William Burr -- 2 MR. BURR: Yes. 3 MS. PROBST: -- Township Engineer, 4 present. 5 Mr. Oller, Board Attorney? 6 MR. OLLER: Here. 7 MS. PROBST: You have a quorum, you can 8 proceed. 9 CHAIRMAN FOOSE: All right. Thank you 10 very much. 11 (Whereupon, the Zoning Board of 12 Adjustment conducts agenda items.) 13 CHAIRMAN FOOSE: All right. 14 Bridgewater Self-Storage, 351 Route 28, come on down. 15 MR. CAPIZZI: Good evening, 16 Mr. Chairman, Members of the Board, how are you? 17 CHAIRMAN FOOSE: Good evening. 18 MR. CAPIZZI: Let me just collect my 19 notes for a second, Mr. Chairman. 20 CHAIRMAN FOOSE: Yep. 21 MR. CAPIZZI: So if I may, 22 Mr. Chairman, just give the board a brief reminder 23 about this continued application that was previously 24 before the board in March of this year. 25 MR. OLLER: Can I just get your LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
6 1 MS. PROBST: Mr. Weideli? 2 VICE CHAIRMAN WEIDELI: Here. 3 MS. PROBST: Ms. Amin? 4 (No Response.) 5 MS. PROBST: Ms. Amin? 6 (No Response.) 7 MS. PROBST: Mr. Sweeney? 8 MR. SWEENEY: Here. 9 MS. PROBST: Mr. Fresco? 10 MR. FRESCO: Yes, Here. 11 MS. PROBST: Mr. Bongiorno? 12 MR. BONGIORNO: Here. 13 MS. PROBST: Mr. Gayeski? 14 MR. GAYESKI: Here. 15 MS. PROBST: Mr. Sicat? 16 MR. SICAT: Here. 17 MS. PROBST: Mr. Kulak? 18 MR. KULAK: Here. 19 MS. PROBST: Mr. Vescio? 20 MR. VESCIO: Here. 21 MS. PROBST: Mr. Gabbett? 22 MR. GABBETT: Here. 23 MS. PROBST: Katherine Sarmad, Township 24 Planner? 25 MS. SARMA: Here. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	8 1 appearance for the record, please. 2 MR. CAPIZZI: Sure. 3 Matthew Capizzi on behalf of the 4 applicant. 5 This is a project site at 351 Route 28 6 and 322 Route 22 known as Block 400, Lots 1 and 2. 7 It's an application for site plan approval, two use 8 variances and a bulk variance as well as some site 9 plan waivers that seeks to consolidate these two lots 10 into one new building lot and redevelop the property 11 with a self-storage building. 12 We were previously before the board on 13 March 25th of this year. At that time, we heard 14 testimony from our civil engineer, Matthew Kunsman, 15 and collected feedback from the board and from 16 members of the public. 17 Since then until now, we have supplied 18 the board with essentially a wholesale modified plan 19 set from both our architect, engineer, traffic 20 engineer and so forth. That revised submittal was 21 filed with the board on June 27th of this year. 22 The main takeaway of the revisions, 23 Mr. Chairman and members of the board, was 24 essentially reduced the height of the building, 25 essentially took a floor off the building and amended LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

9 1 the grading. So one of the conversations that we -- 2 focal points we had during the March meeting was, how 3 did the building sit in relationship to the elevation 4 of Route 28. And at that point in time, we were 5 essentially, I think, about 45 feet or so from 6 Route 28. And now from that vantage point, it's been 7 reduce by 10 feet. So although we are not seeking a 8 height variance then and we are not seeking one now, 9 as you look upon the building from Route 28, it is 10 now 10 feet lower in elevation. 11 By virtue of some of the adjusted 12 grading that we made, we were also able to increase 13 the amount of existing vegetation that could be 14 retained as well as increase the amount of new 15 vegetation to be proposed. 16 We also change the manner in which 17 circulation is made into the site. We previously had 18 some drive-up storage areas along the front elevation 19 along Route 22. A majority of those have been 20 deleted, and the parking in the front yard has been 21 deleted, allowing for more green space and vegetation 22 along Route 22. 23 So in all, we believe that we were 24 responsive to a majority, if not the entirety, of the 25 board's comments made during that time. Also, from <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	11 1 yard setback is conforming. The building height is 2 conforming. 3 There are some variances relative to 4 the loading area as far as number of loading spaces 5 and the size of the loading spaces that remain 6 unchanged from the March presentation and a variance 7 as to signage, which remains unchanged since the 8 March presentation. 9 And again just to provide some 10 additional context, we are also well below the 11 maximum improved coverage. The zone allows for 12 51.3 percent. We were previously at 36.2. That has 13 been reduced to 32.7 percent, approximately 14 18.6 percent below what's the maximum allowed. 15 The building height of 45 feet is the 16 maximum allowed. We were previously at 36.54 feet. 17 Under the modified building, we're at 31.6 feet. 18 Again, that's an average building height calculation. 19 So, Mr. Chairman and members of the 20 board, that's a summary of the application. We do 21 have testimony from our civil engineer, architect. 22 We have an operations person here with us this 23 evening, traffic engineer and planner. 24 CHAIRMAN FOOSE: All right. Good 25 stuff. Before we dive in, a couple things. I know <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812
10 1 the architectural perspective, we added some glazing 2 to both the front and rear elevations to have the 3 building have a closer appearance to one that's more 4 of an office building type. And some other 5 modifications were made to the architectural 6 components that the team will speak to this evening. 7 Just by way of a summary of the relief 8 that's required, again preliminary and final site 9 plan approval. We are in a C-3 zone which allows for 10 commercial uses; however, it does not provide for 11 self-storage as a permitted use, so we need a D(1) 12 use variance to allow self-storage at this location. 13 We are seeking an FAR variance. The 14 FAR variance that was previously sought was at -- I 15 just want to get the numbers correct -- was at 16 0.5 percent. 17 Under the modified scenario it's been 18 reduced to 0.44 percent, a reduction of about 19 approximately 15,700 square feet of building area. 20 As far as the bulk variances, we 21 require essentially one bulk variance as it pertains 22 to the building. That's just the front yard setback 23 along Route 22, where 200 feet is required and 24 100 feet is proposed. The building as it presents 25 itself to Route 28 is conforming. The side and rear <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	12 1 legally we received your plans before they were due. 2 But practically, you know, when we have people taking 3 vacations, they aren't able to write reports. 4 So what I'm going to ask you to do 5 tonight is anyone that does testify, they're going to 6 have to come back at the next hearing. I want this 7 board and members of the public to have the benefit 8 of our engineer's report to ask those questions. So, 9 you know, I didn't want to cancel tonight's meeting 10 by any stretch, but we still have to afford this 11 board and members of the public the ability to read 12 that engineer's report and then question and 13 cross-examine any witnesses that testify tonight. So 14 I want to make sure that's okay with you. 15 MR. CAPIZZI: Certainly. Understood. 16 And every member of the team will be 17 back. 18 CHAIRMAN FOOSE: I went back and I 19 watched the last hearing from March 25th on YouTube. 20 And we finished us that hearing with 21 Mr. Sweeney asking for some renderings. And I'm 22 paraphrasing and I agree with him, is that we didn't 23 really get a good feel of the project. And I know 24 it's changed since. 25 But he was looking for renderings. And <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812

13 1 I know we had talked about other storage application 2 on Route 22 west and Vosseller where they did a real 3 nice job presenting actual graphical simulations from 4 different perspectives, different viewpoints, that 5 gave the board a very clear understanding. 6 So I guess that's the first thing we're 7 looking for. You know, we want to clean up the 8 business from the last meeting that Mr. Sweeney ended 9 with that. 10 And then the second was I ended on the 11 note, I wanted to make sure you reviewed that 12 resolution in that case and that on the record that 13 you can confirm that our board attorney has given you 14 that resolution. 15 MR. CAPIZZI: Yeah. 16 I have the Chimney Rock resolution. I 17 reviewed it. Certainly the conditions that were 18 enumerated in there are similar to what we had 19 discussed in March. 20 CHAIRMAN FOOSE: Right. 21 MR. CAPIZZI: Our operations person is 22 prepared to make many of those conditions part of her 23 direct testimony. 24 CHAIRMAN FOOSE: And we had a pretty 25 full room that night, and we have a pretty full room LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	15 1 CHAIRMAN FOOSE: It's your case. You 2 pick. 3 MR. CAPIZZI: Thank you, Mr. Chairman. 4 If I can have Mr. Kunsman come up and go through the 5 revised civil set, please. 6 MR. OLLER: Would you raise your right 7 hand, please? 8 Do you solemnly swear that the 9 testimony that you will give to this board will be 10 the truth, the whole truth, and nothing but the 11 truth, so help you God? 12 MR. KUNSMAN: I do. 13 MATTHEW KUNSMAN, P.E. 14 30 Independence Boulevard, Warren, New Jersey, 15 having been duly sworn, testifies as follows: 16 MR. OLLER: And your full name for the 17 record, please. 18 MR. KUNSMAN: Matthew Kunsman. 19 MR. OLLER: Thank you. 20 MR. CAPIZZI: Thank you. 21 DIRECT EXAMINATION 22 BY MR. CAPIZZI: 23 Q. Mr. Kunsman, can you just give the 24 board the benefit of the preparation and the revision 25 date of the plan set we're going to discuss this LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
14 1 this night. I don't know if you've met with the 2 neighborhood or had any opportunity to get feedback. 3 But again, I want to encourage that going forward 4 that you meet with these folks. This is their 5 neighborhood, their homes. And anything that happens 6 here, you know, I think this would be a good place 7 for them to give input. And, you know, if you want 8 to have private meetings with the neighborhood, I 9 always encourage it. I know that was a big help in 10 the other storage case. 11 MR. CAPIZZI: Thank you, Mr. Chairman. 12 As far as the renderings are concerned, I apologize, 13 we weren't able to get them in advance. 14 But our architect does have them for 15 discussion this evening as exhibits. 16 And certainly we recognize that we'll 17 be coming back before the board at a later date, so 18 in the event that those need further discussion or to 19 be elaborated one or the other, we certainly will 20 take the opportunity to do that as necessary. 21 CHAIRMAN FOOSE: I appreciate it. 22 MR. CAPIZZI: Mr. Chairman, I was 23 planning on having my civil engineer come up first. 24 But if you'd like to dive into the 25 architecture, we can go there. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	16 1 evening? 2 A. Sure. 3 The revision date is May 28th, 2025. 4 Q. Thank you. And on the screen there we 5 have a colorized version of your site plan, is that 6 correct? 7 A. Yes. So I'll mark this exhibit in the 8 top right corner. 9 MR. OLLER: I think, Matt, we're up to 10 A-4. 11 MR. CAPIZZI: I had it marked as A-3 in 12 my notes. 13 MR. OLLER: Oh, I'm sorry. The next 14 exhibit is A-3. Yes. Sorry. I'm looking at A-3. 15 A-3. 16 (Whereupon, Site Layout Plan Prepared 17 by Bohler Engineering, Dated June 26, 2025 is 18 marked as Exhibit A-3 for identification.) 19 MR. OLLER: And just for the record, 20 Mr. Kunsman, would you just tell us what that is? 21 MR. KUNSMAN: Sure. 22 I just marked this exhibit in the top 23 right corner A-3. It is a Site Layout Plan rendering 24 prepared by Bohler dated June 26, 2025. And north is 25 to the top of the page, for your reference. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

17 1 So this is a colorized site plan of our 2 -- our colorized site plan that was just submitted as 3 part of our application. It has the landscaping also 4 superimposed as well. 5 So I'll just describe what we have 6 changed from the last presentation. So the major 7 change was adding a substantial amount of landscaping 8 to this project. So we were able to accomplish that 9 by regrading the proposed conditions of the site. 10 So in existing conditions, the eastern 11 side of the site is much higher than the western 12 side. And previously we had the finished floor of 13 the building all at one grade. Now we're stepping 14 the building. So the eastern side of the building 15 will be at a higher elevation, 10 feet higher than 16 the western side of the building, so two finished 17 floors. 18 So that results in us being able to 19 relocate the proposed driveway to the northwest 20 corner of the site coming from Route 22. 21 Previously, this driveway was in the 22 same location on Route 22 with the curb opening, but 23 it wrapped along the frontage of the site towards the 24 northeast corner. So that had a two-way drive aisle 25 associated with impervious coverage and less room for LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	19 1 front yard setback of 100 feet. That did require a 2 variance previously. We were able to eliminate that, 3 reduce the number of parking spaces, and increase the 4 landscaped area as well. So we are compliant with 5 the number of spaces proposed at 15 spaces. 6 Q. Matt, since the building scale came 7 down, what's the required number? 8 A. 15 spaces are required, and 15 spaces 9 are proposed. 10 Q. Thank you. 11 A. Also, as mentioned before, we did 12 eliminate some roll-up doors from the building. So 13 along the northern façade of the building, we 14 eliminated some roll-up doors. And also along the 15 southern façade along Route 28, we eliminated roll-up 16 doors from the exterior of the building, and from 17 that drive aisle. 18 Those two drive aisles on the north 19 side and the south side of the building, they do have 20 a grade change, so that's why we eliminated those 21 roll-up doors. Their climbing grade from the western 22 side of the building to the northern side is 23 approximately 10 feet in grade change. 24 Since we were able to change the grades 25 on the site, we also were able to reduce the building LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
18 1 landscaping, and also had more tree removal. So with 2 this revision, we're able to eliminate that drive 3 aisle, provide more landscaping and provide more 4 trees as well. 5 So with that revision, we did have to 6 revise our architectural plan, which our next witness 7 will get into. 8 But just high level, we relocated the 9 office to the northwest corner of the building. So 10 as you enter into the site, there are three parking 11 spaces located outside the gates. Then you have the 12 office in the northwest corner. In a similar 13 fashion, you would circulate one way around the site 14 as well. 15 The site is secured with a gate on each 16 corner of the building, which people are renting in 17 this facility. You have a code to access to it, 18 similar to what was testified previously. 19 And then in the rear of the site along 20 Route 28 as well, we did reduce the drive aisle width 21 to provide some more buffer and landscaping room from 22 the Route 28 frontage. 23 We did also reduce the number of 24 parking spaces provided. Previously we had parking 25 on the northern façade of the building within the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	20 1 height when compared to the Route 28 and Bogart Drive 2 intersection that we were talking about previously at 3 the last hearing. So the grade of the road at this 4 intersection of Route 28 and Bogart is approximately 5 elevation 128. And the original application with the 6 top of the parapet elevation compared to that grade 7 of the road was 53-and-a-half feet. 8 Now with this revision with the revised 9 grading, we were able to reduce that to 43 feet when 10 compared to that intersection. And the township code 11 for building height is 45 feet is what's permitted. 12 And that's when you compare the four corners of the 13 building. So we are complying with the building 14 height when compared to the four corners of the 15 building and also when you compare it to Route 28 as 16 well. 17 Since we have to reduce some of the 18 building, we did reduce the FAR variance that we're 19 requesting. Previously it was 0.5. And now we're 20 proposing 0.44. 21 And then for landscaping, we talked in 22 pretty great depth about tree replacement. So I am 23 pretty happy to say we are complying with the tree 24 replacement requirements in this revision. So 25 previously we were removing 209 trees. Now we're LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

21 1 removing 166 trees. So it's 43 less trees we're 2 removing from the site. 3 We are also replacing the 166 trees 4 with 262 new trees, which is 9 trees over the tree 5 replacement requirement. And when counting the 6 existing trees onsite, there are 365 trees. And with 7 the proposed trees that we're planting, there's going 8 to be 461 trees on the site. 9 I believe, lastly, I did have a chance 10 to review the planner's review letter that I received 11 today. There was a comment about the buffer along 12 the Route 28 frontage. So as you can see in this 13 rendering here in A-3, we are planting a substantial 14 amount of trees in that area of the Route 28 frontage 15 on the western side of the site where there's a gap 16 in the landscaping. 17 The eastern side of the site is the 18 existing tree lines. We're maintaining the majority 19 of that. But we are requesting, I believe it's a 20 waiver for the types of trees that are proposed in 21 that buffer, where the requirement is 75 percent has 22 to be evergreen, and we have 44 percent evergreen. 23 The town requirement is that those 24 trees be planted at 6 feet height. We are also 25 planting them at 8 feet height. So it's a little bit LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	23 1 MR. KUNSMAN: Sorry. 2 Can you describe again where there's no 3 -- 4 VICE CHAIRMAN WEIDELI: What you were 5 talking about before -- Katherine brought it up in 6 her report -- was that you have only one buffer of 7 landscaping on 28 going east. Why can't you make 8 that a double? Because you're heavy loaded on west 9 end where you pointer is right now, and you're heavy 10 on 22 where it's all just commercial traffic. The 11 residents are on 28, and you only have one line 12 there. I know they grow. 13 MR. KUNSMAN: Oh, sorry. I could have 14 described that better. This area right here. 15 VICE CHAIRMAN WEIDELI: Right that. 16 MR. KUNSMAN: That's existing 17 vegetation that's going to remain. That's a pretty 18 heavy buffer, an existing condition. We didn't want 19 to touch that. 20 VICE CHAIRMAN WEIDELI: Okay. So you 21 feel that adding that row there will be sufficient to 22 protect the neighbors from... 23 MR. KUNSMAN: Yes. 24 And our architect will be able to show 25 some cross-sections as well and perspectives that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
22 1 taller initial plantings as well. 2 The evergreen trees that are proposed 3 within this buffer are double staggered rows, which 4 meets the township code requirement. And we didn't 5 want to propose four rows of evergreens, because when 6 they start to grow, they'll grow into each other and 7 then less airflow. It can introduce disease and 8 stuff to that. So we felt that having a double row 9 on the bottom and also a row on the top of the site 10 along the parking would provide a nice buffer to the 11 residents across Route 28. 12 So with all these revisions, we have 13 increased the landscaping substantially from what was 14 previously provided. We comply with the tree 15 replacement requirements. We are able to eliminate 16 some variances as well. 17 VICE CHAIRMAN WEIDELI: Can I ask you a 18 question while you're on the landscaping here. Talk 19 about -- Katherine brought it up too -- is if I'm 28 20 and I'm a resident, and you're heading east, you're 21 loaded up at the west end. And then again you're 22 moving over to where it's empty there. Why can't you 23 put a double row in there? Because you're heavy 24 loaded on 22 where there is no residents. It's all 25 just traffic. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	24 1 shows what that buffer will look like. 2 VICE CHAIRMAN WEIDELI: Okay. All 3 right. 4 MR. KULAK: Would you go back -- excuse 5 me -- to the beginning of your testimony where you 6 talked about how the building itself was changed in 7 such a way as to create two different levels? Am I 8 repeating that correctly. 9 MR. KUNSMAN: Yes. 10 MR. KULAK: I didn't understand what 11 that's going to look like and how it impacts either 12 the way the building looks or the utility of the 13 building moving forward. 14 Can you explain that a little better, 15 or do you want to wait for your architect? 16 MR. KUNSMAN: I think our architect 17 will be able to explain how it will function 18 internally better. Yes, I'll defer to William. 19 MR. KULAK: The second question is, you 20 talked about the elimination of some roll-up doors, 21 which means that some remain, true. 22 MR. KUNSMAN: That's correct. 23 MR. KULAK: Okay. So if I'm pulling in 24 from Route 22, I make a left, I'm heading east, and 25 I'm going to see some roll-up doors there, and maybe LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 that's my unit. What do I do, just put my car right
2 in front of it, open the roll-up door and have access
3 to the unit? In other words, I'm not really parking,
4 or I am parking? I don't know.

5 MR. KUNSMAN: At the roll-up doors,
6 yes, you could park right outside of it. But we have
7 designed the drive aisles to be able to allow for a
8 car to be parked there and another one to be able to
9 drive around.

10 MR. KULAK: So if that's my unit and my
11 car, pickup truck, whatever is there, there's
12 sufficient space for somebody else to pull in and go
13 around.

14 MR. KUNSMAN: Yes.

15 MR. KULAK: And it may be the purview
16 of the architect, but how many of those roll-up doors
17 are going to be on that side of the building, he or
18 she would know.

19 MR. KUNSMAN: Yes, they would know.

20 MR. KULAK: And similarly, along the --
21 I guess the south side of the building -- and that
22 got a little confusing because you said there's an
23 elevation change as well and somehow that impacted
24 the functionality of the roll-up doors? Maybe I
25 didn't understand it.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 roll-up doors will be.

2 MR. KULAK: There will be some.

3 MR. KUNSMAN: Yes.

4 MR. KULAK: And because you're saying
5 that while the grade change is significant, it's not
6 consistent, or it's not a gradual incline, so to
7 speak?

8 MR. KUNSMAN: It's consistent, but then
9 it flattens out as it gets to the corner of the
10 building. So there's opportunity to have flatter
11 areas where the roll-up doors would be able to
12 function.

13 MR. KULAK: Will there be testimony to
14 describe how the roll-up door units function in the
15 sense of how long somebody is going to be parked in
16 front of their unit on average, how those units are
17 used and accessed.

18 Right now it seems to me with roll-up
19 doors and no parking and no sort of loading area,
20 we've just got to rely on that -- the good nature of
21 the one car to stay close to the roll-up doors to
22 give room to the other car that might be driving by.

23 MR. CAPIZZI: We'll have operational
24 testimony on that.

25 MR. KULAK: Okay. Thank you.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KUNSMAN: So along the south side
2 where my cursor is along the portion of the building
3 that's really like parallel to Route 28, there is
4 approximately like a 10-foot grade change in that
5 area.

6 MR. KULAK: From where to where.

7 MR. KUNSMAN: From each corner of the
8 building.

9 MR. KULAK: Okay. It drops 10 feet
10 from where your cursor is to what I'm going to call
11 the west side of the building?

12 MR. KUNSMAN: Correct.

13 MR. KULAK: Okay.

14 MR. KUNSMAN: And similar on the north
15 side as well, so those areas.

16 MR. KULAK: How does that impact then
17 -- and maybe I misheard you. But how does that
18 impact the functionality of those doors?

19 MR. KUNSMAN: There will not be roll-up
20 doors where there is significant grade change.

21 MR. KULAK: Okay. And so that means
22 that no roll-up doors at all on that side or some
23 roll-up doors.

24 MR. KUNSMAN: Our architect will be
25 able to show that elevations that have -- where those

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. AMIN: I have one, one small
2 question. Is Route 22 higher than this property or
3 is it lower than this property.

4 MR. KUNSMAN: Both Route 22 and 28 are
5 lower than the property.

6 MS. AMIN: So the driveway that is
7 coming from Route 22, how much does it slope up or
8 down? How many feet is it.

9 MR. KUNSMAN: I'm just opening up my
10 grading plan. The driveway of Route 22 is at
11 approximately elevation 123. And I think I said that
12 the intersection of Bogart is at elevation 128. But
13 both roads do change grade quite a bit.

14 And the one -- the western side, the
15 finished floor is at 134-and-a-half. And the eastern
16 side is at 145 -- I'm sorry -- 144-and-a-half. Or
17 145. Sorry.

18 So yes, there is a 10-foot grade change
19 between the two floors. And yes, it is higher than
20 the driveway of Route 22 by 10 feet, roughly.

21 MS. AMIN: And then the property is
22 higher on the east side and lower on the west side,
23 right.

24 MR. KUNSMAN: Correct.

25 MS. AMIN: Okay. So the water drains

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 into that catching area.

2 MR. KUNSMAN: Yes. So we are proposing
3 a similar stormwater approach from the original site
4 plan as part of this revision. We do have the
5 grading pitched so the perimeter landscaping
6 maintains a similar drainage pattern where it goes to
7 Route 22 or Route 28.

8 Onsite the water is captured through a
9 system of inlets and pipes that gets routed to the
10 infiltration basin on the western side of the site,
11 which ultimately discharges to the western side of
12 the property.

13 MS. AMIN: Thanks.

14 MR. VESCIO: In the area that we have
15 existing trees that are to remain on Route 28, do you
16 know the approximate, like, tree canopy height that
17 we have there, and how does that compare to the
18 building height that's proposed.

19 MR. KUNSMAN: Yes.

20 The architectural elevations that will
21 be presented will show all the trees we looked at to
22 verify that it's representative of the canopy
23 heights.

24 So some of those trees are -- those
25 trees will be shown on those elevations that will be

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 just touched upon it a moment ago, but how did that
2 modify as a result of the revisions we made to the
3 plan set?

4 A. Yeah.

5 So one of the recommendations from the
6 board engineer was to elongate the basin rather than
7 have a more rec -- or square shape. And that helped
8 us maintain some of the existing vegetation and trees
9 and reduce the amount of disturbance we had on the
10 site for tree removal.

11 So we were able to elongate the basin
12 from east to west to reduce the amount of trees we
13 are removing.

14 Q. As far as additional buffering, you're
15 now showing some solid PVC fencing along the west
16 side of the site?

17 A. That is correct.

18 So the western parking spaces will have
19 a solid PVC wood fence, brown fence. And then it
20 will also wrap around the Route 28 frontage along the
21 building.

22 Q. Thank you.

23 Now, if you could just give us a review
24 of the bulk table items that changed since the last
25 hearing to today?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 presented.

2 MR. VESCIO: Okay. And then the
3 heights of those trees are accurate to what's
4 actually there.

5 MR. KUNSMAN: Yes.

6 MR. VESCIO: Thank you.

7 BY MR. CAPIZZI:

8 Q. Matt, just one question on the site
9 plan. You're showing the emergency access for the
10 fire department?

11 A. That's correct.

12 Sorry I missed that.

13 So on the southeastern portion of the
14 property, we are proposing a fire access with grass
15 pavers to access the site from Route 28 to the drive
16 aisle in the north -- or the southeast corner of the
17 building.

18 It's a similar location of the existing
19 driveway that's there today that accesses the office
20 building.

21 Q. That would be exclusively for emergency
22 services?

23 A. Correct.

24 Q. Thank you.

25 The drainage system, I know you had

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 A. Sure.

2 MR. KULAK: While you're looking for
3 those, can you just tell me where your drainage basin
4 is, that's where there currently is a home or a
5 house, garage there and so on, and then the farm
6 stand would have been east of that? I'm just trying
7 to picture it in my head.

8 MR. KUNSMAN: Correct.

9 It's generally in that location. The
10 house would be towards the west side or the western
11 side of the basin, the southwest corner. And the
12 farm stand would be where the basin accesses this
13 dark gray hatch. That's approximately where the farm
14 stand would have been.

15 MR. KULAK: All right. And those two
16 structures will be demolished and replaced with your
17 drainage basin there.

18 MR. KUNSMAN: Correct.

19 MR. KULAK: Okay.

20 MR. KUNSMAN: So we reduced the maximum
21 improved lot coverage from 36.2 percent to
22 32.7 percent.

23 The FAR was reduced from 0.5 to 0.44.

24 And the maximum building height was also reduced from
25 36.54 to 31.31.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 BY MR. CAPIZZI:

2 Q. So, Matt, just for review of the
3 record, the D-1 use variance and the FAR variance.
4 What other bulk variances are required?

5 A. Correct.

6 Q. Could you give me a run-down of the
7 other bulk variances that are required, please?

8 A. Sure.

9 **The maximum -- or the front yard**
10 **setback required on Route 22, 200 feet is required.**
11 We are maintaining 100-foot setback, similar to what
12 was previously proposed.

13 I believe that was the only other bulk
14 variance. Let me just double check my other notes.

15 Also, the loading. Did you want me to
16 get into the loading.

17 Q. That's unchanged since the last time,
18 correct?

19 A. Well, the number -- the number of
20 loading spaces is unchanged. But we did relocate the
21 loading -- the garage -- or the interior loading
22 spaces to the western side of the building, where
23 previously it was along the Route 22 frontage.

24 So we still need a variance where four
25 loading spaces are required and we're only proposing

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 two.

2 Q. Thank you.
3 And the one variance as to the signage
4 along 22?

5 A. Correct.

6 **That's remaining unchanged. We're**
7 **proposing a 5-foot sign -- or the sign to be set back**
8 **5 feet from the right-of-way, since the Route 22**
9 **right-of-way is rather large along our property**
10 **frontage.**

11 Q. Any steep slope variances required by
12 this application?

13 A. No. So that brings up a good point.
14 **We were able to eliminate the steep slope variance**
15 **that we previously requesting. It was just a way of**
16 **the calculation, because the existing office building**
17 **had like small knee walls. And the way our civil 3**
18 **service -- I'm getting technical -- but interprets**
19 **those grades, it made it above the 30 percent, but**
20 **it's really not a steep slope. It was just a feature**
21 **on the site.**

22 MR. CAPIZZI: Thank you.

23 I don't have any further questions,
24 Mr. Chairman.

25 CHAIRMAN FOOSE: All right. Board

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 questions on engineering?

2 (No Response.)

3 CHAIRMAN FOOSE: All right. Board
4 professionals.

5 MS. SARMAD: Thank you, Mr. Chairman.
6 I don't know if I have any questions necessarily for
7 this witness.

8 I will say I apologize for the lateness
9 of my review memos.

10 CHAIRMAN FOOSE: It was a big holiday
11 last week. It's all right.

12 MS. SARMAD: It was a holiday. I
13 worked on it.

14 But I will echo that they did -- there
15 is a reduction in the number of variances that
16 previously were identified in my original review
17 memo, largely based on the reconfiguring of the
18 loading space and the parking in the front yard.

19 There were a number of changes you'll
20 see in the review memo that I tried to highlight for
21 things that were changing. So I tried to make sure
22 that it was looked at.

23 As far as the landscaping, I did
24 identify that there was relief, at least a design
25 waiver for the landscaping based on the transition

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 buffer on 28. The ordinance does require that the
2 plantings in that -- in that buffer be 75 percent
3 evergreens. And they're only proposing 44 percent.
4 It does that for a reason. Obviously it's a
5 separation between commercial and residential
6 properties. I will wait to hear from the architect,
7 because I did have a chance to get the renderings
8 electronically, and I'm not sure if they -- if the
9 site plan, the 2D version matches up with the 3D
10 renderings. And if -- I'd like to hear from the
11 architect.

12 CHAIRMAN FOOSE: The board has seen no
13 renderings yet.

14 MS. SARMAD: Yeah.

15 I guess you'll see them on the fly
16 tonight.

17 But I think if what the architect has
18 proposed, I will probably look to see some changes to
19 the landscape plan.

20 But I want to hear from the architect
21 first about that.

22 CHAIRMAN FOOSE: I agree.

23 If we get nothing out of tonight, I
24 want to make sure that the members of public have
25 input on landscaping and the buffer zone, the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 vegetative buffer, and the board has input here,
 2 because I want to get this right.
 3 You know we're losing a farm stand.
 4 It's a charming piece of property. And I want to
 5 make sure that what goes in here is reflective of
 6 what that neighborhood deserves.
 7 MS. SARMAD: Yes.
 8 One other thing just noticing from the
 9 existing area of the woods that are to remain from
 10 aerials for the engineer, just a question. There
 11 appear to be some dead ash trees from the aerials. I
 12 wasn't sure if you were proposing to remove any dead
 13 trees from the existing vegetation.
 14 MR. KUNSMAN: I would double check our
 15 plans. But if they're dead, we would agree to remove
 16 them.
 17 MS. SARMAD: Okay. I didn't see them
 18 removed on there. So I do -- I would recommend that
 19 that be taken care of as well. That's all I have for
 20 this witness.
 21 Thank you.
 22 CHAIRMAN FOOSE: Thank you very much.
 23 Bill?
 24 MR. BURR: Well, Mr. Chairman, I am the
 25 guilty party.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 roll-up doors are located.
 2 Are they on the east side of the
 3 building on the upper tier; is that where they're
 4 proposed?
 5 MR. KUNSMAN: Correct.
 6 MR. BURR: Okay. So it's -- they're
 7 still going to line the east side of the building,
 8 then there's going to be a few around the northerly
 9 corner and the southerly corner. Can you just -- can
 10 you show that for the board on the site plan
 11 rendering?
 12 MR. KUNSMAN: Sure. I forgot I could
 13 zoom in on a PDF. But these little rectangles here
 14 on the northwest corner of the building, those
 15 represent the roll-up doors. So along this portion
 16 of the building, the eastern side of the façade, you
 17 can see some of the roll-up doors.
 18 There's approximately 5. I might be
 19 miscounting. Our architect can definitely give you a
 20 correct number.
 21 And then on the eastern façade, we also
 22 roll-up doors along most of the façade. And then
 23 similarly on the southern side, we have roll-up doors
 24 from the corner of the building and to where -- where
 25 it bends back on Route 28.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRMAN FOOSE: You're allowed to take
 2 your family on vacation, Bill.
 3 MR. BURR: So I do apologize to the
 4 board for not having had a chance to review the
 5 plans.
 6 I took a brief look at them before the
 7 meeting tonight. I have a couple of questions but
 8 would probably reserve most of my questions until
 9 after I have --
 10 CHAIRMAN FOOSE: I actually think it's
 11 a good thing that we're going to have the hearing and
 12 then we're going to get your report. We can digest
 13 it. We can come back. And we can have members of
 14 the public and the board can look at your memo and
 15 ask better questions. I think it's a good thing.
 16 MR. BURR: Should I hold off or should
 17 I throw a few out there now.
 18 CHAIRMAN FOOSE: I think you should
 19 throw a few out there now. We're going to reserve
 20 the right to come back and cross-examine this
 21 witness.
 22 MR. BURR: So one thing, Matt, I just
 23 want you to go back to. And I know we're going to
 24 hear from the architect. But I'm a little -- I'm
 25 just a little hung up on where exactly the new

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. BURR: And do you know off the top
 2 of your head how many roll-up doors there were
 3 compared to what there are now?
 4 MR. KUNSMAN: I don't have that number
 5 handy.
 6 MR. BURR: I don't recall on the
 7 original site plan. Did that propose a similar
 8 one-way circulation, or was it two-way all the way
 9 around the previous building or the original plan.
 10 MR. KUNSMAN: I'm just verifying. But
 11 referring back -- this is A-2 that was previously
 12 presented at the last hearing. It was one-way
 13 circulation. We did flip the orientation of how the
 14 cars would circulate. So now it's going
 15 counterclockwise. I believe previously it was going
 16 clockwise.
 17 MR. BURR: Okay. And in the areas
 18 where the roll-up doors are currently proposed, did
 19 the driveway width in those areas change at all
 20 compared to the prior version? I know you've heard
 21 some concerns. I think we've all mentioned the
 22 concerns about how a vehicle is going to access and
 23 effectively use those roll-up door areas. And I'm
 24 just curious if the pavement width in those areas has
 25 changed at all.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

41 1 MR. KUNSMAN: Not where the roll-up 2 doors are. So we reduced the drive aisle on the 3 southern side along Route 28 that's parallel with 4 Route 28 to 21 feet. 5 But the drive aisle as you head more 6 east around the corner of the building, that portion 7 of the drive aisle is 24 feet where the roll-up doors 8 are, so it remains unchanged. 9 MR. BURR: Okay. You mentioned about 10 the new fire access or emergency access driveway. 11 Did that result in any additional trees in that area 12 being removed? Is that going open up viewshed from 13 that -- I guess it's that southeasterly -- well, let 14 me get my orientation here. Well, it's actually the 15 southerly corner of the property. 16 MR. KUNSMAN: So to answer the first 17 part, it didn't increase the number of trees because 18 it's in a similar location to the existing driveway 19 for the old Tectonic building, so the path is very 20 similar. 21 Would it open up a viewshed? I mean, 22 previously we did have it landscaped, but now it's 23 not. But you had to be standing at a very particular 24 angle. It would be very difficult, to be honest, to 25 see it from that curb cut or in that area. Because LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	43 1 produced a letter from -- I forget who it was from 2 but from an environmental scientist. 3 Can you just talk to the board about 4 the environmental constraints, the wetlands, open 5 waters, if any on this property? 6 MR. KUNSMAN: Sure. 7 So the western -- well, the existing 8 conditions, there's two lots on the property. So the 9 western lot, we do have a freshwater wetlands LOI 10 that indicate no wetlands, presence or absence. 11 But the eastern portion of the 12 property, we do not have a freshwater wetlands LOI. 13 So since that was the case, we had a wetlands 14 specialist, EcolSciences, do a site visit and inspect 15 the property, do a 3D perimeter approach to review 16 the wetlands. And they determined that there's no 17 wetland feature. 18 We don't plan on submitting to the DEP. 19 The DEP takes a very long time to issue an LOI. It 20 could be a year, maybe two years sometimes. So we 21 submitted that supplemental letter investigating the 22 property. 23 MR. BURR: And along those lines, you 24 already have a LOI, correct, for Lot 1, is that 25 right. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
42 1 there are -- where there is a break in the 2 vegetation, if you're looking, there's at least four 3 trees in that corner. And that's just at that one 4 spot. 5 But everywhere else it's very heavily 6 landscaped or existing vegetation. 7 MR. BURR: Okay. And I see your plan 8 shows a swinging gate, a locking gate, at the top of 9 the driveway where it enters the access drive. Is 10 there also going to be a gate proposed down by 11 Route 28, or is that going to be open access. 12 MR. KUNSMAN: We'd provide a gate or a 13 break-away chain with bollards, whatever would be 14 preferred, to prohibit someone from accidentally going 15 on the pavers. 16 MR. BURR: Yeah. I think it would make 17 sense to have some type of barrier on the 28 end of 18 that driveway just to prevent somebody from 19 mistakenly coming up the drive. I know it's going to 20 be a grass paver type driveway, but we don't want to 21 encourage any access at all. 22 Wetlands. I know at the last hearing 23 there was some discussion. I think your plans showed 24 a couple of pockets of state open waters, maybe 25 wetlands. I saw in the new submission you guys LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	44 1 MR. KUNSMAN: Correct. 2 MR. BURR: And that's still active in 3 good standing. 4 MR. KUNSMAN: Yes. 5 MR. BURR: That's only for the 6 northerly or westerly portion of the property. 7 MR. KUNSMAN: Yes. 8 MR. BURR: That's the Lot 1 side. 9 MR. KUNSMAN: Yes. 10 MR. BURR: So for Lot 2 -- well, I 11 guess -- I guess you had the entire property looked 12 at, right, with a focus on Lot 2 to supplement the 13 LOI. 14 MR. KUNSMAN: Correct. 15 MR. BURR: And everything came back 16 with nothing. 17 MR. KUNSMAN: Correct. 18 MR. BURR: Okay. Let me just see if I 19 have anything else. Any changes to the lighting plan 20 that was previously proposed, or is it all in keeping 21 with what the board heard at the last hearing. 22 MR. KUNSMAN: There are minor changes, 23 but it's generally the same design intent. We have 24 the house-side shields from Route 28 to avoid, you 25 know, light fixtures from facing a residence. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 There's zero spill to the property besides at the
2 driveway at Route 28. That's just to provide safe
3 lighting levels when entering and exiting the
4 property. But generally it's the same design type as
5 the last submission.

6 MR. BURR: Okay. Two more questions.
7 You mentioned about the fire access. Did you receive
8 an updated memo from our fire official? Did he take
9 a look at these updated plans? I don't recall.

10 MR. KUNSMAN: I'm not sure. We
11 received a document. I'm not sure if that was the
12 fire official's letter.

13 MR. CAPIZZI: We had received a
14 one-page letter with no header on it from the fire
15 official just noting that it had been placed on the
16 plan. Excuse me, I'm just going to grab it.

17 MS. DeSIMONE: There was a memo.

18 MR. OLLER: And just for the record,
19 you're referring to the memo that's dated July 3,
20 right, 2025.

21 MR. CAPIZZI: Correct.

22 MR. OLLER: Five bullet points.

23 CHAIRMAN FOOSE: I'd like something
24 with a letterhead.

25 MR. BURR: I think we need something
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 over 30 percent slopes.

2 MR. BURR: You're not disturbing any
3 over 30. Okay. Very good.

4 That's all I have. Thank you,
5 Mr. Chairman.

6 CHAIRMAN FOOSE: Thank you, Bill.

7 All right. Members of the public, if
8 you'd like to come forward and ask questions on the
9 engineering testimony only, now is the time. And
10 you'll get another opportunity at our next meeting to
11 cross-examine this witness on engineering testimony
12 as well. You can come on forward.

13 MR. BANGA: Mr. Chairman, board,
14 Inderpreet Banga, 376 State Route 28, Bridgewater,
15 New Jersey.

16 MR. OLLER: Again please? I'm sorry.
17 Your name?

18 MR. BANGA: Inderpreet Banga.

19 MR. OLLER: Can you spell that for me.

20 MR. BANGA: Sure. I-N-D-E-R-P-R-E-E-T.
21 Last name Banga, B-A-N-G-A.

22 MR. OLLER: Thank you.

23 MR. BANGA: I live directly across from
24 the proposed property.

25 CHAIRMAN FOOSE: And you're a member of
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 with a letterhead.

2 CHAIRMAN FOOSE: Yeah.

3 MR. BURR: Okay. Can we work on that?
4 Well, Maria is checking.

5 MS. DeSIMONE: It's two-sided.

6 It's a two-sided memo. It is a
7 letterhead. This is the original. That's why she
8 said you only sent one dated March 10.

9 MS. SARMAD: It's on the other side.

10 MR. OLLER: Okay. So, Maria, the first
11 page is dated March 10, 2025? And the second page is
12 July 3, 2025.

13 MS. DeSIMONE: Yeah.

14 So what he did, he just made an update
15 and added to his original March 10th memo. And it
16 says July 20 -- July 3rd. I believe everyone has one
17 in their packet.

18 MR. BURR: So we'll take a look at that
19 and make sure it checks out.

20 The last question, Matt. You mentioned
21 the steep slopes. You re-looked at your survey with
22 your AutoCAD. And are you testifying that there are
23 no plus-30 slopes on the property, or is it that
24 you're not disturbing any 30 percent slopes?

25 MR. KUNSMAN: We are not disturbing
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 the Planning Board, correct.

2 MR. BANGA: I am a member of the
3 Planning Board as well.

4 CHAIRMAN FOOSE: Good to see you.

5 MR. BANGA: But I don't believe there
6 is a conflict of interest as it relates to this.

7 So a statement going into a question.

8 But more than 9 trees have been removed or down since
9 the tree count survey. Backhoes have knocked down
10 even more during recent pit tests for permeability
11 data. I would like the board to request a revised
12 tree count based on what was submitted previously.

13 The existing buffer as it was described
14 by Mr. Kunsling?

15 MR. KUNSMAN: Kunsman.

16 MR. BANGA: Kunsman. Is thin and
17 decadent at best, meaning a lot of dead trees. I
18 think our board planner had mentioned this as well.
19 You know, a lot of the dead trees came from the
20 lantern flies in the ash border.

21 So it definitely needs a lot more trees
22 for there to be minimal impact.

23 I can tell you that during the winter
24 season, you can see that building straight as day.
25 So a lot of those trees that are in the little buffer

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

49 1 zone that you have mentioned so far, like I said, are 2 dead. 3 CHAIRMAN FOOSE: Mr. Banga, that light 4 green on the plan on A-3, that's the area you're 5 referring to. 6 MR. BANGA: So it's the lower -- 7 CHAIRMAN FOOSE: On the south side. 8 MR. BANGA: -- east corner. Yeah. So 9 the untouched area. There's a single row currently 10 being proposed. But that definitely needs, you know, 11 bulking up. 12 I did have a question regarding -- and 13 maybe this is going to be -- you know, I think you 14 said -- you mentioned that there's going to be some 15 renderings that are going to show exactly what that 16 looks like. You know, I can tell you that, like I 17 said, when I can see directly through with the 18 current tree cover, you can see directly -- directly. 19 So I would like to see kind of how that's going to 20 look like with the proposed single coverage. I 21 definitely think it needs at least a double coverage. 22 The question that I had for you was 23 regarding the screening. So, I guess, you know, you 24 used double coverage towards the bottom -- the bottom 25 left. What was the thought process on the single row <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	51 1 MR. BANGA: Okay. And then with 2 regards to the trees that have been removed and the 3 other trees that have been knocked down by the 4 backhoes, are you going to -- are you going to add 5 those back? Because, you know, from the count that 6 was mentioned, I think you guys have made a couple 7 changes to add back. But I think you really need to 8 consider those additional 9 plus however ones were 9 removed. 10 MR. KUNSMAN: Our survey was done 11 before that. And where those -- you know, the 12 backhoe was, that -- those test pits locations would 13 be in the basic footprint, so it would be part of the 14 disturbance ultimate tree count -- requirement. 15 MR. BANGA: So just to clarify, you're 16 going to -- when you look at it, you're going to add 17 those additional trees back. 18 MR. KUNSMAN: There are tree survey -- 19 MR. BANGA: You're going to look at the 20 ones that were removed in the tree survey based on 21 today's date, not the one that was done previously. 22 MR. KUNSMAN: I'm not following. 23 MR. BANGA: So the trees were removed, 24 right? They have been removed or they've been 25 knocked down by the backhoe. <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812
50 1 that is directly going to be impacting the residents 2 on Route 28? 3 MR. KUNSMAN: We wanted to maintain as 4 much of the existing buffer as possible. This is a 5 recent aerial, by the way, in the background. I 6 believe it's from 2024 at a minimum. 7 MR. BANGA: And have you driven -- have 8 you gone past and have you looked at it from 9 Route 28. 10 MR. KUNSMAN: Oh, yeah. I grew up in 11 this area, by the way, on Huntley Way. So I know 12 this area very well. 13 But yeah, I can take another look. But 14 we'll have renderings or perspectives that we took a 15 photo of what it looks like today and superimposed 16 our proposed improvements. 17 MR. BANGA: And those trees that are 18 being proposed right now are going to be 8 feet, 19 correct? I heard the number 8 feet. 20 MR. KUNSMAN: Yes. The evergreens. 21 MR. BANGA: I wasn't sure if it was all 22 the way around or... 23 MR. KUNSMAN: The evergreens will be at 24 8 feet. The ornamentals and shade trees will be 25 taller. <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	52 1 MR. KUNSMAN: I can't say that that's 2 -- I'm not sure which trees. I'm not made aware of 3 which trees are being -- or were removed, if any, so 4 I can't say for certain. But I believe you, by the 5 way. I'm just saying I don't know exactly which ones 6 you're talking about. 7 MR. BANGA: All I'm asking for is that 8 the trees that have been -- that were presently when 9 you guys did the survey, those have been obviously 10 removed, or based on what we've been able to gather. 11 And we're requesting that, you know, you take a look 12 at those ones. And based on the count that you're 13 proposing now that that is just trued up to what the 14 actual -- 15 MR. CAPIZZI: I think, Mr. Kunsman, his 16 point was, if they were not already slated to be 17 removed, then we will certainly pick them up. But if 18 they were already in the area we counted the tree 19 removal, the removal of those trees is already part 20 of this tally. But if it happens to be in an area 21 that was not slated for removal -- 22 CHAIRMAN FOOSE: I think Mr. Banga has 23 a good point. I've been up there. This is a very 24 lukewarm vegetative buffer. I mean, we're all 25 fighting that for on our property. Every property is <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812

1 getting hammered. Maybe before the next meeting you
 2 can look at maybe where you can fill some spots in.
 3 And, you know, I think we can make that more robust.
 4 MR. BANGA: Okay.
 5 MR. KUNSMAN: Certainly.
 6 MR. BANGA: You said only one question
 7 for today, right.
 8 CHAIRMAN FOOSE: You can come back and
 9 ask more questions. You're going to have the
 10 availability of all these witnesses tonight at the
 11 next meeting.
 12 MR. BANGA: Got it. Thank you.
 13 CHAIRMAN FOOSE: Sure.
 14 Anyone else?
 15 If we can just have you name and
 16 address.
 17 MR. BRADY: Jim Brady, 351 Route 28.
 18 In regard to the decreased number of
 19 parking spots that came down to 15, how many of those
 20 are going to be used daily by the employees of the
 21 storage facility, which would render the available
 22 parking spots even less than 15? So that's the
 23 question I have.
 24 CHAIRMAN FOOSE: I don't know if
 25 Mr. Kunsman gave testimony to that fact. But I think
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 they're going to have an operations witness.
 2 MR. CAPIZZI: Correct.
 3 CHAIRMAN FOOSE: Mr. Capizzi, is that
 4 correct.
 5 MR. CAPIZZI: That is correct.
 6 CHAIRMAN FOOSE: Yeah. That's
 7 something that I think you want to keep that question
 8 in the bank for another witness.
 9 MR. BRADY: While I'm here, can someone
 10 tell me the revised number of units.
 11 MR. KUNSMAN: Our architect will be
 12 able to give that information.
 13 MR. BRADY: Okay. I'm ahead of myself.
 14 I'm sorry.
 15 CHAIRMAN FOOSE: No. It's okay. No
 16 problem.
 17 MR. BRADY: Everything else can wait
 18 until next time.
 19 CHAIRMAN FOOSE: Thank you, sir. Hi
 20 there.
 21 MS. KURTZ: Hi. My name is Debra
 22 Kurtz.
 23 I live at 413 Route 28, about six
 24 houses up the hill from this.
 25 And my question is about the entrance
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 to the site from Route 22. Is that different now
 2 than it was on the original drawing, or is it the
 3 same? In other words, is it using the existing
 4 driveway, or this like further west?
 5 MR. KUNSMAN: The curb cut location is
 6 very similar. We are making it slightly wider than
 7 what it is in existing conditions. Existing, it's
 8 only approximately 18-feet wide, because the existing
 9 site utilized the driveway on Route 22 and 28, the
 10 driveway on each frontage.
 11 We're not going to have that, so we're
 12 just going to have the one driveway that has allowed
 13 two-way traffic little bit wider, so we had to make
 14 it a little bit wider. But it's in a very similar
 15 location to what's there existing.
 16 MS. KURTZ: It just seems like it has
 17 more of a -- like where you'd have to make a sharper
 18 right turn to get into the area, is that true.
 19 MR. KUNSMAN: It would be a harder
 20 right turn out of the site. But we have run a truck
 21 turning analysis for a large box trucks, and they can
 22 make those maneuvers in and out of the site.
 23 MS. KURTZ: Okay. The reason I'm
 24 asking this is because to get onto 22 from that
 25 direction, even if you're coming off 28 onto 22, it's
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 a sharp hill that you're going up. It's hard to
 2 accelerate. And so my concern is if this driveway is
 3 closer to the entrance from 28 to 22 or if this
 4 driveway is more of a right turn, is that going to
 5 possibly cause slowing of traffic when you're trying
 6 to get on 22 if someone else is trying to get off
 7 into the facility compared to what we would have
 8 currently the way that Tectonic is designed?
 9 MR. KUNSMAN: It's in a very similar
 10 location as Tectonic. The benefit of this site is
 11 that there is a pretty large shoulder to allow cars
 12 to be able to maneuver off, you know, into the
 13 shoulder and then make a right entering the site or
 14 out. So it does allow for a little bit more room.
 15 But it's in a very similar location to what Tectonic
 16 had or has right now.
 17 MS. KURTZ: Okay, thank you.
 18 CHAIRMAN FOOSE: Thank you. Any other
 19 members of the public, questions on engineering? All
 20 right.
 21 Oh, Mr. Banga?
 22 MR. BANGA: Yes. Interpret Banga here
 23 again.
 24 Sir, you had mentioned the building
 25 height. Do you know what the building height is
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 compared to surrounding residential structures?
 2 MR. KUNSMAN: I do not have offsite
 3 topography for the residential.

4 MR. BANGA: Okay. Because I think
 5 there is a residential home that is on the top -- if
 6 I'm looking on to the -- yeah, right over there.

7 MR. KUNSMAN: To the east. I don't
 8 believe that's residential. That's commercial. I
 9 mean, maybe it's acting as residential, but it's
 10 really a commercial lot with, you know, trailers and
 11 landscape equipment and stuff like that.

12 MR. BANGA: Yeah, I know. I live right
 13 across. I know people live there.

14 MR. KUNSMAN: Oh, they do.

15 MR. BANGA: Yes. I believe it's, you
 16 know, like an apartment or something along those
 17 lines. I think it's important to be able to see,
 18 like, what -- you know, I know Chairman Foose had
 19 asked if you talked to any of the residents. You
 20 know, I haven't gotten questioned specifically.

21 But, you know, that is going to be
 22 directly impacting by this, so I would like you to
 23 guys to compare what the building height is as that
 24 is going to be directly impacted.

25 Will the facility be visible from

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 that's fine. Would you be guys be willing to
 2 consider a gated fence?

3 MR. KUNSMAN: What I can say about
 4 people cutting through is there's also two more gates
 5 that a person would need to go through. If they came
 6 from there, if they got through a chain, there's a
 7 gate at the southeast corner of the drive aisle.
 8 There's also another gate when they have to exit the
 9 site towards the driveway.

10 MR. BANGA: I'm sorry. There's a gate
 11 at the very bottom of the driveway that's on
 12 Route 28, is that what you're saying.

13 MR. KUNSMAN: No, no. I was saying
 14 there's a gate on the southeast corner. But if a
 15 gate is requested by the board, we can provide a gate
 16 in that driveway too.

17 MR. BANGA: Well, I think people
 18 sometimes make K-turns or, you know, they could pull
 19 in and they kind of pull out. That is a huge hazard.
 20 I've almost seen -- I've seen nearly a few accidents
 21 that could have been fatal.

22 MR. KUNSMAN: I can only propose
 23 something in the property line. I can propose it
 24 right on the property line. But I can't propose a
 25 gate in the right-of-way. It's the DOT's.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 neighboring homes, and if so, which angles, since you
 2 were on Route 22?

3 MR. KUNSMAN: I believe our architect
 4 has pretty nice perspectives that would give a better
 5 idea.

6 MR. BANGA: Okay. So we can come back
 7 to that one.

8 MR. KUNSMAN: Yes.

9 MR. BANGA: Which exterior materials,
 10 colors, finishes are proposed, and will they
 11 complement the residential character?

12 MR. KUNSMAN: Our architect will answer
 13 any of those.

14 MR. BANGA: I'll come back to that one.
 15 Regarding the emergency access. So I think you
 16 mentioned there's a chain -- you guys were
 17 considering a chain. I've seen people take that
 18 chain down. There's two posts there currently. It
 19 has been currently used by anybody who wants to take
 20 a quick turn if they don't want to make the --

21 CHAIRMAN FOOSE: I used it in my Jeep.

22 MR. BANGA: Yeah. It's not really --
 23 it's not really monitored. I know sometimes the
 24 police officers will go and, you know, to kind of see
 25 if people are going too fast on Route 28, which

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. CAPIZZI: Mr. Chairman, whatever
 2 the fire departments wants there, we're happy to
 3 accommodate. If the fire department is okay with a
 4 gate, we'll put a gate.

5 CHAIRMAN FOOSE: Okay. Well, any time
 6 the neighbors have input, I mean, I want to kind of
 7 embrace the input and come up with, you know, a
 8 solution. You know, I know on the other side of town
 9 when LCS constructed their units we put in a gate
 10 there, right? How does EMS access that facility from
 11 Foothill.

12 MR. BURR: There is a gate over there.
 13 And I know emergency services either have a key or a
 14 fob to get through it. They definitely have access
 15 through it.

16 CHAIRMAN FOOSE: And the project we
 17 just did on 202-206, we did a gate as well in between
 18 the two properties for the adult daycare. We did a
 19 gate there as well.

20 MR. BURR: I don't remember how we
 21 resolved the details of that other than to make sure
 22 that fire was happy with the access as part of the
 23 compliance of the perfection of the site plan
 24 approval, making sure that the fire official was
 25 satisfied.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

61 1 VICE CHAIRMAN WEIDELI: I think it was 2 a chain there. 3 CHAIRMAN FOOSE: I don't know. 4 VICE CHAIRMAN WEIDELI: But we did put 5 something. 6 CHAIRMAN FOOSE: So, Mr. Banga, you 7 want to see a fence. 8 MR. BANGA: Yeah. I think -- 9 CHAIRMAN FOOSE: You think that will 10 promote safety. 11 MR. BANGA: You know, because I've 12 seen, you know, people come in there, make a turn, 13 make a U-turn. I think it's a huge safety hazard. 14 I'm nearly seen a few accidents, you know, occur. 15 Because when you're coming down 28 towards Bogart, 16 the slope, you know, accelerates very quickly. 17 CHAIRMAN FOOSE: All right. Well, I 18 would throw out the gate solution that we used for 19 LCS. If you pull up Foothill Road, LCS is a nursing 20 home facility off of Frontier, and we wanted access 21 off of Foothill. It's pretty inexpensive aluminum of 22 gating. I think that might be a nice compromise if 23 you're willing to look at it -- 24 MR. CAPIZZI: That's fine. 25 CHAIRMAN FOOSE: -- and let us know at LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	63 1 MR. KUNSMAN: Along Route 28 is a 2 proposed 6-foot-high proposed brown PVC solid fence. 3 MR. BANGA: What kind? PVC. 4 MR. KUNSMAN: Yes. 5 MR. BANGA: Not aluminum. 6 MR. KUNSMAN: Correct. That way it 7 provides a solid screen. Aluminum, typically not. 8 MR. BANGA: Okay. Oh, so it's going to 9 be screened. 10 MR. KUNSMAN: Correct. 11 MR. BANGA: Okay. And then just with 12 regards to the roll-ups. So I think you had 13 mentioned the roll-ups are going to be on the 14 topside, right. 15 MR. KUNSMAN: Yes. 16 MR. BANGA: So when someone -- if 17 someone is on the southeast, how are they typically 18 going to access -- are they going to park their car 19 perpendicular or parallel there. 20 MR. KUNSMAN: Typically parallel. 21 MR. BANGA: So parallel. So the 22 headlights are going to be facing -- 23 MR. KUNSMAN: Oh, no. Sorry. They're 24 going to -- the headlights will be facing east. 25 MR. BANGA: East. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
62 1 the next meeting. Good with you, Mr. Banga. 2 MR. BANGA: Yeah. I think that would 3 help the safety. 4 And then perimeter fencing, is there 5 going to be perimeter fencing only around the actual 6 property itself where the buffer -- where the tree 7 buffer is, or is that going to also go along 8 Route 28, or is there perimeter fencing around the 9 perimeter? 10 MR. KUNSMAN: There is perimeter 11 fencing around the whole entire building directly 12 behind the curb of the drive aisle. 13 MR. CAPIZZI: Can you zoom in a little 14 bit for us, Matt, please. 15 MR. KUNSMAN: Sure. So you can see -- 16 it's kind of hard to see but there is -- 17 MR. BANGA: Next to the trees, you're 18 saying. 19 MR. KUNSMAN: Yeah. So there's a fence 20 a couple feet behind the curb line of the drive aisle 21 that wraps around the whole site. 22 MR. BANGA: And how tall is that. 23 MR. KUNSMAN: 6 feet. 24 MR. BANGA: Okay. And what kind of 25 material is going to be used for that. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	64 1 MR. KUNSMAN: If they're at these 2 roll-up doors on the southeast corner of the building 3 along the eastern -- or southern façade, they would 4 be facing more north, northeast, parallel with the 5 building. 6 MR. BANGA: And for the roll-ups, 7 typically nobody is, like, perpendicular, whereas 8 they would back up their car. 9 MR. KUNSMAN: Typically not. 10 MR. BANGA: Okay. How wide is that 11 space? Does it allow for that? Like, if I wanted to 12 -- I don't have a storage unit. But if I had a 13 storage unit, if I could back my car up and just take 14 out whatever I need to take out of my van or my trach 15 or whatever. 16 MR. KUNSMAN: Yeah. That driveway 17 aisle is 24 feet, which allows for two cars, one to 18 be parked there parallel and one to go around, or a 19 truck. Typically it's not that way. 20 MR. BANGA: It's not perpendicular to 21 it. 22 MR. KUNSMAN: And that person is 23 perpendicular. They would be in their unit and not 24 somewhere else on the site. There is someone in the 25 office as well that can assist if there's an issue. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 But our operations representative can definitely
2 answer more questions about how it's typically -- a
3 customer typically uses the facility.

4 MR. BANGA: Okay. Just a question to
5 board professionals for the other storage units. Do
6 we know how customers of storage typically bring in
7 their cars to these types of facilities, or do we
8 have any indication of the other storage, based on
9 some of the other applications?

10 MS. SARMAD: I believe we heard
11 testimony from the operator at the last hearing
12 regarding that. But one of my questions in my review
13 memo was based on the revised drawings. Does the
14 operational -- operations change on the site.

15 As far as, you know, from what I've
16 heard in other places -- now, you know, obviously we
17 have to hear from their witness on it -- but it's
18 that people generally park in places near the
19 stairwell or elevator access into the building and
20 then will bring their stuff up. Obviously for those
21 with roll-up doors, they park right up. I think
22 that's what we heard last time, that there was a
23 hatched area for them to park. They're obviously --
24 it's only a 5-foot area, their car is overhang. But
25 they've testified that there's plenty of room for

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 considered -- I mean, is there any areas that are
2 marked as fire lanes on this site? Because I think
3 without sort of the context of this testimony, the
4 fire marshal reviewing the documents, it's not clear
5 that people would be parking, you know, o that
6 24-foot-wide roadway around the facility.

7 MR. KUNSMAN: We can meet with the fire
8 official, fire chief, just to clarify any concerns
9 and see what striping is required.

10 MR. VESCIO: Okay. I think that's
11 definitely warranted, because just looking at your
12 turning analysis here C-3 of 2, Drawing C-3 of 2
13 here, you know, coming around that southeast corner
14 of the building, it looks like the fire truck uses
15 the entire roadway width. And that's exactly where
16 you have those garage doors. So really, you know,
17 potentially you might have to mark the area, you
18 know, where the fire lane is, or maybe even have to
19 stripe a shoulder where maybe parking is permitted.

20 I think there needs to be a little bit
21 more structure here in terms of where parking is
22 permitted, especially keeping it open for the fire
23 engine.

24 MR. KUNSMAN: Okay.

25 MR. VESCIO: Thank you.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 another car to navigate around it.

2 But as far as the placement of parking
3 spaces, it is one of the questions that I raised in
4 my review memo about is the parking adequate for the
5 use and how it's proposed. Obviously we still need
6 to hear from those witnesses.

7 MR. BANGA: Okay. And then so I know
8 -- and this might be for someone else. But it's
9 currently being proposed at 0.44 FAR. And I think
10 what is currently allowed besides the zoning, right,
11 because D-1 and I think C-3 is permitted. I'm just
12 kind of curious, you know, on the perspective of that
13 being nearly double, you know, why can't we shrink
14 the size?

15 MR. CAPIZZI: We'll have planning
16 testimony for that, sir.

17 MR. BANGA: Okay. All right. That's
18 it for now.

19 Thank you.

20 CHAIRMAN FOOSE: Thank you, Mr. Banga.

21 MR. VESCIO: Mr. Chairman, can I ask a
22 question.

23 CHAIRMAN FOOSE: Sure.

24 MR. VESCIO: Regarding the car -- sort
25 of the parking by these garage doors, have you

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 CHAIRMAN FOOSE: All right. Just last
2 call for members of the public, any questions? It
3 looks like we have one more. Mr. Brady again.

4 Mr. Brady, just your address again.

5 MR. BRADY: Jim Brady 351 Route 28.

6 This is just a rebuttal to your comment.

7 CHAIRMAN FOOSE: If we can just get you
8 in the microphone.

9 MR. BRADY: Of that lady's question
10 regarding the entrance to the site. And you remarked
11 there's a substantial shoulder existing. There is
12 not a substantial shoulder existing. Certainly not
13 enough to accommodate the SU-30 box truck you guys
14 are referencing as the typical size vehicle coming in
15 and out. Is it premature to talk about traffic, or
16 does that come at a later point.

17 CHAIRMAN FOOSE: Let's ask the
18 applicant.

19 MR. OLLER: It is premature. And
20 you're really not here to testify right now.

21 MR. BRADY: I see.

22 MR. OLLER: It's only questions of what
23 he testified to.

24 MR. BRADY: Okay. I can't rebut a
25 comment if it was inaccurate.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. OLLER: You'll have plenty of
2 opportunity to do that. Or you can ask him a
3 question about it.

4 MR. BRADY: I see. Were you aware that
5 there's not a substantial shoulder at the entrance of
6 the proposed facility, or were you aware that there's
7 not a sufficient acceleration lane for box trucks
8 coming out.

9 MR. OLLER: And Counsel could object to
10 the form of your question, by the way. But do you
11 understand the question? Like, what are you relying
12 on to say that there's sufficient --

13 MR. KUNSMAN: I agree that there's no
14 accel or decel lane, but I disagree about the
15 shoulder.

16 MR. BRADY: There's one there, but it's
17 certainly not big enough to accommodate a truck or a
18 moving truck or even a van.

19 CHAIRMAN FOOSE: Mr. Kunsman is not a
20 traffic expert.

21 MR. BRADY: I understand. I'm sorry if
22 I'm premature.

23 CHAIRMAN FOOSE: No. But I think to
24 help your line of questioning, I think that there
25 will be a traffic expert here at some point.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. CAPIZZI: Yes, Mr. Chairman.

2 CHAIRMAN FOOSE: This may be a good
3 question for them, and you can like bore into that
4 topic.

5 MR. BRADY: Sorry to be premature.

6 CHAIRMAN FOOSE: No worries at all.
7 Thank you.

8 MS. SARMAD: Mr. Chairman, I hate to
9 throw one more --

10 CHAIRMAN FOOSE: No, no, get in there.

11 MS. SARMAD: -- one more thing in. Just
12 related to the landscaping.

13 I know a member of the public came up
14 and talked about it. I was just looking at something
15 I wanted to go over one of the questions. And this
16 did not come up in my review memo but it is something
17 I noticed. And I just wanted to make you aware,
18 particularly if the applicant is returning, that they
19 can address it possibly.

20 For the transition buffer along
21 Route 28, it notes that the requirement or the amount
22 of trees that they are proposing towards that is
23 based upon the linear footage -- the linear length of
24 Route 28, but they excluded the portion of wooded
25 area. I'm not sure that the ordinance -- or it's my

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 interpretation of the ordinance, it doesn't include
2 any exclusions for portion that's already existing
3 that they're preserving. So I think that calculation
4 needs to be based off the entire Route 28 linear.

5 CHAIRMAN FOOSE: I agree.

6 I think that vegetative buffer is
7 dying. I think that area is in need of a rehab
8 anyway. I think that shouldn't be given credit to
9 the applicant here. I think the whole length of 28
10 should be in that calculation.

11 MS. SARMAD: And the other thing I want
12 to point out is they base their proposal to meet that
13 requirement as calculated based upon 86 proposed and
14 22 existing. I think maybe those existing --

15 CHAIRMAN FOOSE: It sounds like
16 existing is less than 22 at this point.

17 MS. SARMAD: Yeah.

18 And I think it's probably outside of
19 that existing wooded area, I'm assuming is what
20 they're basing it off of. It's difficult to tell.
21 So if they can clarify that in their updates. If
22 they could address it more in line with how the
23 ordinance reads, I think that would be helpful to the
24 conversation about landscaping and ultimately the end
25 goal of what the landscaping buffer is there for. I

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 think that would -- I would appreciate that.

2 CHAIRMAN FOOSE: Good catch. Thank
3 you.

4 MS. SARMAD: Thank you.

5 MR. CAPIZZI: Mr. Chairman, just to
6 clarify two points.

7 The SU-30 is not the typical vehicle
8 that will enter the site. It was there to show the
9 largest possible vehicle that could enter the site
10 and its ability to maneuver around the property.

11 Just to also respond to a question
12 regarding building height and how it sits in relation
13 to the residential dwellings along 28 again. We're
14 in a commercial district.

15 The permitted height is 45 feet. We're
16 at 31 feet. Your typical residential dwelling is
17 around 30 feet.

18 So by comparison, even though we're in
19 a commercial zone, the height of the structure is
20 comparable to one that you would find in a
21 residential neighborhood.

22 But again, it's apples to oranges
23 because we are in a commercial corridor. When you
24 see the renderings, it's not residential in type.
25 Not to -- so we don't -- we're in a commercial zone.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

73 1 The building is designed to look commercial in 2 nature. So when you see the renderings, that's why 3 it's intended to look like an office building, which 4 is a permitted use in the zone. 5 If there are no further questions of 6 Mr. Kunsman, I can have Mr. McGeever come up and go 7 through the architecture. 8 CHAIRMAN FOOSE: It looks like we have 9 one more question in the back. If we can just get 10 your name and address, please. 11 MR. THAKKER: My name is Ketan Thakker, 12 80 Shaffer Road, Bridgewater. 13 MR. OLLER: Will you spell your name, 14 please. 15 MR. THAKKER: K for kilo, E, T for 16 tango, A-N. Last name Thakker, T-H-A-K-K-E-R. 17 MR. OLLER: Thank you. 18 MR. THAKKER: My question is, why do 19 you need access to 28. 20 MR. KUNSMAN: It was requested from the 21 fire official to provide emergency access. But it's 22 not for customers or people visiting the site on a 23 daily operation. It's just for a fire truck. 24 MR. THAKKER: Okay. The chances are 25 there, they use frequently. Now, I know you said you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	75 1 of not having a gate or access on 28 and rather have 2 multiple access on 22? 3 MR. KUNSMAN: It was specifically asked 4 by the fire official to have an access on Route 28. 5 That way in the event there's an issue on Route 22, 6 there's another access point on Route 28. 7 So originally we did not have -- on our 8 original submission we did not have an access on 9 Route 28, but we were requested to have one. 10 MR. CAPIZZI: Sir, we're going to be 11 installing a gate along Route 28 that will only be 12 accessible by emergency services. So that gate is 13 going to be as close to the property line along 14 Route 28 as is permitted. 15 MR. THAKKER: But who would decide 16 what's the emergencies? If I'm bringing my storage 17 and if I request say, can you please open the gate, I 18 need to get out on 28, who would determine that. 19 MR. CAPIZZI: It's the exclusive 20 authority with the fire department. 21 MR. THAKKER: So only the fire 22 department and police department can use it. 23 MR. CAPIZZI: Correct. 24 MR. THAKKER: Okay. All the trees you 25 said you're going to plant the trees, they're all LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
74 1 grew up in this town. But if I want to make a left 2 turn from Bogart Drive in the peak hours, sometimes I 3 have to wait five minutes, ten minutes. Sometimes 4 from Bogart to Purcell, traffic jams up. Sometimes 5 when you want to make a left turn from Garretson to 6 28 -- I hope you know that intersection. Do you? 7 MR. KUNSMAN: Yeah. I went to 8 Bridgewater Raritan High School. I'm very familiar 9 with it. 10 MR. THAKKER: Yeah. So when did you 11 drive on Garretson Road the last time and made a 12 left. 13 MR. KUNSMAN: Well, my in-laws live in 14 Finderne, so I'm over here all the time. I know the 15 area. 16 MR. THAKKER: Finderne is five miles 17 away. 18 MR. KUNSMAN: I know. I'm saying I 19 know the area. 20 MR. THAKKER: Yeah, you know the area. 21 But we experience this every day. 22 MR. KUNSMAN: Sure. 23 MR. THAKKER: If I want to make a left 24 from Buena Parkway to 28, sometimes there is a long 25 wait. So my suggestion is, do you have an alternate LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	76 1 uniform trees from everywhere or it's various. 2 MR. KUNSMAN: We have various types of 3 trees. We proposing to plant varieties. 4 MR. THAKKER: Okay. And what is the 5 building height going to be. 6 MR. KUNSMAN: I'll get the exact number 7 for you. 31.31. 8 MR. THAKKER: And do you know there's 9 another storage facility on 28? Do you know their 10 height. 11 MR. KUNSMAN: Sorry. Could you repeat 12 that. 13 MR. THAKKER: There is another storage 14 facility on 28 before Country Club Road. 15 MR. KUNSMAN: I don't have their -- the 16 height of that building. 17 MR. THAKKER: I'm a commercial broker. 18 And many of the storage is not 36 feet or 35 feet 19 height. And if you look at the residential area 20 across the street is mostly 25 feet. They're all 21 two-story houses, so each floor is 9 feet and the 22 roof probably 20, 25 feet. 23 MR. OLLER: Okay. Sir, it's a time to 24 ask questions only. You'll have an opportunity to 25 make statements. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 MR. THAKKER: Okay, thank you.
 2 MS. SARMAD: Mr. Kunsman, you just
 3 stated that the building hits 31.3.
 4 MR. KUNSMAN: Yes.
 5 We had a mistake on our bulk table.
 6 Like, the number on the bulk -- or the height. But
 7 if you look at the calculation, it had the correct
 8 calculation. It's just we forgot to add it.
 9 MS. SARMAD: Thank you.
 10 Just update that when you get the next
 11 set of plans.
 12 Thank you.
 13 MR. KUNSMAN: Sure.
 14 CHAIRMAN FOOSE: Sir, your name and
 15 address, please.
 16 MR. WHALEN: My name is Dan Whalen,
 17 445 Meadow Road.
 18 The trees you're putting in, how many
 19 were there, like, 200 something? Are you guys
 20 maintaining these so they don't die within a year?
 21 Because I don't think 8-foot trees are going to cover
 22 much if they're all dead.
 23 MR. KUNSMAN: Typically we have to post
 24 a maintenance guarantee for landscaping.
 25 MR. WHALEN: And then 8-foot trees

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 don't cover two stories either. So how long is it
 2 going to take to actually hide this place.
 3 MR. KUNSMAN: Sure. So, I mean, a lot
 4 of these trees we're proposing, they can grow -- the
 5 evergreens can grow up to 30 inches per year. And in
 6 five years, they could be 21 feet in height. Some of
 7 the ornamental or canopy trees, they can grow
 8 12 inches to 24 inches per year. And at five years
 9 they'll be at 18 feet.
 10 MR. WHALEN: And that's with constant
 11 maintenance of them to actually get them to take?
 12 Because, I mean, I've been on projects where you
 13 plant 100 trees and they die within a year because
 14 nobody does anything. So what's the guarantee there?
 15 Is it actually a long-term maintaining.
 16 MR. KUNSMAN: Our operator and, you
 17 know, property owner...
 18 MR. CAPIZZI: Typically there's a
 19 condition of approval that's placed in the resolution
 20 that requires a landscaping plan to be maintained in
 21 perpetuity. And if the applicant fails to abide by
 22 that condition, there will be an enforcement
 23 authority by the township to compel us to undertake
 24 that necessary replacement or maintenance as
 25 necessary.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. WHALEN: Okay. That's all I've
 2 got.
 3 Thank you.
 4 CHAIRMAN FOOSE: Thank you. All right.
 5 I think that's all the questions. Why don't we take
 6 a quick break. Then we'll bring the next witness
 7 back.
 8 MR. CAPIZZI: Thank you, Mr. Chairman.
 9 CHAIRMAN FOOSE: It's 8:25. We'll come
 10 back at 8:30 and reconvene.
 11 MR. CAPIZZI: Thank you.
 12 CHAIRMAN FOOSE: All right. Thank you.
 13 (Whereupon, a brief recess is held.)
 14 CHAIRMAN FOOSE: All right. It's 8:36.
 15 We're going to come back in session.
 16 MS. DeSIMONE: Mr. Weideli?
 17 VICE CHAIRMAN WEIDELI: Here.
 18 MS. DeSIMONE: Mr. Sweeney?
 19 MR. SWEENEY: Here.
 20 MS. DeSIMONE: Ms. Amin?
 21 MS. AMIN: Here.
 22 MS. DeSIMONE: Mr. Fresco?
 23 MR. FRESCO: Yes, here.
 24 MS. DeSIMONE: Mr. Bongiorno is not
 25 here.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Mr. Gayeski?
 2 MR. GAYESKI: Still here.
 3 MS. DeSIMONE: Mr. Sicat is not here.
 4 Mr. Kulak?
 5 MR. KULAK: Here.
 6 MS. DeSIMONE: Mr. Vescio?
 7 MR. VESCIO: Here.
 8 MS. DeSIMONE: Mr. Gabbett?
 9 MR. GABBETT: Here.
 10 MS. DeSIMONE: Chairman Foose?
 11 CHAIRMAN FOOSE: Here.
 12 MS. DeSIMONE: And we have Mr. Oller?
 13 MR. OLLER: Here.
 14 MS. DeSIMONE: Mr. Burr?
 15 MR. BURR: Here.
 16 MS. DeSIMONE: And Ms. Sarmad?
 17 Sorry.
 18 MS. SARMAD: Here.
 19 CHAIRMAN FOOSE: Thank you very much,
 20 Marie. All right, sir, we're back.
 21 MR. CAPIZZI: Mr. Chairman, our next
 22 witness is William McGeever, our architect.
 23 MR. OLLER: Mr. McGeever, would you
 24 please stand and raise your right hand? Do you
 25 solemnly swear that the testimony you will give to

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 this board will be the truth, the whole truth, and
2 nothing but the truth, so help you God?

3 MR. McGEEVER: Yes.

4 WILLIAM MCGEEVER, RA

5 35 Pinelawn Road, Melville, New York, having been
6 duly sworn, testifies as follows:

7 MR. OLLER: And your full name for the
8 record, please.

9 MR. McGEEVER: William McGeever.

10 MR. OLLER: Thank you.

11 VOIR DIRE EXAMINATION

12 BY MR. CAPIZZI:

13 Q. Mr. McGeever, can you give the board an
14 explanation of your educational and professional
15 experiences, please?

16 A. Sure.

17 So I am a project architect over at
18 Frank Relf Architect located at 35 Pinelawn Road in
19 Melville, New York.

20 I graduated Rensselaer Polytechnic in
21 2015 with a Bachelor's of Architecture.

22 I received my license in 2021.
23 I'm currently licensed in six states, including New
24 Jersey, with license in good standing. I've
25 testified in at least four or five different New

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. McGEEVER: Okay.

2 So we have it up there.

3 So, like I said, the first PDF tonight
4 is the floor plans, elevations and site sections.

5 It's a total of six sheets: Three floor plans, one
6 page of elevations and two site sections.

7 MR. OLLER: And is this any different
8 than the set we have in our packet.

9 MR. McGEEVER: It should have been the
10 set that was submitted to you with the latest
11 rendition.

12 MR. OLLER: Then we're not going to
13 mark it.

14 MR. CAPIZZI: Correct.

15 MR. McGEEVER: Correct. And this is
16 dated with the revision date you'll see in the title
17 block on your screen of 6-25-25.

18 So the facility, if I may get right
19 into it?

20 MR. CAPIZZI: Certainly.

21 MR. McGEEVER: So the facility is
22 composed of three stories. Three are exposed on the
23 west side of the site. Two are exposed above grade
24 on the right side.

25 This first floor plan you'll see is

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Jersey municipalities in a situation similar to this
2 for self-storage facilities.

3 CHAIRMAN FOOSE: All right. Great. We
4 accept you as an expert in architecture, sir.

5 MR. CAPIZZI: Thank you, Mr. Chairman.

6 DIRECT EXAMINATION

7 BY MR. CAPIZZI:

8 Q. William, we have a set of floor plans
9 and elevations for discussion this evening, is that
10 correct?

11 A. Correct.

12 Q. If you can just identify the plan set
13 by preparation and revision date and the number of
14 sheets for us, please?

15 A. Sure.

16 So I have two PDFs to bring up tonight.
17 The first one is a combination of floor plans,
18 elevations and site sections.

19 Q. Just give me one second. I'm not sure
20 --

21 A. I figured I'd talk while that was
22 coming up. It's not up yet.

23 CHAIRMAN FOOSE: It's on our screens.

24 AUDIENCE MEMBER: Give it ten seconds.

25 CHAIRMAN FOOSE: Here we go.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 truncated in the middle due to the existing slope of
2 the site and the grade that we are working with.
3 From our last presentation where we had three stories
4 fully above grade on all four sides of the building,
5 we have sunk this into the existing earth, reduced
6 the size of the building by about 15,000 square feet
7 in reduction on this floor alone. And that allowed
8 us to lower the building to a more appropriate height
9 for this site.

10 So the first floor here -- if I may
11 zoom in a little bit -- is going to be, like I said,
12 at the ground floor, continue the office, the
13 auxiliary spaces there for a break room, handicap
14 bathrooms, utility rooms -- I'm sorry -- janitorial
15 room -- my mistake -- and the interior loading
16 two-bay locations.

17 Each floor will have the necessary
18 egress stairs and elevators. You'll notice from the
19 floor plan here that as someone enters through the
20 loading area, backs a vehicle in, they come right out
21 to sliding doors, right to an elevator for quick and
22 easy access, or if they park on any of the parking
23 spaces on the west side, that they enter through the
24 sliding doors to the slight south side here, and the
25 elevator is not a far travel either.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 All egresses do exit to grade, so
2 everything is above code on that.

3 As we move up to the second floor,
4 which is a 10-foot-6-inch height change, each floor
5 is 10-foot-6-inches with 8-foot-tall units, which
6 allows for general coverage fire sprinklers
7 throughout the entire facility.

8 You'll see that on the second floor, we
9 again have that Elevator A on the west side. But due
10 to the elevation change, as Matt described, as we
11 traverse higher in elevation as we travel east on the
12 site, we do have walk-in access on the east side. So
13 there are parking spaces on the east. Those parking
14 spaces then provide access to this east entrance and
15 Elevator B right inside.

16 A lot of questions came up before
17 regarding the drive-up units. To speak to that
18 specifically, on the north side, the northeast
19 corner, there are 5 drive-up units. On the east
20 side, there are 14 drive-up units. And on the south
21 side, there are 7. These drive-up units are the
22 exterior roll-up door access units that were
23 questioned before. Every other unit in this facility
24 is accessed from the interior of the building.

25 So, as Matt spoke to previously, we do
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 have an average building height of 31 feet --
2 31.31 feet. We are exposed on the west side at
3 36.5 feet above grade and on the east side at 26 feet
4 above grade.

5 Also, as stated, we are well below the
6 45-foot maximum height for this commercial zone.

7 Speaking to the units, before I get
8 away. I did not mention this for the ground floor.
9 The ground floor has 156 units. This second floor on
10 the screen here, 251. And I'll show you the third
11 floor in a second, at 348, for a total of 755 units.
12 Our previous application had a total of 835 units.
13 We reduced the unit count by 80, with the loss of the
14 15,000 square feet.

15 And as I move up to the third floor,
16 you'll see that that increase in the number of units
17 is not only due to the average size of the units
18 becoming smaller but also that loading area, which is
19 a double height space to accommodate the trucks and
20 any larger vehicles that want to pull in. It is no
21 longer on this floor. It only takes up the first and
22 second floor.

23 This entire building will be climate
24 controlled except for the drive-up units. Those are
25 non-climate controlled units. We do have -- and I'll

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 show it on the elevations in a second -- parapets and
2 guards on the exterior roughly about 3-and-a-half to
3 5 feet. And we do locate all of our HVAC units at
4 minimum 10 feet from the edge of the roof. That way
5 all of the HVAC units on the roof here will be
6 screened from view.

7 Overall, this building will be a
8 state-of-the-art facility with key fob access or key
9 code access for security. I believe our operations
10 testimony will attest to that a little bit.

11 I mentioned overall that this facility
12 will have two elevator cores, two egress stairs. We
13 will have access to the roof through a hatch out of
14 one of these egress stairs. Most likely we would
15 probably do it off of here. But again, it would not
16 be visible from any of the surrounding sides due to
17 the parapet.

18 The overall shape is based on the
19 setback requirements, which is why we do have a
20 sloped or angled wall here.

21 All right. And as I move forward into
22 the elevations on the next sheet. Okay. Moving from
23 our previous application set of drawings to this one,
24 there was a significant increase in the number of
25 faux glazing windows that were applied to the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 exterior of this to give this a more commercial
2 business office space appearance. You know, the fact
3 that we are in a commercial zone that does allow
4 office spaces, we're trying to mimic that aesthetic
5 and give this a desirable aesthetic that is inside of
6 what is permitted in this zone.

7 So we do have the building-mounted
8 lights shining down, providing the minimum
9 requirement lighting for egress. You'll see on the
10 west façade, if I may zoom in here, we do have our
11 office entrance opposite of parking. Our fence would
12 be in between the office and the loading doors, these
13 sectional overhead doors. And those are primarily
14 solid, about a 60/40 split solid-to-glass. Solid
15 which will prevent the headlights from coming out for
16 any vehicles that are either backing in or pulling
17 out. Glass to allow people to see if the location is
18 occupied. Then they pull into one of the parking
19 spots and wait.

20 We do have the sliding door access,
21 which I described before. And this is a little
22 tricky to see here, but due to the slope of the wall,
23 there is the egress door at grade over here.

24 Each of these faux glazing units here
25 are either triple or quadruple paned, again giving

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

89 1 that office aesthetic. And we do have true glazing 2 over the units to give a bit of an aesthetic appeal 3 as you drive up into the site. I do have the renders 4 as a second PDF, which I will present to you guys 5 shortly. 6 As we go around the building, we have 7 the opposite side here, the east elevation, where we 8 do have those drive-up units. The roll-up doors are 9 proposed to be white to match the aesthetic of the 10 CMU so that they do not draw any attention from any 11 of the passing by vehicles or from the neighbors. 12 I will mention that along the south 13 façade here, although we do have a few, there is a 14 6-foot-high brown PVC fence solid that would block 15 these from view, as well as 8-foot planted trees in 16 front of this, as Matt just testified to. 17 So these doors will not be visible from 18 the residential neighbors. These doors here would be 19 slightly visible to the commercial property to the 20 east. And there is a significant amount of 21 vegetation that is existing to remain covering the 22 east side of this north elevation. So these would be 23 barely visible swell. Again, I have renders in a 24 little bit which I will show you from those all 25 perspectives. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	91 1 MR. McGEEVER: No problem. 2 So also in this elevation you can see 3 how we are dropping the building a little bit below 4 the grade by this dashed line. This area here is all 5 this ground floor below grade. 6 So before I move on to the renders, I 7 do want to present our site sections to show the 8 relationship of the grades traversing the site. 9 All right. So zooming in on our key 10 plan here. So we're cutting this section here 11 running in the north-south direction from Route 22 to 12 Route 28. I can probably zoom in enough on this 13 overall versus getting into the secondary enlarged 14 ones. 15 So as you can see, from Route 28 on the 16 left -- excuse me -- Route 22 on the left here to 17 Route 28, we have a significant amount of space in 18 which we are having plantings on. We'll have 19 existing and proposed plantings on both sides, as 20 Matt just testified to. 21 We are sinking the building below the 22 grade, as I've said previously, so that we are 23 minimally exposed above the earth. So from our 24 perspective here, you can see we have a proposed 25 fence here. We are higher at elevation. So as we LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
90 1 MR. SWEENEY: Before you leave this. 2 MR. McGEEVER: Sure. 3 MR. SWEENEY: I had asked for this 4 stuff. What I was hoping to see was something that I 5 could get my hands around in terms of what this is 6 people living on Route 28 facing this building will 7 see. 8 MR. CAPIZZI: That's coming, sir. 9 MR. SWEENEY: This is a very 10 abbreviated form of what I was hoping to see. I 11 mean, there's an elevation change there, right, from 12 Route 28 to your -- 13 MR. McGEEVER: As I mentioned -- 14 MR. SWEENEY: Wait. 15 MR. McGEEVER: I'm sorry, sir. 16 MR. SWEENEY: Wait, wait. There's an 17 elevation change which is not apparent here at all. 18 You can't see that at all. 19 MR. McGEEVER: I understand. 20 MR. SWEENEY: There's fences. 21 There's trees. Where is all that 22 stuff. 23 MR. McGEEVER: That's in the second PDF 24 I'll be presenting to you in a few minutes. 25 MR. SWEENEY: Okay. Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	92 1 view up, this 6-foot fence would actually block more 2 than just 6 feet of the building. We'd be looking at 3 near 9 to 10 feet of obscured vision of the building. 4 And as we look at it from Route 28, as 5 Matt testified, the elevation of Route 28 at the 6 intersection of Bogart is 128 feet at the elevation. 7 Our first floor being at 145 and our cellar plan, our 8 ground floor, being at 134.5, we are significantly 9 higher, giving that vinyl fence and plantings the 10 ability to block more of that view as we are having 11 neighbors drive by. 12 I will repeat again that I do have 13 renders showing directions traveling east and west 14 along Route 28 and Route 22. 15 BY MR. CAPIZZI: 16 Q. William, just for a moment, the break 17 line that you're showing on the right side of the 18 image -- 19 A. This? 20 Q. What is that showing? 21 A. The property line. 22 Q. I'm sorry? 23 A. The property line. 24 Q. So that is a scaled representation of 25 the 100-foot setback -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 A. Yes.
 2 Q. -- from Route 28?
 3 A. Yes.
 4 Q. Thank you.
 5 A. All right. And then as I look to the
 6 other one here -- I'll go to the key plan quick --
 7 you'll see that we're traveling east-west along the
 8 site. So here is where you see the significant grade
 9 change from our commercial neighbor on the east to
 10 the intersection of Route 28 and Route 22 on the west
 11 and again the area in which we're cutting out. So we
 12 do have, like I mentioned before, the three stories
 13 above grade to the west and the two stories above
 14 grade to the east.

15 I can tell that everyone is really
 16 looking forward to these renders, so I'm going to
 17 jump right to those.

18 Q. Let's just have you -- just tell us the
 19 number of sheets --

20 A. Sure.

21 Q. -- who they were prepared by, so we can
 22 have it marked first, please.

23 A. Absolutely. So there are five renders
 24 in this PDF. Do they need to be marked individually
 25 or as a collective?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Each of these trees, as Matt said, can grow in the
 2 neighborhood of 12, 18 or 24 inches per year. And we
 3 are looking at an uphill view, so you can see that we
 4 definitely cover more than just the typical 6-, 8-,
 5 10-foot day one planting heights.

6 So we do have a material on the façade
 7 here of white CMU with blue insulated metal panel
 8 with the faux glazing, giving that office aesthetic,
 9 with a tower element at the entrance corner for the
 10 office.

11 As you can see from this view, due to
 12 the existing plantings, there is a fence back here
 13 and gate as well. Primarily the loading area is
 14 already obscured from view. As you progress down
 15 Route 22 heading east, unless you look hard to the
 16 right as you're driving, which I really hope nobody
 17 does, you would not see the loading area.

18 Q. William, as far as the modeling, before
 19 you turn to the next one. Can you explain how this
 20 model is created?

21 A. Yes.

22 So we produced this model based off of
 23 Bohler's Landscape & Grading Plan as well as a
 24 combination of our architectural elevations. So this
 25 render has been bounced between Bohler Civil

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. OLLER: You know, I think it would
 2 be better if we did them individually so that you
 3 could refer to each page and we can follow that.

4 MR. CAPIZZI: That's fine.

5 MR. McGEEVER: What are we marking this
 6 as? Is it A-4 or A-5.

7 MR. OLLER: A-4.

8 (Whereupon, Architectural Rendering,
 9 Entrance View is marked as Exhibit A-4 for
 10 identification.)

11 MR. McGEEVER: That's tiny but it's
 12 there.

13 Okay. So I'm going to label them as I
 14 progress through each of the renders here. So this
 15 first view is a view of the entrance as you enter the
 16 site. We are traveling east on Route 22. You'll see
 17 the existing vegetation of the trees that are
 18 remaining as the fully grown mature trees as well as
 19 a large number of newly planted trees that are shown
 20 along the property line -- excuse me -- along the
 21 curb line adjacent to the building.

22 In the back here, you'll see that there
 23 is an estate fence showing securing the facility with
 24 a gate access over here, as Matt described. All of
 25 these proposed trees are shown day one plantings.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Engineering's office and mine to review not only the
 2 location of the plantings shown but as well as the
 3 rendered heights of them as well, and as I mentioned,
 4 day one plantings proposed heights and grasses,
 5 proposed trees and grasses. My mistake.

6 Q. Some of the slides that we're going to
 7 see in a moment show existing landscaping, is that
 8 correct?

9 A. Yes. So some of the mature taller
 10 trees are shown as existing. I will point those out
 11 on each render.

12 Q. Thank you.

13 (Whereupon, Architectural Rendering,
 14 View Traveling Westbound on Route 22 is
 15 marked as Exhibit A-5 for identification.)

16 MR. McGEEVER: All right. So the next
 17 exhibit will be A-5. Let me just copy this to save a
 18 little bit of time here.

19 So A-5 here is traveling westbound on
 20 Route 22. You'll see the grass median in the middle.
 21 And the building should be completely obscured pretty
 22 much by the existing plantings on this.

23 Again, as you saw from the civil
 24 engineering -- what was this one? It was A-3, Matt?

25 MR. CAPIZZI: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

97 1 MR. MCGEEVER: Exhibit A-3, there is a 2 dense line of existing plantings. That's remaining 3 right on Route 22 that again until you get probably 4 about halfway down the building, you would not see 5 this building without looking hard left. 6 BY MR. CAPIZZI: 7 Q. And the building is in the background 8 of that vegetation? 9 A. Correct. It is right behind here. If 10 I could produce it behind here. 11 MR. OLLER: I just want to point out, 12 you need to change the label to A-5. 13 MR. MCGEEVER: Thank you so much for 14 pointing that out, sir. A-5. 15 Okay. All right. 16 As I move on to the next view. So this 17 is the view driving east along Route 22. This will 18 be A-6. 19 (Whereupon, Architectural Rendering, 20 View Driving East Along Route 28 is marked as 21 Exhibit A-6 for identification.) 22 MR. GAYESKI: I think you just said 23 Route 22. Route 28, you mean, correct. 24 MR. MCGEEVER: I apologize. Yes, 25 Route 28. Bogart is a bit further down here on the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	99 1 You can see in the distance, from this 2 view at day one plantings, some of the loading doors 3 are visible. Again, due to that height change, that 4 6-foot fence being at a higher elevation does block 5 more than just 6 feet of the building, so we're 6 barely able to see any of the glazing. And it 7 definitely would be above the truck headlight level. 8 Again, these plants here are, the 9 evergreens, are planted at 30 inches per year. And I 10 believe some of the other ones -- I have a list here 11 showing between 12 and 24 inches per year for the 12 deciduous trees. 13 And then the last render is traveling 14 westbound on Route 28. This will be A-8. 15 (Whereupon, Architectural Rendering, 16 View Traveling Westbound on Route 28 is 17 marked as Exhibit A-8 for identification.) 18 MR. MCGEEVER: In working with the 19 Bohler team, we counted over 70 trees that are 20 currently existing to remain in this area. Access to 21 that fire lane is planned in between these two 22 telephone poles. 23 And it should be fully screened -- 24 screen the building from view as you drive down the 25 -- drive west on Route 28. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
98 1 right-hand side. But as travel eastbound, we do have 2 that double line of evergreen planting in the front 3 planted at 8-foot height, with a growth rate of about 4 30 inches per year. 5 We have a group of existing trees here 6 blocking again that loading area. You can see the 7 existing trees further down, which many of them, 8 based on our observation, have been at or above the 9 height of the telephone poles. 10 And then we do have those evergreens 11 along the fence. And the brown fencing actually does 12 wrap behind here blocking the parking from view, 13 which will also block the headlights to any of the 14 residential neighbors. 15 The next view here is from the 16 intersection of Bogart and Route 28. I'm going to 17 mark this as -- what are we at, A-7? 18 MR. CAPIZZI: Yes. 19 (Whereupon, Architectural Rendering, 20 View of Existing Vegetation Along Route 28 is 21 marked as Exhibit A-7 for identification.) 22 MR. MCGEEVER: Thank you. A-7 here has 23 that dense plantings existing -- I should say 24 existing vegetation -- along Route 28 blocking a 25 majority of the facility from view. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	100 1 BY MR. CAPIZZI: 2 Q. The trees that are in this image, where 3 is that image captured from? 4 A. This image is captured from just -- 5 standing just east of the edge of the property line 6 between us and the neighboring property, traveling 7 westbound, looking at about a 45-degree angle to the 8 north. 9 Q. Is this something we grabbed from 10 Google Earth or a photograph from your office? 11 A. So we looked at Google Earth images 12 from the aerial. We've looked at the Bohler existing 13 planting plan, the proposed planning plan. It's a 14 combination of all those. 15 Q. Thank you. 16 A. All right. So those are the renders. 17 I just want to take a look to see if there's any 18 other notes I wish to mention. 19 MR. SWEENEY: Before you leave the 20 rendering. 21 MR. MCGEEVER: Sure. 22 MR. SWEENEY: Have you got one that 23 purports to show what your proposed building will 24 look like from a home directly opposite the proposed 25 building facing the proposed building on Route 28. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 MR. MCGEEVER: The closest render we
2 have of that is the intersection of Bogart Drive and
3 Route 28. Those vehicles leaving this neighborhood
4 every day would have a very similar view from this on
5 day one. And, as I mentioned, all of the plantings
6 that are proposed on the west side of this image
7 where you have the most visibility of the proposed
8 building grow at a rate between 12, 18 or -- sorry --
9 12, 24 or 30 inches per year.

10 MR. SWEENEY: It looks as though this
11 rendering is taken from or assumes ground level, a
12 ground level.

13 MR. MCGEEVER: It's meant to give it as
14 though someone is standing on the sidewalk or driving
15 a vehicle.

16 MR. SWEENEY: Right. And do you have
17 something that will let us see what someone that's
18 living in one of those buildings up on the second --
19 they're all two-story homes -- up on the second
20 floor, what he's going to see looking out across
21 Route 28 at your proposed building.

22 MR. MCGEEVER: I do not have a render
23 view of that. You're talking about someone that's
24 roughly -- let's see, two stories, 8-foot, 9, so
25 probably somewhere in the neighborhood of 50 feet off

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 the ground, is that correct, sir.

2 MR. SWEENEY: If you say so.

3 MR. MCGEEVER: Okay. I think that we
4 can produce one if necessary, but we don't have one
5 currently.

6 MR. SWEENEY: Yeah.

7 I'd certainly like -- if we're going to
8 get together again, I'd like to see something that
9 gives us a clear perspective or a clear view of what
10 residents on Route 28 are going to see when they look
11 across 28 at your building. And I don't think any of
12 these do that.

13 You need something that's taken after
14 you turn right on Bogart and you travel -- I don't
15 know -- maybe a quarter of a mile and you look
16 directly across 28 at this proposed building.

17 MR. MCGEEVER: I'm pretty sure if we
18 were a quarter mile down the road, we would be on our
19 property limits.

20 MR. SWEENEY: Well, then that's too
21 long.

22 MR. MCGEEVER: I understand.

23 But I think that the best way to do it
24 would be almost as though someone were standing, say,
25 here but 15 feet above the street.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. SWEENEY: Yeah.

2 MR. MCGEEVER: Okay.

3 MR. SWEENEY: Thank you.

4 MR. MCGEEVER: You're welcome. Is it
5 all right if I jump -- I will bring the renderings
6 back up if requested, but do you mind if I jump for a
7 second.

8 MR. CAPIZZI: Please.

9 MR. MCGEEVER: All right. So I want to
10 jump back to the elevations, because I did not
11 mention, but should have, that we are only proposing
12 one sign on this facility. There are no signs facing
13 Route 28. The only proposed sign is at the entrance
14 facing Route 22. It's roughly a proposed area of 75
15 square feet. Typically the signage is smaller than
16 that. But without an exact operator at this time
17 telling us what the signage is going to be, I'm
18 proposing a less than maximum size signage area in
19 order for them to be able to put a sign application
20 in later under a separate application.

21 MS. AMIN: I have a question.

22 MR. MCGEEVER: Yes.

23 MS. AMIN: It looks like brick face.

24 What will be the -- it looks more like brick face.

25 MR. MCGEEVER: Oh, the white here? The

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 white would be solid -- split-face CMU in a white
2 color. So if I can go up to here. The material is
3 planned to be a split-faced CMU by EP Henry with a
4 color of flurry 500R. It's their way they identify
5 it. But it will be a white split-face CMU.

6 MR. KULAK: I don't know what CMU
7 means, so maybe you can help me out.

8 MR. MCGEEVER: Sure. Concrete Masonry
9 Unit. The dimensions of it are 8-by-16, 16-wide,
10 8-tall. It's a textured surface. It's not like the
11 simple ones you see at Home Depot where they're all
12 gray and flat and smooth. There is a rock-look
13 texture to this to give it an upscale appearance.

14 CHAIRMAN FOOSE: I'm just going to give
15 you a little feedback.

16 MR. MCGEEVER: Yeah.

17 CHAIRMAN FOOSE: I'll turn my
18 microphone on and give you some feedback. It looks
19 like a warehouse. So in the last case on 22 and
20 Vosseller, I coined a term -- and anyone is free to
21 use it in the planning world, Katherine -- land use
22 arbitrage. And arbitrage -- what I do for a living
23 is I arbitrage prices between two different points,
24 and I take advantage of regulatory differences in
25 different countries and I make money off of that.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

105 1 I'm concerned that someone will take 2 advantage of our land use ordinance. And basically 3 you're in a middle ground between a warehouse and 4 you're calling it a storage facility. 5 But I'll tell you, it looks a damn lot 6 like a warehouse. And I don't know what stops a 7 homegrown business from pulling up with their truck 8 and taking out goods, putting in goods every two 9 hours, every one hour, every 15 minutes. And 10 essentially this is a warehouse de facto if someone 11 wants to come in there and use it. 12 And Mr. Vescio's point that I don't 13 even know if this is legal from a fire use 14 standpoint. But the CMU components, the things that 15 you're proposing, are things that go on a warehouse. 16 So I'm very concerned about this 17 outdoor accessibility to, you know, not only cause 18 noise to the neighborhood, but, frankly, it just 19 looks like a warehouse. 20 And I think Mr. Sweeney was asking, 21 what are the residents going to see. I tell you what 22 I see on your elevations right now, it looks like a 23 warehouse. And those are prohibited in Bridgewater. 24 MR. CAPIZZI: Thank you, Mr. Chairman. 25 CHAIRMAN FOOSE: Sure. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	107 1 MS. AMIN: When someone comes and 2 brings their stuff, they can park at the roll-up door 3 and then open and put their stuff in? 4 MR. McGEEVER: That's correct, yes. 5 MS. AMIN: Is there enough space for 6 them to do it, is the question. 7 MR. McGEEVER: Yes. 8 I believe Matt testified to the fact 9 that we have 24 feet between the building and the 10 curb. A typical parking space is a 10-by-20 space. 11 So if they took up 10 feet, there would still be 12 14 feet remaining for a vehicle to pass by. 13 MS. AMIN: I see on the engineering 14 drawing there was a striped area. So that's where 15 people will park their car. 16 MR. McGEEVER: The first 5 feet around 17 the building in front of those areas I believe are 18 striped. Correct? Yes. 19 MS. AMIN: Okay. That's good. Thanks. 20 CHAIRMAN FOOSE: So how many outdoor 21 units are we talking about with roll-up doors in 22 total? 23 MR. McGEEVER: Currently 26. 24 Our previous application had 76. So we 25 reduced it by 50. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
106 1 MR. McGEEVER: I believe that's 2 everything that I would like to testify to at this 3 point. Open to questions. 4 VICE CHAIRMAN WEIDELI: Yeah. I have 5 one quick question. You talk about putting a sign up 6 there says self-storage. Is there any reason to put 7 up a sign since you don't have a tenant yet? Because 8 you know they're going to come back and make a 9 change. 10 MR. McGEEVER: Well, that's the whole 11 point, is that the signage will need to be submitted 12 at a different application. I'm just quoting that as 13 thea signage area. 14 VICE CHAIRMAN WEIDELI: But you're not 15 going to put anything up there right now. 16 MR. McGEEVER: Without an application 17 for signage, no, nothing would go up there. 18 VICE CHAIRMAN WEIDELI: Okay. I 19 misunderstood. 20 MR. McGEEVER: We're just designating 21 an area of square footage space. 22 VICE CHAIRMAN WEIDELI: Thank you. 23 MS. AMIN: I have a question about the 24 units that have roll-up doors. 25 MR. McGEEVER: Sure. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	108 1 CHAIRMAN FOOSE: So 26. This is a 2 26-bay warehouse. That's what it looks like. Those 3 are prohibited in Bridgewater. Warehouses. 4 MR. CAPIZZI: Understood. 5 CHAIRMAN FOOSE: Yeah, okay. 6 MR. KULAK: You have a breakdown of the 7 size of the units. 8 MR. McGEEVER: Yes, I do. 9 MR. KULAK: You have 156, you said, on 10 the first floor. 11 MR. McGEEVER: That's correct. 12 MR. KULAK: So they would be larger 13 units. Are they of varying sizes? I mean, just give 14 us an indication about that first floor compared to 15 the second and third. 16 MR. McGEEVER: Sure. So of -- so like, 17 yes, the ground floor does have a 156 units on it 18 which vary from 200 square feet at a 10-by-20 down to 19 a 5-by-5, 25-square-foot unit. 20 MR. KULAK: So the 10-by-20 would be 21 the largest. 22 MR. McGEEVER: Yes. 23 MR. KULAK: And the access would be via 24 the roll-up doors, is that fair to say. 25 MR. McGEEVER: So I just want to make a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 clarification. The ground floor has the office and
2 the interior loading doors. There are no exterior
3 access units on the ground floor. Because that's on
4 the west side.

5 MR. KULAK: Got ya.

6 MR. McGEEVER: The first floor we're
7 designating -- which is the level equivalent to the
8 east elevation where those roll-up doors are, those
9 units are either 10-by-20, 10-by-25, or 10-by-15, so
10 150, 200, 250 square feet.

11 MR. KULAK: Thanks. And then as you --
12 as you go to the units that are on the upper floors,
13 you have a variety of sizes as well.

14 MR. McGEEVER: Yes. We have varying
15 sizes. As you typically go above grade access level,
16 you typically shrink. As I mentioned on the third
17 floor, those units, you'll see -- take, for example,
18 this block of units here has currently, it looks like
19 here, 10-by-15 units. When I go to the third floor,
20 we drop a hallway in it. They're now a combination
21 of 10-wide, 5 deep and 10-wide, 7-and-a-half deep.

22 So we shrink the units as we go up,
23 thus the quantity increases. But they all vary
24 between that 10-by-20 to 5-by-5 unit size.

25 MR. KULAK: Thank you.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 give us an idea?

2 MR. McGEEVER: Sure.

3 So to start with your first notion of
4 how we came up with this layout was -- or this scheme
5 of colors here, was the fact that we are quite set
6 back from the Route 22, quite screened from Route 28.
7 We did want something that would be slightly
8 eye-catching as you go by but not so much so stark
9 that it would be oh, my God, distracting to a driver.

10 We do have a whole bunch of plantings
11 proposed here which over time will grow. So the
12 contrast of the blue and the white and the gray
13 awnings would give a little bit of intrigue.

14 We also thought that it would also
15 maybe, as things do gray and the color starts to fade
16 and dull a little bit kind of disappear off into, you
17 know, sky color, clouds, so it's not again so
18 distracting.

19 As far as working with a national
20 brand, I have done several facilities where the brand
21 comes in we say take it or leave it. This is the
22 color. This is what was approved by the board. This
23 is what has been commented on and accepted. We can't
24 change it. And if they want to change it, then we
25 have to come back.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. McGEEVER: You're welcome.

2 MR. FRESCO: So pull up the -- if you
3 don't mind, let's pull up the rendering, the one from
4 22.

5 MR. McGEEVER: At the entrance or
6 traveling west.

7 MR. FRESCO: Yeah. Let's get the real
8 -- you know, the glamour shot.

9 MR. McGEEVER: This one.

10 MR. FRESCO: So, you know, I'm in
11 graphics. So I'm thinking right now -- I guess my
12 initial question is -- let me just preface it by
13 saying my initial is, why the strong contrast, the
14 dark blue? Which I'm a fan of the color. But, you
15 know, it is a big statement.

16 So I was going to say that, but then I
17 started to think, you know, you don't have an
18 operator. So if you got a national brand, this
19 potentially could conflict with their branding,
20 right? I mean, we already saw a case with a national
21 brand. They have a color scheme.

22 So I guess if you can just talk to what
23 the thinking was behind the color scheme, what
24 likelihood you are to changing it, if not for the
25 board's sake for a brand who might ask. Can you just

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. FRESCO: And were there other ideas
2 or, like you said, there were no earth colors, browns
3 and, you know, warmer --

4 MR. McGEEVER: We did look into some
5 earth tone colors, but we felt that that would
6 actually mask the facility so much that nobody would
7 know it was there once all the deciduous trees and
8 evergreen plantings come to maturity.

9 MR. FRESCO: Right. Okay.

10 MR. McGEEVER: We don't have a huge
11 breadth opening after the plantings become mature
12 so...

13 MR. FRESCO: Okay, thanks.

14 MR. McGEEVER: You're welcome.

15 MR. VESCIO: I do echo the concerns
16 that the Chairman has brought up and with a question
17 that we just received. If this board would require
18 that the facility have earth tone colors, would that
19 be something that you folks would agree to?

20 MR. McGEEVER: I would discuss it with
21 the owner. I would be able to get back to you.

22 MR. VESCIO: Because it does -- I mean,
23 I understand it's commercial. I mean, my impression,
24 it feels more industrial than sort of, let's say,
25 office commercial type. And, as you know, 22,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 there's a lot more office. There's Met Life. Yes,
2 Met Life close by. So that's certainly something
3 that I'm concerned about.

4 MR. McGEEVER: Okay.

5 MR. VESCIO: Regarding the storage,
6 what type of materials will be stored here? Are
7 there any special hazards that would be permitted to
8 be stored in the facility?

9 MR. McGEEVER: There are restrictions
10 on the lease, which I believe our operational
11 testimony will testify to. The typical ones are
12 hazardous chemicals, firearms, explosives.

13 But I will leave the rest of the list
14 to our testimony from operations.

15 MR. VESCIO: And you did a preliminary
16 code analysis from an architectural perspective.

17 MR. McGEEVER: Yes.

18 MR. VESCIO: Okay. What would be your
19 occupancy category for this building.

20 MR. McGEEVER: Occupancy category is S1
21 with a B1 accessory.

22 MR. VESCIO: Okay. And for the outside
23 units, could someone store their vehicle in those
24 units.

25 MR. McGEEVER: No. We only provide an
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 security cameras inside and out.

2 CHAIRMAN FOOSE: That doesn't matter.

3 The fact that someone can pull their car up multiple
4 times a day and load it up with whatever the hell
5 they want. I mean, this is an operational risk.
6 There's no check and balance to some idiot putting
7 something in there that's dangerous to the community.
8 There's none.

9 At least when you walk in there's the
10 ability to capture that person on a camera or
11 hopefully a person that's working there walking the
12 hallway can see someone physically bring a unit in.
13 And, frankly, also, you know, how much can you fit
14 through a door versus how much can you fit through a
15 garage door is a different calculation.

16 They look bad. Operationally I think
17 they're a risk. I think the fact that you don't have
18 a nationwide tenant giving you a policy and procedure
19 manual here, I think limits that. Frankly, that was
20 the nice part about our last case is that we did have
21 a national operator with a track record that had 26
22 facilities. They brought their CEO in. They talked
23 about it. They had no outdoor loading. Everything
24 had to come in through the doors.

25 I think it's a risk. I think it's a

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 8-foot-wide roll-up door, which typically you would
2 need something wider than that to fit a vehicle in.

3 MR. VESCIO: I think homes do come with
4 8-foot-wide roll-up doors.

5 MR. McGEEVER: Then I would say then it
6 would be specifically prohibited in the lease as far
7 as an explosive gas stored inside. Anyone found
8 would be rejected and removed from the property.

9 MR. VESCIO: Okay. In addition to gas,
10 I mean, I think batteries also, you know, considered
11 as well.

12 MR. McGEEVER: Again, I'll leave the
13 list of things that are prohibited to the operations
14 testimony.

15 MR. VESCIO: Okay.

16 CHAIRMAN FOOSE: And this is an
17 operational question. There's no check and balance
18 on these outdoor units. Someone pulls up. They pop
19 their garage. They open their unit, throw stuff in.
20 At least on the inside units, I hope there would be
21 some level of monitoring via whether it's a camera or
22 a 24-hour person that could capture what was going
23 into these individual units. But these outdoor
24 units, I think it's a terrible idea.

25 MR. McGEEVER: The facility will have
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 risk that's manageable. And, frankly, I think it's a
2 risk that our fire marshal is going to have something
3 to say about.

4 MR. McGEEVER: Then our testimony from
5 operations will hopefully be able to quell some of
6 your concerns, sir.

7 CHAIRMAN FOOSE: All right. Other
8 board questions.

9 MS. AMIN: I have a question for him.

10 CHAIRMAN FOOSE: Please.

11 MS. AMIN: How many total storage units
12 do you have on all three -- all three floors.

13 MR. McGEEVER: How many outdoor or
14 total?

15 MS. AMIN: When you add up all three
16 floors, how many storage units are there.

17 MR. McGEEVER: Total quantity of units
18 through the facility is 755.

19 MS. AMIN: Okay. So, like, you know,
20 if people come there once a month, how many people do
21 you expect them to be coming during the daytime.

22 MR. McGEEVER: I will leave that to
23 operations. I know that in her outline, she is
24 prepared to answer that question.

25 From my experience, it is quite low.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 But I will leave the specifics up to our operations
2 testimony.
3 VICE CHAIRMAN WEIDELI: Can I ask you a
4 question.
5 MR. McGEEVER: Of course.
6 VICE CHAIRMAN WEIDELI: Your intention
7 is to build this building even if you don't have a
8 tenant yet.
9 MR. CAPIZZI: Correct.
10 VICE CHAIRMAN WEIDELI: So what if it
11 stays vacant for five years.
12 MR. CAPIZZI: Once we know where the
13 direction the project is going, we're going to enter
14 into a management agreement with the operator. The
15 applicant is going to only ask that.
16 VICE CHAIRMAN WEIDELI: Right. But it
17 could be years down the road.
18 MR. CAPIZZI: Well, it won't be years
19 down the road, sir. Once we know what we're dealing
20 with as far as what kind of building may be approved
21 by the board, then we can go out to market.
22 VICE CHAIRMAN WEIDELI: So you're going
23 to market based on whatever potentially gets
24 approved, then.
25 MR. CAPIZZI: It's not -- it's the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 second floor on there that makes us over.
2 MR. GAYESKI: So it would be one story
3 shorter.
4 MR. CAPIZZI: No.
5 MR. McGEEVER: The volume is compliant.
6 MR. OLLER: You're saying because you
7 have a basement.
8 MR. McGEEVER: I'm sorry. Say that
9 again, sir.
10 MR. OLLER: You're saying because you
11 have a basement and that counts towards your FAR.
12 MR. McGEEVER: No.
13 MR. CAPIZZI: It's not -- it's driven
14 by the number of floors within the building, not the
15 building height. Obviously the building could be
16 taller.
17 MR. OLLER: I don't think he's asking
18 about the height. He's asking about the FAR.
19 MR. GAYESKI: What would the building
20 look like if it conformed to a 0.3, right, that's
21 allowed in the zone.
22 MR. McGEEVER: And I'm saying that it
23 could look just like this. There just wouldn't be,
24 say, the second floor in there. I can still have a
25 20-foot-tall ceiling height, 21-foot-tall ceiling
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 chicken or egg scenario. To go to a management
2 company to ask them to manage an asset that has not
3 been approved is, in our experience, premature.
4 VICE CHAIRMAN WEIDELI: Okay.
5 MR. GAYESKI: Why did you feel the need
6 to put those drive-up bays in?
7 The last application that we approved,
8 our understanding, particularly for the limited
9 number of parking spaces and the limited use that was
10 articulated to us, those things were not necessary.
11 So why are they necessary in this
12 project? Because they do represent a very small
13 number of the overall units that you guys have, which
14 would almost seem insignificant compared to this
15 large number of units. So why even have them?
16 MR. CAPIZZI: We can have the
17 operations person speak to that.
18 MR. GAYESKI: That's fine. And the
19 only other question I had is, what would this
20 building look like if it actually conformed to the
21 FAR in this zone.
22 MR. McGEEVER: It would look like this
23 as far as the volume. It's the fact that we have
24 intermediary floors which puts us over the FAR. The
25 volume is conforming. It's the fact that we have a
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 height. I just wouldn't have that second floor in
2 there. The volume, what you see on the screen, is
3 compliant.
4 MS. SARMAD: Just to clarify from an
5 FAR perspective. That could be true, although not
6 likely, to have a 20-foot ceiling in a self-storage
7 building. The building would be about 40,000 square
8 feet less.
9 So if one of these floors is -- I don't
10 know if they put the floor area.
11 MR. McGEEVER: About 40,190 per floor
12 on the first and second.
13 MS. SARMAD: So it would be one floor
14 of the units less. It would be approximately 250 or
15 so.
16 MR. GAYESKI: Instead of 30 feet.
17 MR. McGEEVER: But that's if you take
18 off the floor. I'm saying the exterior wall, the
19 volume.
20 MR. GAYESKI: I understand. But you
21 wouldn't build with 20-foot ceilings, right? There's
22 no need for that. So if it was to conform, it would
23 be a 20-foot building. It would be the same -- it
24 would have the same footprint.
25 MR. McGEEVER: It could be reduced in
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

121 1 height. But by your zoning ordinance, it wouldn't 2 need to be. 3 MS. SARMAD: It could also be increased 4 in height and shrunk in floor area. There are ways 5 that floor area ratio resolves. 6 MR. GAYESKI: I understand that. 7 MS. SARMAD: Yeah. No, I'm just trying 8 to clarify. 9 MR. GAYESKI: If this were to -- 10 MS. SARMAD: It would look different. 11 If it was to function as a self-storage building and 12 be compliant, it would look very different from 13 what's proposed, in my opinion. 14 MR. GAYESKI: That's what I asked. 15 Would it look the same? What would it look like? 16 And we're saying it would look -- it would be about a 17 20-foot building. It would look the same, but -- the 18 same footprint but -- 19 MS. SARMAD: Chop off a story. 20 MR. GAYESKI: Take off a story. 21 MS. SARMAD: Correct. 22 MR. CAPIZZI: Maybe for self-storage. 23 But if you did a health club, for example, you would 24 have a larger, taller building at two floors. 25 MR. GAYESKI: Right. But this is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	123 1 relation to the architecture. 2 In my original review memo that was 3 dated March 17th of this year, I did, you know, 4 provide additional recommendations about the building 5 design. I think that the faux glazing windows were 6 added on but not much else was changed or addressed 7 as far as the commentary about it looking like a 8 warehouse. 9 I do suggest -- and I know that this 10 commentary has been provided for other reasons -- but 11 that the applicant review the detailed architectural 12 changes that were made to the self-storage facility 13 that was approved by use variance down on Route 22 14 and Donahue, because I think the board had very good 15 input and the applicant listened to that. And I just 16 had them up side-by-side screen before the Chairman 17 even brought up a comment to see the stark difference 18 in the building materials used, the massing of the 19 building, and how all of those -- all of those 20 factors lead to the way that the building appears. 21 And I do believe that as proposed in both the color, 22 the material, the architectural features, it doesn't 23 do much to help with the building massing. Which I 24 think in the context of the residences across 25 Route 28 and just the actual nature of Route 28 as LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
122 1 self-storage. 2 MR. CAPIZZI: But we're talking about 3 building massing, not use. 4 MS. SARMAD: I think he's asking for 5 within the context of this application for this use, 6 not for a different use, but for the use that's being 7 requested, what would this building look like at a 8 compliant FAR. 9 MR. McGEEVER: And to answer that 10 question, it would not be a full 10 feet. It would 11 probably be roughly about a 5-foot decrease in 12 height. Because we have done, you know, 14-foot 13 ceiling heights and had lockers above the 8-foot 14 units. As long as we keep it a below 12 foot in 15 height for the storage unit ceiling so we have an 16 8-foot with a 4-foot locker above, we can do that and 17 we'd still have a good ceiling height on top of that. 18 So it wouldn't be a full 10 feet off, but it could be 19 5. 20 CHAIRMAN FOOSE: All right. Anyone 21 else? 22 (No Response.) 23 CHAIRMAN FOOSE: Board professionals? 24 MS. SARMAD: Thank you, Mr. Chairman. 25 I do echo some of the board's recommendations in LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	124 1 well as this portion of Route 22, I understand that 2 the intent is to make this building stand out from an 3 advertising perspective, but there are other ways to 4 do that that don't have to include the entirety of 5 the building. 6 If you look at that other building that 7 was approved, yes, it does have more visible exposure 8 of Route 22, but many self-storage facilities now 9 will use colored signs or a brighter colored sign. 10 In that case they used a yellow color to contrast the 11 red brick. They used a parapet height that extended 12 above the top of the roof line in only in only one 13 portion so that that could be a place where the sign 14 could be so it could stand out. Those kind of shadow 15 boxes showing the unit doors behind it which what 16 have a color to them that might be brighter than the 17 building stand out in relation to the more natural 18 building materials. 19 And I think all of those things need to 20 be considered for something, particularly in the 21 context of this site. Yes, it's on -- it's in a 22 commercial zone. But I think that the fact, you 23 know, our ordinances do describe the sensitivities 24 between nonresidential and residential zones, 25 particularly when it comes to landscaping, but I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 think it needs to be integrated into the building
2 design also.
3 So I hope that the applicant will
4 consider some of those changes that I had brought up
5 in the original review memo that talk about how we
6 can break up building massing and take the board's
7 commentary about materials and design seriously in
8 its review of the architectural design.

9 As far as the garage roll-up doors, are
10 those proposed to be climate controlled?

11 MR. MCGEEVER: No.

12 MS. SARMAD: So they will not be
13 climate controlled.

14 The roll-up doors, in my experience,
15 are more reminiscent of how storage facilities used
16 to be. They were one story, more garage-like. They
17 had -- basically all of the storage units were
18 outdoor roll-up doors and were not climate
19 controlled. And what you would see in some of those,
20 and still see, and I've seen it firsthand, is those
21 tend to be used for less traditional storage like a
22 homeowner or somebody who is downsizing or just
23 moving somewhere else and storing their things or
24 storing things for a loved one. Contractors, people
25 -- plumbers, repair guys, businesses of that nature

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 additional foot, I believe.

2 Being that we're set 10 feet back. And
3 with the grade change, they should not be visible
4 from the neighboring properties. But they are not
5 required to be at a certain location on the roof. 10
6 feet is the minimum in order for safety and
7 maintenance. We can move them 20 feet in in order to
8 prevent them from being visible.

9 Often times these are only 5 ton units,
10 not the massive HVAC rooftop equipment that you see
11 on hospitals or schools or, you know, big old
12 warehouses. They're more 5-ton residential condenser
13 units on the roof.

14 MS. SARMAD: Okay. Can you go to the
15 sheet following this one.

16 MR. MCGEEVER: Give me one second.
17 Bear with me. I'm getting back the full screen here.
18 Go ahead.

19 MS. SARMAD: Can you describe the
20 different -- the floor elevations, even just on any
21 of them of the diagram, showing the height of the
22 roof deck to the parapet.

23 MR. MCGEEVER: As far as going over
24 these elevations here.

25 MS. SARMAD: Correct. What's the --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 may store additional equipment.

2 Is that -- is that proposed to be
3 allowed, or is there any way to restrict that in this
4 type of use or from an operational perspective?

5 MR. MCGEEVER: Can you clarify
6 "equipment," please.

7 MR. CAPIZZI: That will be something
8 that our operator will speak to.

9 MS. SARMAD: Operations. Okay, thank
10 you. I'll take care -- I'll hold that question.

11 As far as the equipment for the -- for
12 the building, will it be roof-mounted?

13 MR. MCGEEVER: The HVAC equipment.

14 MS. SARMAD: Yes.

15 MR. MCGEEVER: Yes.

16 MS. SARMAD: And is there -- it's hard
17 to tell from the architectural drawings. Is there
18 screen -- is the parapet proposed to screen that
19 roof-mounted equipment.

20 MR. MCGEEVER: I'm moving over to the
21 elevations where I can zoom in on the heights. So if
22 you look over here, our roof deck to the lowest point
23 of our parapet is 30 inches. We have an additional
24 foot at each of these colored volumes. And as we
25 approach the tower element in the corner, we have an

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 can you just describe what the roof deck is and what
2 the parapet height represents.

3 MR. MCGEEVER: So the highest parapet
4 point tower elements is 5 feet above the roof deck.

5 MS. SARMAD: Okay. So what you just
6 described as one foot in the present render -- the
7 colorized elevation, is that another foot higher than
8 that, or is 5 feet the highest.

9 MR. MCGEEVER: I'm going to go back to
10 the elevations where I can show that. Okay.

11 MS. SARMAD: Please. Thank you.

12 MR. MCGEEVER: So this at the office
13 location is a pretty good representation of that. So
14 this elevation markers here mimic exactly what you
15 saw on the previous page. If you go over this way,
16 you'll see that the colored volumes are a foot down
17 -- the CMU is a foot down from the colored volumes.

18 And I don't have the elevation marker
19 there. But I should have it on this one. And we're
20 18 inches lower from the highest parapet point to the
21 color volumes.

22 So we're 30 inches from the CMU to the
23 highest parapet. And the CMU is 30 inches from the
24 roof deck, totalling 5 feet.

25 MS. SARMAD: Totalling 5 feet. Our

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

129 1 ordinance does require or only permit a 3-foot 2 parapet above the roof line. So I think additional 3 variance relief would be required for the 5-foot 4 request. And that's -- that's under the definition 5 of building height, I believe. So I believe that 6 would be additional variance relief required. 7 MR. CAPIZZI: Is that an encroachment 8 into the allowable building height or that's 9 regardless. 10 MS. SARMAD: Regardless. 11 It's just under the definition for 12 building height. A parapet is allowed up to 3 feet. 13 We just had a recent application for a 14 Starbucks where they had to request the relief for a 15 4-foot parapet. 16 MR. CAPIZZI: Interesting. 17 MS. SARMAD: And as far as the layout 18 of the units, I know that you described some of the 19 typical sizes. There were some very unusually sized 20 units, some triangular shaped ones that I don't think 21 the dimensions necessarily represent the actual. 22 Like, there's a 10-by-5 but it's triangular, so that 23 seems impossible. 24 Is the number of units described 25 intended to be the maximum number of possible, or is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	131 1 I didn't know if the breakup of these units was meant 2 to be more demonstrative of how many you could fit 3 in, an in reality because they're so small or 4 unusually sized that they would end up being kind of 5 morphed into another unit. And the request was 6 really a total number of units in line with the use 7 variance rather than maybe the actual that may be in 8 the future if they got -- if they got merged together 9 or something. 10 MR. CAPIZZI: Our intention is this 11 would be the layout. 12 MS. SARMAD: Okay. I don't think I 13 have anything else for this witness at this time. 14 Thank you. 15 Oh, actually, no, I do. I'm sorry. 16 Just I forgot my question from before to the 17 engineer. In looking at the elevation, the elevation 18 -- the colorized rendering for the view looking east 19 to Route 28, I believe. 20 MR. McGEEVER: This one. 21 MS. SARMAD: Yes, that one. 22 MR. McGEEVER: Okay. 23 MS. SARMAD: There was a number of 24 questions about the landscaping, the landscape plan 25 on the engineering set. And, you know, I know I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
130 1 it representative of actually what some of these 2 units might look like? 3 MR. McGEEVER: I'm sorry. Are the 4 numbers showing the size of the floor plan accurate 5 to what the size of the unit is. 6 MS. SARMAD: Well, that for one. Are 7 those accurate, a 10-by-5 triangular unit. 8 MR. McGEEVER: I'm going to zoom in on 9 that one just to address that first. And if you 10 don't mind, we'll dive further into your question. 11 MS. SARMAD: Sure. 12 MR. McGEEVER: So I think this one is 13 similar but slightly different. It shows a 5-by-5 14 triangular unit. 15 MS. SARMAD: Yes. 16 MR. McGEEVER: That's because the area 17 inside of this is 25 square feet. So marketing-wise, 18 it's a 5-by-5. 19 MS. SARMAD: 25 cubic feet. 20 MR. McGEEVER: Square feet. 21 MS. SARMAD: That's 25 square feet. 22 Okay, understood. 23 MR. McGEEVER: And I'm sorry, but what 24 was the rest of the question you had. 25 MS. SARMAD: That kind of clarifies it. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	132 1 raised a few questions and comments and 2 recommendations to the engineer to look at that 3 landscape plan. But the landscape, was this based 4 off of exactly what the landscape plan provided from 5 the engineering site plan? 6 MR. McGEEVER: Yes. This was a 7 combination of creative -- using a combination of the 8 existing tree plantings for those that are remaining, 9 the proposed tree plantings, and has been reviewed by 10 Bohler's landscape team for accuracy. 11 MS. SARMAD: Okay. And I think my 12 comment before was, the engineering plan looks very 13 robust, right? The tree canopies are all meeting. 14 The trees are all, you know, like, 10, 20 feet on 15 center. And these ones appear much more sparse in 16 comparison to the 2D plans. 17 So, you know, I think my comment still 18 stands to the engineer and to the applicant that I 19 believe the landscape plan should continue to be 20 looked at, particularly in line with the ordinance 21 but also in line with the residents' comments about 22 the screening and what the -- you know, the actual 23 intent of the screening is for this property. 24 MR. McGEEVER: I do want to address 25 that and reiterate that these are day one plantings. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 So that each of the trees that are proposed have
2 significant growth over the first three years. A
3 12-foot tree at planting will be 15 feet in the first
4 three years. An 8-foot evergreen tree will be
5 16 feet in the first three years.

6 So although this yes, this may appear
7 sparse, no one is going to plant 20-foot trees day
8 one.

9 MR. CAPIZZI: We appreciate the
10 comment. We'll look at it.

11 MS. SARMAD: Yeah. And I agree. And I
12 understand that those --

13 CHAIRMAN FOOSE: Look at the
14 engineering plan. It looks like a wall of trees.
15 And it looks like you're fully buffered and you're
16 not going to see anything. And the reality is that
17 this is what you're getting.

18 And even more so, to Mr. Banga point,
19 you know, there's a greenery area that, you know,
20 it's basically dead that I want to make sure you're
21 not getting credit for it. I think it should be the
22 linear feet and not just the -- what do you want to
23 call it -- the greenage that's existing there
24 already.

25 MS. SARMAD: Yeah. And I think my
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 comments are also related to the design of the
2 landscaping. There's a small line of shrubs right up
3 to the evergreens. So it doesn't look very natural.

4 CHAIRMAN FOOSE: You can always do
5 more. And, you know, I think -- and I repeated this
6 at the last meeting. You get the benefit of our hard
7 work of six meetings sitting with an angry room of
8 people. And I don't know why you're not using that.
9 Go back to that meeting. Listen to the six meetings.
10 It's on YouTube. Listen to what these people said.
11 Listen to the building materials the board
12 recommended, Katherine and Bill put together.

13 It's a good application. It started as
14 a bad application and it became a good one. And
15 literally at the last meeting nobody spoke. All the
16 neighbors were happy. And that's a good project when
17 you co-exist and you're a good neighbor.

18 Frankly, I don't see it yet. I don't
19 think you're there. I'm glad we have another meeting
20 to work it out.

21 MR. CAPIZZI: Thank you, Mr. Chairman.

22 CHAIRMAN FOOSE: Sure.

23 MR. BURR: Mr. Chairman, I just had a
24 few real quick.

25 CHAIRMAN FOOSE: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. BURR: Can you go to -- go to the
2 elevation rendering that you were on.

3 MR. McGEEVER: The 2D.

4 MR. BURR: The 2D.

5 MR. McGEEVER: Sure.

6 MR. BURR: This may be a little nit
7 picky, but I just want to clarify. On the south
8 elevation, on the left side of the south elevation
9 where you have the parapet height at 179, is that a
10 -- is that a typo, compared to the roof height of
11 168?

12 MR. McGEEVER: Yes.

13 That definitely is a typo, yes.

14 MR. BURR: Is that -- what should that
15 be? 171.

16 MR. McGEEVER: The roof deck plus 30
17 inches should be at -- what is that going to be, 171.

18 MR. BURR: Can you make a note to
19 correct that.

20 MR. McGEEVER: Absolutely, I will.

21 MR. BURR: While we're on that
22 rendering, I see that you have a combination of -- in
23 this current design you have a combination of faux
24 windows and then display windows.

25 MR. McGEEVER: Correct.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. BURR: Starting with the faux
2 windows, are they going to emit any interior light,
3 or are they strictly just a façade treatment.

4 MR. McGEEVER: They are a façade
5 treatment surfaced applied to the building.

6 MR. BURR: Okay. So nothing from the
7 inside comes out.

8 MR. McGEEVER: No wall penetration.

9 MR. BURR: With the display windows
10 though at the -- I guess the north end -- well, I
11 guess it's at the -- it's at short sides of the
12 building, right, on the west and the east side?

13 MR. McGEEVER: These.

14 MR. BURR: Correct.

15 MR. McGEEVER: Okay.

16 MR. BURR: Those will emit interior
17 light, correct.

18 MR. McGEEVER: Yes.

19 So they do have interior lights to
20 illuminate those display doors. As the planner spoke
21 to before about the other application, they used
22 color in the past. We are showing them here as
23 white. But there will be light inside of that, yes.

24 MR. BURR: And will those lights, those
25 interior lights, have the ability to be dimmed after

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

137 1 closing. 2 MR. McGEEVER: They certainly can. 3 MR. BURR: They can. Okay. I'm 4 looking at my notes from the March meeting, and I see 5 that I wrote down that there was -- with the lighting 6 design now, that there was going to be no exterior 7 wall-mounted or building-mounted façade lights. Is 8 that correct? 9 Because when I look at your plan here, 10 it looks like I see some wall packs around the 11 perimeter. 12 MR. McGEEVER: We are required -- I'm 13 sorry. Continue. 14 MR. BURR: Did I miswrite something, or 15 did I not recall what the testimony at that time was. 16 MR. McGEEVER: I did not testify at 17 that hearing. We are required to have emergency -- 18 lighting on the exterior for emergency purposes, one 19 foot-candle all exits and to the exit of the 20 property. I will confirm that with the lighting 21 design of the property to make sure they coordinate 22 it. 23 MR. BURR: Okay. And the only other 24 question I have is to the street renderings, the 3D 25 renderings. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	139 1 every day. That's a warehouse. 2 MR. OLLER: Mr. Bohdan, do you have a 3 question. 4 MR. BOHDEN: Yeah. 5 My question is, is that ugly? Do you 6 think that's ugly? 7 MR. McGEEVER: I do not. 8 MR. BOHDEN: Well, I guess we'll agree 9 to disagree. 10 The other question is, as you mentioned 11 at the last meeting about reaching out to the 12 residents that live in the area. I haven't been 13 reached out to yet. It would be nice if that 14 happened. 15 Thank you. 16 CHAIRMAN FOOSE: Mr. Banga. 17 MR. BANGA: Inderpreet Banga, 376 State 18 Route 28. I'm curious if you know the building 19 that's on 390 U.S. 22. 20 MR. McGEEVER: I do not. 21 MR. BANGA: You don't. Okay. I mean, 22 I can tell you. It's a Sunrise at Bridgewater. It's 23 assisted living facility. Do you know what the color 24 scheme of that is. 25 MR. McGEEVER: I believe from what I've LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
138 1 MR. McGEEVER: Yeah. 2 MR. BURR: We talked a lot about that 3 existing buffer area that may not be in the best 4 health that I think we also have established is 5 mostly deciduous trees. 6 Do you have the ability to show what 7 that -- that view or even from Bogart would look like 8 in the winter months when those trees don't have any 9 foliage? 10 MR. McGEEVER: I can see what I can do. 11 MR. BURR: Very good. 12 Thank you. 13 CHAIRMAN FOOSE: Thanks, Bill. 14 MR. BURR: Thank you, Mr. Chairman. 15 CHAIRMAN FOOSE: All right. Members of 16 the public, if you have questions. Hi there. Just 17 get your name and address. 18 MR. BOHDEN: My name is Christopher 19 Bohdan, B-O-H-D-A-N. And I live at 18 Bogart Drive 20 obviously in Bridgewater. 21 I live on Bogart Drive. That does not 22 look like any office building I've ever seen in my 23 life. That is a warehouse. As you mentioned 24 earlier, that is a warehouse. Okay? This is what 25 I've got to look at outside when I go to walk my dog LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	140 1 seen on the Google Earth images, earth tones. 2 MR. BANGA: Earth tones, yes. The 3 current building that's on the Tectonic lot right 4 now, do you know what color that is. 5 MR. McGEEVER: I do not. 6 MR. BANGA: No, you don't. It's also 7 earth tones. 8 MR. McGEEVER: Okay. 9 MR. BANGA: So, you know, what you have 10 here is a monstrosity. It looks like a warehouse. 11 I'll get to a question. Like, you know, our Chairman 12 has said and multiple board members, I'm curious if, 13 based on not only the homes that are in the area but 14 then also the assisted living facility as well as the 15 building, if that was taken into consideration when 16 you put this color scheme together. 17 MR. McGEEVER: No. Like I stated 18 before, it was related to the being able to grab 19 someone's attention driving by. These roads are, 20 40-mile-an-hour roads, 50-mile-an-hour roads with 21 limited sight lines, and allows as well as, you know, 22 blending into the skies as the dull colors progress 23 throughout weather. 24 MR. BANGA: Okay. I disagree. The 25 foliage that you mentioned on Route 22 and then also, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 that is complete AI BS. I can tell you right this
2 second by going onto Google Maps, it is -- you can
3 see directly through. And a lot of those trees, like
4 I mentioned already, are dead.

5 I would request the board to mandate
6 that they take a true imagery of actually what's on
7 Route 28 and then what's actually on Route 22.
8 Because when I look at this from Google -- from
9 Google -- you can go on -- it looks nothing like --

10 CHAIRMAN FOOSE: You're on Street View.

11 MR. BANGA: I'm on Street View. It
12 looks nothing like what was presented here. Nothing.
13 So I don't know what kind of, like, app you guys
14 used, AI, whatever it was.

15 MR. MCGEEVER: Street View.

16 MR. BANGA: Huh.

17 MR. MCGEEVER: It was Google Street
18 View.

19 MR. BANGA: I don't think it was Google
20 Street View.

21 MR. MCGEEVER: I used that. But again
22 --

23 MR. BANGA: None of those trees look
24 exactly like that. Those are all healthy trees.

25 They don't look like that. You can go right now on

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 And then our home actually right above that. And
2 that's not just me. It's also my fellow neighbors as
3 well. And they're going to be able to see this over
4 the tree line, based on, you know, the renderings at
5 least that have been shown so far, because the trees
6 are dead.

7 CHAIRMAN FOOSE: Indy, What's your
8 address again.

9 MR. BANGA: 376 State Route 28.

10 CHAIRMAN FOOSE: So why don't we ask
11 for a rendering from 376.

12 MR. BANGA: Yeah. I think that would
13 be fair. And I would, you know, ask any of my
14 Bogart, you know, neighbors as well if they felt it
15 was...

16 Like I said, I think the AI renderings
17 of the foliage are misleading, are very incorrect.
18 So, you know, my request to the applicant is to make
19 it true to form, you know, based on -- based on
20 what's actually there.

21 The other item that I wanted to ask on
22 was, is the trees that are -- that were used in the
23 renderings, are those all the ones that are currently
24 there, or are those also proposed with the exception
25 of the ones that you planted?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Google -- on Street View. They don't look like that.
2 There's fallen trees over. It looks nothing like
3 what you have on the screen right there.

4 MR. MCGEEVER: Okay.

5 MR. BANGA: So I would request that the
6 board ask the applicant to actually make it true to
7 life instead of what is actually being shown here,
8 because it's false and misleading. And it doesn't do
9 justice to any of the residents in the nearby area.

10 There was also requested or discussed
11 that, you know, what is this going to look like from
12 a second floor home. You're welcome to come to my
13 house and actually take a picture, or any of the
14 residents who are here.

15 CHAIRMAN FOOSE: You can't grant access
16 to the other residents. But that's important.

17 MR. MCGEEVER: I took a note.

18 CHAIRMAN FOOSE: That's why you didn't
19 do it because you don't necessarily have access. But
20 why don't you guys talk after this meeting in 14
21 minutes and give them permission to come and take a
22 photo.

23 MR. BANGA: So we are on an elevation.
24 I'm surrounded by my neighbors. We're actually
25 elevated from the street by about 7 feet on a hill.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. MCGEEVER: I'm sorry. Can you
2 restate the question.

3 MR. BANGA: So the trees -- you know,
4 the larger trees.

5 MR. MCGEEVER: The mature trees.

6 MR. BANGA: Right. Those are all the
7 ones that are currently -- that you guys have
8 perceived that are currently there?

9 MR. MCGEEVER: Yes.

10 MR. BANGA: And that are currently
11 healthy.

12 MR. MCGEEVER: Yes.

13 MR. BANGA: Okay. And the one thing
14 that I didn't see in the renderings, which Ms. Sarmad
15 had mentioned, was in the 2D model, you know -- and
16 again it could be that after three years or five
17 years that they're squished together, right? I mean,
18 I have -- I can tell you I have arborvitaes. And
19 what is the -- you know, what it is expected width
20 for the ones that are shown right here on Bogart?
21 Because I don't think that they're going to be able
22 to fill that gap, based on kind of like what was
23 shown in the 2D versus what's shown in 3D here.

24 MR. MCGEEVER: I don't have that
25 information.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

145 1 MR. BANGA: So I think that's really 2 important for us to know. Because if we're trying to 3 create consistency based on a 2D rendering, that guys 4 should come back and actually be able to show us how 5 wide these things are going to be, how tall they're 6 going to be and how long that's actually going to 7 take. 8 MR. McGEEVER: So are you asking for 9 renders at, say, five-year growth rate. 10 MR. BANGA: Sure. 11 You know, I don't think there's any 12 expectation if this was to get passed what is that 13 going to look like. I think in the very beginning, 14 based on what's shown here, I don't believe, having 15 my own arborvitae, that you're going to be able to 16 fill a gap that's 4 feet on both sides. It's just 17 not realistic. 18 So one thing that I didn't mention the 19 first time around was, like we talked about on the 20 Route 28 buffer or whatever you want to call it that 21 has all dead trees, if you're going to planting these 22 trees -- these -- what are they called? Arborvitae, 23 right? 24 MR. McGEEVER: I'm sorry. 25 To the west? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	147 1 point that I'm getting to is if the building is 31, 2 which I think you have attested to, right, if this is 3 only going to get up to 21 feet, there's still going 4 to be significant visibility based on -- which I 5 think was counter -- counter testimony to Matt to, 6 you know, previously. 7 MR. McGEEVER: Matt did testify that 8 the elevation of Bogart is at 128. Our elevation -- 9 I'm sorry -- where my note went. 10 MR. BANGA: But I think the elevation 11 is incorrect because that's actually on -- you know, 12 when you're actually standing on. I think what 13 you're not taking into consideration is the homes and 14 the elevation of the homes. So everybody looking 15 from the second floor is going to be looking at this 16 monstrosity. 17 MR. CAPIZZI: That's a moving target, 18 though, sir. That's a moving target. Everybody's 19 home sits at a different elevation. 20 MR. BANGA: With all due respect, 21 you're applying for a zoning -- 22 MR. CAPIZZI: We don't need a variance 23 as to the setback on 28. 24 MR. BANGA: But you do need a variance 25 to put your warehouse here. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
146 1 MR. BANGA: Yeah. 2 Like, what are those ones. 3 MR. McGEEVER: TY is Leyland Cypress. 4 MS. SARMA: It's an arborvitae. 5 MR. BANGA: It is a type of arborvitae. 6 And how tall does that get. 7 MR. McGEEVER: It's planted at 8 feet 8 and grows 30 inches per year. 9 MR. BANGA: So what's the total that it 10 will be expected at maturity. 11 MR. McGEEVER: Honestly, I'm not sure 12 what maturity is. I was provided information stating 13 that about three years it should be 16 feet, about, 14 five years it should be 21 feet. 15 MR. BANGA: 21 feet, okay. And the 16 building is. 17 MR. CAPIZZI: Mr. Chairman, if we need 18 to have the engineer come back up to answer that, 19 question, we can do that. 20 CHAIRMAN FOOSE: I don't think any of 21 us are tree experts. I mean, I think he is an expert 22 in architecture. He can take a ballpark. I think. 23 Mr. Banga will understand no one is going to know how 24 these trees are going to grow. 25 MR. BANGA: Right. But I think the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	148 1 MR. CAPIZZI: We don't need a variance. 2 I understand that, sir. But we also have to be, as 3 the applicant side, as practical as possible from 4 taking a vantage point. The intersection, we 5 thought, was the most practical vantage point to 6 illustrate the building and its relationship to 28, 7 based upon a conversation we had in March with the 8 board. 9 So I can appreciate the board's 10 frustration and the public's frustration with what 11 the applicant has proposed this evening. We 12 certainly take issue with the attempts to describe 13 anything that we presented as inaccurate. We've gone 14 out of our way to provide accurate representations 15 that are responsive to the board's requests. I can 16 appreciate the feelings are that we perhaps missed 17 the target. And we will review that to see what we 18 can do to bring it closer to target. 19 But to capture your interests, I 20 respect every member of the public. I respect 21 everybody has a different vantage point to the site 22 from where we live. So we picked an area of general 23 circulation as an perspective to discuss this 24 evening. Will we create more? Of course. But we'll 25 certainly make an attempt to be as broad-based and LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 comprehensive to illustrate the realistic view of the
2 building in its post-build scenario when we come
3 back.

4 CHAIRMAN FOOSE: Now, at the end of the
5 case -- you know this better than all of us -- you
6 can come back and present your own photographs and
7 your own visual perspectives. And, you know, by all
8 means, that will carry weight with the board as well.

9 MR. BANGA: No. I appreciate that.
10 And I appreciate, you know, your sentiment. I think
11 one thing I did want to -- Mr. Kulak had mentioned.
12 You're Mr. Kulak, right? No.

13 MR. GAYESKI: Gayeski.

14 MR. BANGA: Mr. Gayeski had mentioned.
15 You know, I would like to -- you know, within the
16 confines of this application, again the FAR is nearly
17 double. I think you mentioned that, you know,
18 potentially it could be 5 or 10 feet lower, you know,
19 based on, you know, whatever that dynamic needs to
20 look like.

21 I think, you know, based on what you
22 mentioned about one, the tree coverage, if it's only
23 going to grow up to 21 feet, if you're at 31 feet,
24 that extra 5, that makes a difference. That makes a
25 difference to the neighbors. It makes a difference

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 environment is not the issue. It's the number of
2 floors within the building that's the issue. So to
3 resolve the FAR could result in a larger building or
4 a small building.

5 As the Chairman talked about economics
6 in a comment he had about the ways that we go to
7 analyze things from a financial perspective, if the
8 project gets to a certain point where it's so small,
9 it's not economically viable anymore. And then we
10 look for a more intensive use group in order to make
11 the project viable.

12 So from our perspective, what we're
13 presenting is the most muted form of commercially
14 viable development for this site. There are other
15 terms of other forms of development that could be
16 constructed on this property that would have a larger
17 footprint, a larger massing effect, more trips, et
18 cetera.

19 CHAIRMAN FOOSE: Well, Mr. Banga knows
20 that better than anyone.

21 MR. CAPIZZI: We're not.

22 CHAIRMAN FOOSE: He was part of the
23 original QuickChek.

24 MR. BANGA: You know, we can talk
25 about, you know, what's permitted in C-3 zone and,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 to the overall community. And especially it makes a
2 difference if we're not going to have to see this,
3 you know, potential warehouse from our -- from our
4 front doors.

5 Now, you can say, okay, well, I'm
6 taking the vantage point from the intersection. But
7 again, I would like to see an FAR that's closer to or
8 actually at FAR. Again, you are applying for a D-1
9 in a C-3 zone. And that's a pretty good deal.

10 MR. CAPIZZI: Mr. Chairman, I certainly
11 appreciate the member of the public's comment. I've
12 been very courteous.

13 CHAIRMAN FOOSE: Indy, you've got to
14 have a question.

15 MR. BANGA: Okay, yeah. Well, I'm done
16 with my questions.

17 MR. CAPIZZI: We have turned our way
18 into summation. I mean, I could go into summation
19 mode, but nobody wants to hear me right now. And I
20 understand where the case needs to go from a
21 modification perspective.

22 The building mass itself, again the
23 building coverage complies. The impervious coverage
24 complies. The setback from 28 complies. The massing
25 of the building as it presents, itself, to the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 you know, we wouldn't be having this conversation
2 today if that was the case.

3 CHAIRMAN FOOSE: But the architect
4 didn't talk about that, so we're talking about
5 architectural testimony. You've got to ask a
6 question.

7 MR. BANGA: I understand.

8 MR. CAPIZZI: I'm just saying, if the
9 project gets to a certain point, then we have a
10 conversation about a different type of D variance or
11 going before the Planning Board for a different type
12 of permitted use that's larger in scale.

13 So I appreciate trying to respond to
14 concerns, but they have to be practical in nature.

15 MR. BANGA: I'm pretty sure everything
16 that I've mentioned so far has been practical in
17 nature, but I will yield for now.

18 MR. CAPIZZI: Certainly you're free to
19 disagree. I'm just telling you there's only so far
20 the needle can move before it becomes impractical.

21 MR. BANGA: Understood.

22 CHAIRMAN FOOSE: Any other questions
23 from the public on the architectural testimony? Just
24 get your name and address again for the record,
25 please.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

153 1 MR. THAKKER: It's Ketan Thakker, 2 80 Shaffer Road, Bridgewater. 3 My question is, how many units is going 4 storage units? 5 MR. McGEEVER: Total in the building. 6 MR. THAKKER: Yeah, total. 7 MR. McGEEVER: Total in the building, 8 755 are currently planned. 9 MR. THAKKER: 755, okay. 10 And it's 35 feet height, or 30 feet 11 height. 12 MR. McGEEVER: So the average height, 13 as calculated as per the zoning, is 31.31 feet. 14 MR. THAKKER: Someone mentioned about 15 anything hazardous materials stored in. And you may 16 not have a monitor somebody what's going in. If that 17 31 or 35 feet building goes on fire, what do you 18 think how long it takes to get to Bogart, that fire, 19 Bogart Avenue, Bogart Drive. 20 MR. McGEEVER: I don't know. I'm not 21 sure I follow the question. You're talking about as 22 an occupant getting out of the building? 23 MR. THAKKER: If your building -- if 24 your storage facility catches fire. 25 MR. McGEEVER: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	155 1 All of our travel distances are less 2 than the 250 linear feet that are required by code. 3 There are fire extinguishers no greater travel 4 distance than 75 feet from any point inside the 5 building. 6 A fully enunciated fire alarm. And 7 there will be a BDA test if there is a need for that, 8 which benefits the communication of firemen when 9 they're in the building. That will be tested during 10 construction as required. But there are numerous 11 fire safety requirements that will be met. 12 MR. THAKKER: If 750 units is occupied 13 and rented, and if 20 percent of the people are using 14 it every day, that would be 200-plus cars in and out 15 every day, 200 to 300 depending on the traffic. 16 Is that going to be any problem 17 entering upon 22 and exiting? 18 MR. McGEEVER: The operational use will 19 be testified to later. But the use per day or the 20 trips per day is much lower. 21 MR. CAPIZZI: We have a traffic 22 engineer, sir, that will be able to respond to that 23 question. 24 MR. THAKKER: I see. Thank you. 25 CHAIRMAN FOOSE: All right. Any other LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
154 1 MR. THAKKER: Bogart Drive is less than 2 100 feet. 3 MR. McGEEVER: Okay. 4 MR. THAKKER: So if that community 5 catches fire and if the wind is high, there are about 6 3,100 homes between Bogart Road and 28. 7 MR. McGEEVER: I don't know that 8 answer. That would be -- 9 MR. THAKKER: All those homes can catch 10 that fire. 11 MR. McGEEVER: By building code, any 12 building that is separated by greater than 30 feet is 13 not required to have a fire rating on the wall. We 14 are greater than the 30 feet so none of the walls are 15 required to be fire-rated. 16 MR. CAPIZZI: Why don't you talk about 17 some of the safety measures built into the building. 18 MR. McGEEVER: Sure. So, as I 19 mentioned before, there is a fully operable fire 20 sprinkler inside the building, wet sprinkler inside 21 the climate controlled area and and dry sprinklers 22 inside of the non-climate controlled area. 23 There are two fire egress stairs that 24 run all floors and exit to grade with a fire rating 25 around those, as required by code. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	156 1 questions from the public? 2 (No Response.) 3 CHAIRMAN FOOSE: All right. It's 9:55. 4 I think we're going to call it a night. What do we 5 have next for you guys? 6 Maria, what date were we thinking to 7 bring them back? 8 MS. DeSIMONE: So the next -- sorry. I 9 think the next available date that we have is October 10 21st. 11 MS. SARMAD: The 28th. 12 CHAIRMAN FOOSE: October 20. 13 MS. DeSIMONE: I'm sorry. The 28th. 14 CHAIRMAN FOOSE: The 28th. All right. 15 Our next available date, October 28th, 2025. 16 MR. CAPIZZI: We will see you then, 17 Mr. Chairman. 18 MR. OLLER: I'll just give the full 19 announcement to the people in the public. So for the 20 members of the public, this meeting is being 21 adjourned. It will continue in this room on 22 September 28th at 7:00 p.m. 23 CHAIRMAN FOOSE: I heard October. 24 MR. OLLER: I'm sorry. 25 October 28th at 7:00 p.m. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 And there will no further notices from
2 the applicant.

3 (Whereupon, this matter is continuing
4 at a future date. Time noted: 10:00 p.m.)
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

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

3 I, RONDA L. REINSTEIN, a Certified Court
4 Reporter of the State of New Jersey, authorized to
5 administer oaths pursuant to R.S.41:2-2, do hereby
6 certify that the foregoing is a true and accurate
7 transcript of the testimony as taken stenographically
8 by and before me at the time, place and on the date
9 herein before set forth, to the best of my ability.

10 I DO FURTHER CERTIFY that I am neither a
11 relative nor employee nor attorney nor counsel of any
12 of the parties to this action, and that I am neither
13 a relative nor employee of such attorney or counsel,
14 and that I am not financially interested in the
15 action.
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23 *Ronda L. Reinstei*
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25

RONDA L. REINSTEIN, CCR No. 30X100217800

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201-641-1812

0 0.3 [1] - 119:20 0.44 [4] - 10:18, 20:20, 32:23, 66:9 0.5 [3] - 10:16, 20:19, 32:23 07675 [1] - 2:7 07860 [1] - 2:3	28:15 134.5 [1] - 92:8 138 [1] - 3:21 139 [1] - 3:22 14 [3] - 85:20, 107:12, 142:20 14-foot [1] - 122:12 144-and-a-half [1] - 28:16 145 [3] - 28:16, 28:17, 92:7 15 [11] - 3:3, 3:3, 5:9, 19:5, 19:8, 53:19, 53:22, 102:25, 105:9, 133:3 15,000 [2] - 84:6, 86:14 15,700 [1] - 10:19 150 [1] - 109:10 153 [1] - 3:23 156 [3] - 86:9, 108:9, 108:17 16 [3] - 4:4, 133:5, 146:13 16-wide [1] - 104:9 166 [2] - 21:1, 21:3 168 [1] - 135:11 170 [1] - 2:3 171 [2] - 135:15, 135:17 179 [1] - 135:9 17th [1] - 123:3 18 [6] - 3:21, 78:9, 95:2, 101:8, 128:20, 138:19 18-feet [1] - 55:8 18.6 [1] - 11:14	2024 [1] - 50:6 2025 [11] - 1:2, 4:5, 5:4, 5:9, 16:3, 16:17, 16:24, 45:20, 46:11, 46:12, 156:15 205 [1] - 2:7 209 [1] - 20:25 21 [6] - 41:4, 78:6, 146:14, 146:15, 147:3, 149:23 21-foot-tall [1] - 119:25 21st [1] - 156:10 22 [57] - 1:6, 3:4, 4:8, 8:6, 9:19, 9:22, 10:23, 13:2, 17:20, 17:22, 22:24, 23:10, 24:24, 28:2, 28:4, 28:7, 28:10, 28:20, 29:7, 33:10, 33:23, 34:4, 34:8, 55:1, 55:9, 55:24, 55:25, 56:3, 56:6, 58:2, 71:14, 71:16, 75:2, 75:5, 91:11, 91:16, 92:14, 93:10, 94:16, 95:15, 96:14, 96:20, 97:3, 97:17, 97:23, 103:14, 104:19, 110:4, 111:6, 112:25, 123:13, 124:1, 124:8, 139:19, 140:25, 141:7, 155:17 24 [8] - 3:5, 41:7, 64:17, 78:8, 95:2, 99:11, 101:9, 107:9 24-027-ZB [1] - 1:4 24-foot-wide [1] - 67:6 24-hour [1] - 114:22 25 [5] - 76:20, 76:22, 130:17, 130:19, 130:21 25-square-foot [1] - 108:19 250 [3] - 109:10, 120:14, 155:2 251 [1] - 86:10 25th [3] - 5:4, 8:13, 12:19 26 [7] - 4:5, 16:17, 16:24, 86:3, 107:23, 108:1, 115:21 26-bay [1] - 108:2 262 [1] - 21:4 27 [1] - 3:5 27th [1] - 8:21 28 [110] - 1:6, 3:6, 3:8, 3:9, 3:10, 3:22, 4:9, 4:11, 4:13, 7:14, 8:5, 9:4, 9:6, 9:9, 10:25, 18:20, 18:22, 19:15, 20:1, 20:4, 20:15, 21:12, 21:14, 22:11, 22:19, 23:7, 23:11, 26:3, 28:4, 29:7, 29:15, 30:15, 31:20, 36:1, 39:25, 41:3, 41:4, 42:11, 42:17, 44:24, 45:2, 47:14, 50:2, 50:9, 53:17, 54:23, 55:9, 55:25, 56:3, 58:25, 59:12, 61:15, 62:8, 63:1, 68:5, 70:21, 70:24, 71:4, 71:9, 72:13, 73:19, 74:6, 74:24, 75:1, 75:4, 75:6, 75:9, 75:11, 75:14, 75:18, 76:9, 76:14, 90:6, 90:12, 91:12, 91:15, 91:17, 92:4, 92:5, 92:14, 93:2, 93:10, 97:20, 97:23, 97:25, 98:16, 98:20, 98:24, 99:14, 99:16, 99:25, 100:25, 101:3, 101:21, 102:10, 102:11, 102:16, 103:13, 111:6, 123:25, 131:19, 139:18, 141:7, 143:9, 145:20, 147:23, 148:6, 150:24, 154:6 28th [7] - 16:3, 156:11, 156:13, 156:14, 156:15, 156:22, 156:25 2D [7] - 36:9, 132:16, 135:3, 135:4, 144:15, 144:23, 145:3	9:4, 9:6, 9:9, 10:25, 18:20, 18:22, 19:15, 20:1, 20:4, 20:15, 21:12, 21:14, 22:11, 22:19, 23:7, 23:11, 26:3, 28:4, 29:7, 29:15, 30:15, 31:20, 36:1, 39:25, 41:3, 41:4, 42:11, 42:17, 44:24, 45:2, 47:14, 50:2, 50:9, 53:17, 54:23, 55:9, 55:25, 56:3, 58:25, 59:12, 61:15, 62:8, 63:1, 68:5, 70:21, 70:24, 71:4, 71:9, 72:13, 73:19, 74:6, 74:24, 75:1, 75:4, 75:6, 75:9, 75:11, 75:14, 75:18, 76:9, 76:14, 90:6, 90:12, 91:12, 91:15, 91:17, 92:4, 92:5, 92:14, 93:2, 93:10, 97:20, 97:23, 97:25, 98:16, 98:20, 98:24, 99:14, 99:16, 99:25, 100:25, 101:3, 101:21, 102:10, 102:11, 102:16, 103:13, 111:6, 123:25, 131:19, 139:18, 141:7, 143:9, 145:20, 147:23, 148:6, 150:24, 154:6 28th [7] - 16:3, 156:11, 156:13, 156:14, 156:15, 156:22, 156:25 2D [7] - 36:9, 132:16, 135:3, 135:4, 144:15, 144:23, 145:3	30X100217800 [1] - 158:24 31 [5] - 72:16, 86:1, 147:1, 149:23, 153:17 31.3 [1] - 77:3 31.31 [4] - 32:25, 76:7, 86:2, 153:13 31.6 [1] - 11:17 32.7 [2] - 11:13, 32:22 322 [2] - 1:6, 8:6 348 [1] - 86:11 35 [6] - 3:6, 76:18, 81:5, 81:18, 153:10, 153:17 351 [8] - 1:6, 3:9, 7:14, 8:5, 53:17, 68:5 36 [1] - 76:18 36.2 [2] - 11:12, 32:21 36.5 [1] - 86:3 36.54 [2] - 11:16, 32:25 365 [1] - 21:6 376 [6] - 3:8, 3:22, 47:14, 139:17, 143:9, 143:11 38 [1] - 3:7 390 [1] - 139:19 3D [4] - 36:9, 43:15, 137:24, 144:23 3rd [1] - 46:16
1 1 [5] - 1:5, 1:17, 8:6, 43:24, 44:8 10 [18] - 5:17, 9:7, 9:10, 17:15, 19:23, 26:9, 28:20, 46:8, 46:11, 87:4, 92:3, 107:11, 122:10, 122:18, 127:2, 127:5, 132:14, 149:18 10-by-15 [2] - 109:9, 109:19 10-by-20 [5] - 107:10, 108:18, 108:20, 109:9, 109:24 10-by-25 [1] - 109:9 10-by-5 [2] - 129:22, 130:7 10-foot [3] - 26:4, 28:18, 95:5 10-foot-6-inch [1] - 85:4 10-foot-6-inches [1] - 85:5 10-wide [2] - 109:21 100 [5] - 3:15, 10:24, 19:1, 78:13, 154:2 100-foot [2] - 33:11, 92:25 103 [1] - 3:16 104 [2] - 3:16, 3:17 106 [2] - 3:16, 3:17 10:00 [1] - 157:4 10:4-6 [1] - 5:8 10th [1] - 46:15 110 [1] - 3:18 112 [1] - 3:18 118 [1] - 3:19 12 [6] - 78:8, 95:2, 99:11, 101:8, 101:9, 122:14 12-foot [1] - 133:3 120 [1] - 3:19 123 [1] - 28:11 128 [4] - 20:5, 28:12, 92:6, 147:8 134 [1] - 3:20 134-and-a-half [1] -	2 2 [6] - 1:5, 8:6, 44:10, 44:12, 67:12 20 [6] - 46:16, 76:22, 127:7, 132:14, 155:13, 156:12 20-foot [5] - 120:6, 120:21, 120:23, 121:17, 133:7 20-foot-tall [1] - 119:25 200 [6] - 10:23, 33:10, 77:19, 108:18, 109:10, 155:15 200-plus [1] - 155:14 201 [1] - 2:8 201-641-1812 [1] - 1:24 2015 [1] - 81:21 202-206 [1] - 60:17 2021 [1] - 81:22	3 3 [5] - 1:18, 34:17, 45:19, 46:12, 129:12 3,100 [1] - 154:6 3-and-a-half [1] - 87:2 3-foot [1] - 129:1 30 [20] - 3:5, 15:14, 34:19, 46:24, 47:1, 47:3, 72:17, 78:5, 98:4, 99:9, 101:9, 120:16, 126:23, 128:22, 128:23, 135:16, 146:8, 153:10, 154:12, 154:14 300 [1] - 155:15	4 4 [1] - 145:16 4-foot [2] - 122:16, 129:15 40,000 [1] - 120:7 40,190 [1] - 120:11 40-mile-an-hour [1] - 140:20 400 [2] - 1:5, 8:6 413 [2] - 3:10, 54:23 43 [2] - 20:9, 21:1 44 [2] - 21:22, 36:3 445 [2] - 3:12, 77:17 45 [5] - 3:8, 9:5, 11:15, 20:11, 72:15 45-degree [1] - 100:7 45-foot [1] - 86:6 461 [1] - 21:8	5 5 [14] - 34:8, 39:18, 85:19, 87:3, 107:16, 109:21, 122:19, 127:9, 128:4, 128:8, 128:24, 128:25, 149:18, 149:24

5-by-5 [4] - 108:19, 109:24, 130:13, 130:18 5-foot [4] - 34:7, 65:24, 122:11, 129:3 5-ton [1] - 127:12 50 [2] - 101:25, 107:25 50-mile-an-hour [1] - 140:20 500R [1] - 104:4 51 [1] - 3:9 51.3 [1] - 11:12 52 [1] - 3:10 53-and-a-half [1] - 20:7 54 [1] - 3:8	114:1, 114:4 8-tall [1] - 104:10 80 [5] - 3:11, 3:23, 73:12, 86:13, 153:2 81 [2] - 3:13, 3:14 82 [1] - 3:14 835 [1] - 86:12 86 [1] - 71:13 8:25 [1] - 79:9 8:30 [1] - 79:10 8:36 [1] - 79:14	57:17, 99:6, 103:19, 112:21, 116:5, 140:18, 143:3, 144:21, 145:4, 145:15, 155:22 absence [1] - 43:10 ABSENT [2] - 1:10, 1:13 Absolutely [2] - 93:23, 135:20 accel [1] - 69:14 accelerate [1] - 56:2 accelerates [1] - 61:16 acceleration [1] - 69:7 accept [1] - 82:4 accepted [1] - 111:23 access [40] - 18:17, 25:2, 30:9, 30:14, 30:15, 40:22, 41:10, 42:9, 42:11, 42:21, 45:7, 58:15, 60:10, 60:14, 60:22, 61:20, 63:18, 65:19, 73:19, 73:21, 75:1, 75:2, 75:4, 75:6, 75:8, 84:22, 85:12, 85:14, 85:22, 87:8, 87:9, 87:13, 88:20, 94:24, 108:23, 109:3, 109:15, 142:15, 142:19 Access [1] - 99:20 accessed [2] - 27:17, 85:24 accesses [2] - 30:19, 32:12 accessibility [1] - 105:17 accessible [1] - 75:12 accessory [1] - 113:21 accidentally [1] - 42:14 accidents [2] - 59:20, 61:14 accommodate [4] - 60:3, 68:13, 69:17, 86:19 accomplish [1] - 17:8 accordance [1] - 5:7 accuracy [1] - 132:10 accurate [5] - 30:3, 130:4, 130:7, 148:14, 158:6 Act [1] - 5:8 acting [1] - 57:9 action [2] - 158:12, 158:15 active [1] - 44:2 actual [7] - 13:3, 52:14, 62:5, 123:25, 129:21, 131:7,	132:22 add [5] - 51:4, 51:7, 51:16, 77:8, 116:15 added [3] - 10:1, 46:15, 123:6 adding [2] - 17:7, 23:21 addition [1] - 114:9 additional [11] - 11:10, 31:14, 41:11, 51:8, 51:17, 123:4, 126:1, 126:23, 127:1, 129:2, 129:6 address [11] - 53:16, 68:4, 70:19, 71:22, 73:10, 77:15, 130:9, 132:24, 138:17, 143:8, 152:24 addressed [1] - 123:6 adequate [2] - 5:6, 66:4 adjacent [1] - 94:21 adjourned [1] - 156:21 adjusted [1] - 9:11 ADJUSTMENT [1] - 1:1 Adjustment [3] - 2:4, 5:15, 7:12 administer [1] - 158:5 adult [1] - 60:18 advance [1] - 14:13 advantage [2] - 104:24, 105:2 advertising [1] - 124:3 aerial [2] - 50:5, 100:12 aerials [2] - 37:10, 37:11 aesthetic [6] - 88:4, 88:5, 89:1, 89:2, 89:9, 95:8 afford [1] - 12:10 agenda [1] - 7:12 ago [1] - 31:1 agree [8] - 12:22, 36:22, 37:15, 69:13, 71:5, 112:19, 133:11, 139:8 agreement [1] - 117:14 ahead [2] - 54:13, 127:18 AI [3] - 141:1, 141:14, 143:16 AIA [1] - 3:13 AICP [2] - 2:13, 3:24 airflow [1] - 22:7 aisle [12] - 17:24, 18:3, 18:20, 19:17, 30:16, 41:2, 41:5, 41:7,	59:7, 62:12, 62:20, 64:17 aisles [2] - 19:18, 25:7 alarm [1] - 155:6 Allegiance [1] - 5:21 allow [7] - 10:12, 25:7, 56:11, 56:14, 64:11, 88:3, 88:17 allowable [1] - 129:8 allowed [9] - 11:14, 11:16, 38:1, 55:12, 66:10, 84:7, 119:21, 126:3, 129:12 allowing [1] - 9:21 allows [5] - 10:9, 11:11, 64:17, 85:6, 140:21 almost [3] - 59:20, 102:24, 118:14 alone [1] - 84:7 ALTERNATE [2] - 1:17, 1:18 alternate [1] - 74:25 aluminum [2] - 61:21, 63:5 Aluminum [1] - 63:7 amended [1] - 8:25 Amin [5] - 3:5, 3:16, 6:3, 6:5, 79:20 AMIN [18] - 1:14, 28:1, 28:6, 28:21, 28:25, 29:13, 79:21, 103:21, 103:23, 106:23, 107:1, 107:5, 107:13, 107:19, 116:9, 116:11, 116:15, 116:19 amount [9] - 9:13, 9:14, 17:7, 21:14, 31:9, 31:12, 70:21, 89:20, 91:17 analysis [3] - 55:21, 67:12, 113:16 analyze [1] - 151:7 ANDREW [1] - 1:15 angle [2] - 41:24, 100:7 angled [1] - 87:20 angles [1] - 58:1 angry [1] - 134:7 announcement [1] - 156:19 answer [7] - 41:16, 58:12, 65:2, 116:24, 122:9, 146:18, 154:8 anyway [1] - 71:8 apartment [1] - 57:16 apologize [4] - 14:12, 35:8, 38:3, 97:24
6	9			
6 [5] - 21:24, 62:23, 92:2, 95:4, 99:5 6-25-25 [1] - 83:17 6-foot [2] - 92:1, 99:4 6-foot-high [2] - 63:2, 89:14 60/40 [1] - 88:14 64 [1] - 3:6 66 [1] - 3:9 68 [1] - 3:24	9 [6] - 21:4, 48:8, 51:8, 76:21, 92:3, 101:24 94 [1] - 4:6 96 [1] - 4:7 97 [1] - 4:9 973 [1] - 2:4 98 [1] - 4:10 983-7020 [1] - 2:4 99 [1] - 4:12 9:30 [1] - 5:16 9:55 [1] - 156:3			
7	A			
7 [2] - 85:21, 142:25 7-and-a-half [1] - 109:21 70 [1] - 99:19 74 [1] - 3:11 75 [4] - 21:21, 36:2, 103:14, 155:4 750 [1] - 155:12 755 [4] - 86:11, 116:18, 153:8, 153:9 76 [1] - 107:24 78 [1] - 3:12 7:00 [3] - 1:2, 156:22, 156:25 7:02 [1] - 5:2	A-2 [1] - 40:11 A-3 [11] - 4:4, 16:11, 16:14, 16:15, 16:18, 16:23, 21:13, 49:4, 96:24, 97:1 A-4 [5] - 4:6, 16:10, 94:6, 94:7, 94:9 A-5 [7] - 4:7, 94:6, 96:15, 96:17, 96:19, 97:12, 97:14 A-6 [3] - 4:9, 97:18, 97:21 A-7 [4] - 4:10, 98:17, 98:21, 98:22 A-8 [3] - 4:12, 99:14, 99:17 A-N [1] - 73:16 abbreviated [1] - 90:10 abide [1] - 78:21 ability [7] - 12:11, 72:10, 92:10, 115:10, 136:25, 138:6, 158:9 able [34] - 5:18, 9:12, 12:3, 14:13, 17:8, 17:18, 18:2, 19:2, 19:24, 19:25, 20:9, 22:15, 23:24, 24:17, 25:7, 25:8, 26:25, 27:11, 31:11, 34:14, 52:10, 54:12, 56:12,			
8				
8 [7] - 1:2, 21:25, 50:18, 50:19, 50:24, 95:4, 146:7 8-by-16 [1] - 104:9 8-foot [8] - 77:21, 77:25, 89:15, 98:3, 101:24, 122:13, 122:16, 133:4 8-foot-tall [1] - 85:5 8-foot-wide [2] -				

app [1] - 141:13 apparent [1] - 90:17 appeal [1] - 89:2 appear [3] - 37:11, 132:15, 133:6 appearance [4] - 8:1, 10:3, 88:2, 104:13 apples [1] - 72:22 Applicant [1] - 2:8 applicant [15] - 8:4, 68:18, 70:18, 71:9, 78:21, 117:15, 123:11, 123:15, 125:3, 132:18, 142:6, 143:18, 148:3, 148:11, 157:2 APPLICATION [1] - 1:4 application [21] - 7:23, 8:7, 11:20, 13:1, 17:3, 20:5, 34:12, 86:12, 87:23, 103:19, 103:20, 106:12, 106:16, 107:24, 118:7, 122:5, 129:13, 134:13, 134:14, 136:21, 149:16 applications [2] - 5:16, 65:9 applied [2] - 87:25, 136:5 applying [2] - 147:21, 150:8 appreciate [9] - 14:21, 72:1, 133:9, 148:9, 148:16, 149:9, 149:10, 150:11, 152:13 approach [3] - 29:3, 43:15, 126:25 appropriate [1] - 84:8 approval [4] - 8:7, 10:9, 60:24, 78:19 approved [7] - 111:22, 117:20, 117:24, 118:3, 118:7, 123:13, 124:7 approximate [1] - 29:16 arbitrage [3] - 104:22, 104:23 Arborvitae [1] - 145:22 arborvitae [2] - 146:4, 146:5 arborvitaes [2] - 144:18, 145:15 architect [20] - 8:19, 11:21, 14:14, 23:24, 24:15, 24:16, 25:16, 26:24, 36:6, 36:11, 36:17, 36:20, 38:24, 39:19, 54:11, 58:3, 58:12, 80:22, 81:17, 152:3 Architect [1] - 81:18 architectural [12] - 10:1, 10:5, 18:6, 29:20, 95:24, 113:16, 123:11, 123:22, 125:8, 126:17, 152:5, 152:23 Architectural [10] - 4:6, 4:7, 4:9, 4:10, 4:12, 94:8, 96:13, 97:19, 98:19, 99:15 Architecture [1] - 81:21 architecture [5] - 14:25, 73:7, 82:4, 123:1, 146:22 area [54] - 10:19, 11:4, 19:4, 21:14, 23:14, 26:5, 27:19, 29:1, 29:14, 37:9, 41:11, 41:25, 49:4, 49:9, 50:11, 50:12, 52:18, 52:20, 55:18, 65:23, 65:24, 67:17, 70:25, 71:7, 71:19, 74:15, 74:19, 74:20, 76:19, 84:20, 86:18, 91:4, 93:11, 95:13, 95:17, 98:6, 99:20, 103:14, 103:18, 106:13, 106:21, 107:14, 120:10, 121:4, 121:5, 130:16, 133:19, 138:3, 139:12, 140:13, 142:9, 148:22, 154:21, 154:22 areas [9] - 9:18, 26:15, 27:11, 40:17, 40:19, 40:23, 40:24, 67:1, 107:17 art [1] - 87:8 articulated [1] - 118:10 ash [2] - 37:11, 48:20 asset [1] - 118:2 assist [1] - 64:25 assisted [2] - 139:23, 140:14 associated [1] - 17:25 assumes [1] - 101:11 assuming [1] - 71:19 attempt [1] - 148:25	attempts [1] - 148:12 attention [2] - 89:10, 140:19 attest [1] - 87:10 attested [1] - 147:2 Attorney [1] - 7:5 attorney [3] - 13:13, 158:11, 158:13 AUDIENCE [1] - 82:24 authority [2] - 75:20, 78:23 authorized [1] - 158:4 AutoCAD [1] - 46:22 auxiliary [1] - 84:13 availability [1] - 53:10 available [3] - 53:21, 156:9, 156:15 Avenue [2] - 2:7, 153:19 average [5] - 11:18, 27:16, 86:1, 86:17, 153:12 avoid [1] - 44:24 aware [5] - 5:14, 52:2, 69:4, 69:6, 70:17 awnings [1] - 111:13	51:15, 51:19, 51:23, 52:7, 53:4, 53:6, 53:12, 56:22, 57:4, 57:12, 57:15, 58:6, 58:9, 58:14, 58:22, 59:10, 59:17, 61:8, 61:11, 62:2, 62:17, 62:22, 62:24, 63:3, 63:5, 63:8, 63:11, 63:16, 63:21, 63:25, 64:6, 64:10, 64:20, 65:4, 66:7, 66:17, 139:17, 139:21, 140:2, 140:6, 140:9, 140:24, 141:11, 141:16, 141:19, 141:23, 142:5, 142:23, 143:9, 143:12, 144:3, 144:6, 144:10, 144:13, 145:1, 145:10, 146:1, 146:5, 146:9, 146:15, 146:25, 147:10, 147:20, 147:24, 149:9, 149:14, 150:15, 151:24, 152:7, 152:15, 152:21 bank [1] - 54:8 barely [2] - 89:23, 99:6 barrier [1] - 42:17 base [1] - 71:12 based [28] - 35:17, 35:25, 48:12, 51:20, 52:10, 52:12, 65:8, 65:13, 70:23, 71:4, 71:13, 87:18, 95:22, 98:8, 117:23, 132:3, 140:13, 143:4, 143:19, 144:22, 145:3, 145:14, 147:4, 148:7, 148:25, 149:19, 149:21 basement [2] - 119:7, 119:11 basic [1] - 51:13 basin [7] - 29:10, 31:6, 31:11, 32:3, 32:11, 32:12, 32:17 basing [1] - 71:20 bathrooms [1] - 84:14 batteries [1] - 114:10 bay [1] - 84:16 bays [1] - 118:6 BDA [1] - 155:7 Bear [1] - 127:17 became [1] - 134:14 become [1] - 112:11	becomes [1] - 152:20 becoming [1] - 86:18 beginning [2] - 24:5, 145:13 behalf [1] - 8:3 behind [7] - 62:12, 62:20, 97:9, 97:10, 98:12, 110:23, 124:15 below [7] - 11:10, 11:14, 86:5, 91:3, 91:5, 91:21, 122:14 bends [1] - 39:25 benefit [4] - 12:7, 15:24, 56:10, 134:6 benefits [1] - 155:8 best [4] - 48:17, 102:23, 138:3, 158:9 better [8] - 23:14, 24:14, 24:18, 38:15, 58:4, 94:2, 149:5, 151:20 between [15] - 28:19, 36:5, 60:17, 88:12, 95:25, 99:11, 99:21, 100:6, 101:8, 104:23, 105:3, 107:9, 109:24, 124:24, 154:6 big [5] - 14:9, 35:10, 69:17, 110:15, 127:11 Bill [5] - 37:23, 38:2, 47:6, 134:12, 138:13 bit [16] - 21:25, 28:13, 55:13, 55:14, 56:14, 62:14, 67:20, 84:11, 87:10, 89:2, 89:24, 91:3, 96:18, 97:25, 111:13, 111:16 blending [1] - 140:22 block [7] - 83:17, 89:14, 92:1, 92:10, 98:13, 99:4, 109:18 Block [1] - 8:6 BLOCK [1] - 1:5 blocking [3] - 98:6, 98:12, 98:24 blue [3] - 95:7, 110:14, 111:12 Board [11] - 2:4, 5:14, 7:5, 7:11, 7:16, 34:25, 35:3, 48:1, 48:3, 122:23, 152:11 BOARD [4] - 1:1, 2:13, 2:14, 2:15 board [42] - 5:13, 7:22, 7:24, 8:12, 8:15, 8:18, 8:21, 8:23, 11:20, 12:7, 12:11,
--	--	---	--

13:5, 13:13, 14:17, 15:9, 15:24, 31:6, 36:12, 37:1, 38:4, 38:14, 39:10, 43:3, 44:21, 47:13, 48:11, 48:18, 59:15, 65:5, 81:1, 81:13, 111:22, 112:17, 116:8, 117:21, 123:14, 134:11, 140:12, 141:5, 142:6, 148:8, 149:8 board's [6] - 9:25, 110:25, 122:25, 125:6, 148:9, 148:15 Board/Professional [2] - 3:4, 3:15 Bogart [23] - 3:21, 20:1, 20:4, 28:12, 61:15, 74:2, 74:4, 92:6, 97:25, 98:16, 101:2, 102:14, 138:7, 138:19, 138:21, 143:14, 144:20, 147:8, 153:18, 153:19, 154:1, 154:6 Bohdan [3] - 3:21, 138:19, 139:2 BOHDEN [3] - 138:18, 139:4, 139:8 Bohler [6] - 4:4, 16:17, 16:24, 95:25, 99:19, 100:12 Bohler's [2] - 95:23, 132:10 bollards [1] - 42:13 Bongiorno [2] - 6:11, 79:24 BONGIORNO [2] - 1:13, 6:12 border [1] - 48:20 bore [1] - 70:3 bottom [4] - 22:9, 49:24, 59:11 Boulevard [1] - 15:14 bounced [1] - 95:25 box [3] - 55:21, 68:13, 69:7 boxes [1] - 124:15 Brady [5] - 3:9, 53:17, 68:3, 68:4, 68:5 BRADY [12] - 53:17, 54:9, 54:13, 54:17, 68:5, 68:9, 68:21, 68:24, 69:4, 69:16, 69:21, 70:5 brand [5] - 110:18, 110:21, 110:25, 111:20	branding [1] - 110:19 breadth [1] - 112:11 break [6] - 42:1, 42:13, 79:6, 84:13, 92:16, 125:6 break-away [1] - 42:13 breakdown [1] - 108:6 breakup [1] - 131:1 BRESLIN [1] - 2:2 brick [3] - 103:23, 103:24, 124:11 Bridgewater [12] - 2:9, 5:4, 5:12, 7:14, 47:14, 73:12, 74:8, 105:23, 108:3, 138:20, 139:22, 153:2 BRIDGEWATER [2] - 1:1, 1:5 brief [3] - 7:22, 38:6, 79:13 brighter [2] - 124:9, 124:16 bring [8] - 65:6, 65:20, 79:6, 82:16, 103:5, 115:12, 148:18, 156:7 bringing [1] - 75:16 brings [2] - 34:13, 107:2 broad [1] - 148:25 broad-based [1] - 148:25 broker [1] - 76:17 brought [6] - 22:19, 23:5, 112:16, 115:22, 123:17, 125:4 brown [4] - 31:19, 63:2, 89:14, 98:11 browns [1] - 112:2 BRUCE [1] - 1:13 BS [1] - 141:1 Buena [1] - 74:24 buffer [23] - 18:21, 21:11, 21:21, 22:3, 22:10, 23:6, 23:18, 24:1, 36:1, 36:2, 36:25, 37:1, 48:13, 48:25, 50:4, 52:24, 62:6, 62:7, 70:20, 71:6, 71:25, 138:3, 145:20 buffered [1] - 133:15 buffering [1] - 31:14 build [3] - 117:7, 120:21, 149:2 building [164] - 8:10, 8:11, 8:24, 8:25, 9:3, 9:9, 10:3, 10:4,	10:19, 10:22, 10:24, 11:1, 11:15, 11:17, 11:18, 17:13, 17:14, 17:16, 18:9, 18:16, 18:25, 19:6, 19:12, 19:13, 19:16, 19:19, 19:22, 19:25, 20:11, 20:13, 20:15, 20:18, 24:6, 24:12, 24:13, 25:17, 25:21, 26:2, 26:8, 26:11, 27:10, 29:18, 30:17, 30:20, 31:21, 32:24, 33:22, 34:16, 39:3, 39:7, 39:14, 39:16, 39:24, 40:9, 41:6, 41:19, 48:24, 56:24, 56:25, 57:23, 62:11, 64:2, 64:5, 65:19, 67:14, 72:12, 73:1, 73:3, 76:5, 76:16, 77:3, 84:4, 84:6, 84:8, 85:24, 86:1, 86:23, 87:7, 88:7, 89:6, 90:6, 91:3, 91:21, 92:2, 92:3, 94:21, 96:21, 97:4, 97:5, 97:7, 99:5, 99:24, 100:23, 100:25, 101:8, 101:21, 102:11, 102:16, 107:9, 107:17, 113:19, 117:7, 117:20, 118:20, 119:14, 119:15, 119:19, 120:7, 120:23, 121:11, 121:17, 121:24, 122:3, 122:7, 123:4, 123:18, 123:19, 123:20, 123:23, 124:2, 124:5, 124:6, 124:17, 124:18, 125:1, 125:6, 126:12, 129:5, 129:8, 129:12, 134:11, 136:5, 136:12, 137:7, 138:22, 139:18, 140:3, 140:15, 146:16, 147:1, 148:6, 149:2, 150:22, 150:23, 150:25, 151:2, 151:3, 151:4, 153:5, 153:7, 153:17, 153:22, 153:23, 154:11, 154:12, 154:17, 154:20, 155:5, 155:9 building-mounted [2]	- 88:7, 137:7 buildings [1] - 101:18 built [1] - 154:17 bulk [9] - 8:8, 10:20, 10:21, 31:24, 33:4, 33:7, 33:13, 77:5, 77:6 bulking [1] - 49:11 bullet [1] - 45:22 bulletin [1] - 5:12 bunch [1] - 111:10 BURR [47] - 2:15, 7:2, 37:24, 38:3, 38:16, 38:22, 39:6, 40:1, 40:6, 40:17, 41:9, 42:7, 42:16, 43:23, 44:2, 44:5, 44:8, 44:10, 44:15, 44:18, 45:6, 45:25, 46:3, 46:18, 47:2, 60:12, 60:20, 80:15, 134:23, 135:1, 135:4, 135:6, 135:14, 135:18, 135:21, 136:1, 136:6, 136:9, 136:14, 136:16, 136:24, 137:3, 137:14, 137:23, 138:2, 138:11, 138:14 Burr [4] - 3:7, 3:20, 7:1, 80:14 business [3] - 13:8, 88:2, 105:7 businesses [1] - 125:25 BY [10] - 2:2, 2:6, 15:22, 30:7, 33:1, 81:12, 82:7, 92:15, 97:6, 100:1	CAPIZZI [79] - 2:6, 2:6, 7:15, 7:18, 7:21, 8:2, 12:15, 13:15, 13:21, 14:11, 14:22, 15:3, 15:20, 15:22, 16:11, 27:23, 30:7, 33:1, 34:22, 45:13, 45:21, 52:15, 54:2, 54:5, 60:1, 61:24, 62:13, 66:15, 70:1, 72:5, 75:10, 75:19, 75:23, 78:18, 79:8, 79:11, 80:21, 81:12, 82:5, 82:7, 83:14, 83:20, 90:8, 92:15, 94:4, 96:25, 97:6, 98:18, 100:1, 103:8, 105:24, 108:4, 117:9, 117:12, 117:18, 117:25, 118:16, 119:4, 119:13, 121:22, 122:2, 126:7, 129:7, 129:16, 131:10, 133:9, 134:21, 146:17, 147:17, 147:22, 148:1, 150:10, 150:17, 151:21, 152:8, 152:18, 154:16, 155:21, 156:16 Capizzi [5] - 3:3, 3:14, 3:14, 8:3, 54:3 capture [3] - 114:22, 115:10, 148:19 captured [3] - 29:8, 100:3, 100:4 car [13] - 25:1, 25:8, 25:11, 27:21, 27:22, 63:18, 64:8, 64:13, 65:24, 66:1, 66:24, 107:15, 115:3 care [2] - 37:19, 126:10 carry [1] - 149:8 cars [5] - 40:14, 56:11, 64:17, 65:7, 155:14 CARUCCI [1] - 1:23 case [11] - 13:12, 14:10, 15:1, 43:13, 104:19, 110:20, 115:20, 124:10, 149:5, 150:20, 152:2 catch [2] - 72:2, 154:9 catches [2] - 153:24, 154:5 catching [2] - 29:1, 111:8 category [2] - 113:19, 113:20
---	---	--	--	---

CCR [1] - 158:24 celling [6] - 119:25, 120:6, 122:13, 122:15, 122:17 cellings [1] - 120:21 cellar [1] - 92:7 center [1] - 132:15 CEO [1] - 115:22 certain [4] - 52:4, 127:5, 151:8, 152:9 certainly [10] - 14:16, 14:19, 52:17, 69:17, 102:7, 113:2, 137:2, 148:12, 148:25, 150:10 Certainly [6] - 12:15, 13:17, 53:5, 68:12, 83:20, 152:18 Certified [1] - 158:3 CERTIFIED [1] - 1:23 CERTIFY [1] - 158:10 certify [1] - 158:6 cetera [1] - 151:18 chain [6] - 42:13, 58:16, 58:17, 58:18, 59:6, 61:2 CHAIRMAN [127] - 1:8, 1:9, 5:1, 5:22, 5:25, 6:2, 7:9, 7:13, 7:17, 7:20, 11:24, 12:18, 13:20, 13:24, 14:21, 15:1, 22:17, 23:4, 23:15, 23:20, 24:2, 34:25, 35:3, 35:10, 36:12, 36:22, 37:22, 38:1, 38:10, 38:18, 45:23, 46:2, 47:6, 47:25, 48:4, 49:3, 49:7, 52:22, 53:8, 53:13, 53:24, 54:3, 54:6, 54:15, 54:19, 56:18, 58:21, 60:5, 60:16, 61:1, 61:3, 61:4, 61:6, 61:9, 61:17, 61:25, 66:20, 66:23, 68:1, 68:7, 68:17, 69:19, 69:23, 70:2, 70:6, 70:10, 71:5, 71:15, 72:2, 73:8, 77:14, 79:4, 79:9, 79:12, 79:14, 79:17, 80:11, 80:19, 82:3, 82:23, 82:25, 104:14, 104:17, 105:25, 106:4, 106:14, 106:18, 106:22, 107:20, 108:1, 108:5, 114:16, 115:2, 116:7, 116:10,	117:3, 117:6, 117:10, 117:16, 117:22, 118:4, 122:20, 122:23, 133:13, 134:4, 134:22, 134:25, 138:13, 138:15, 139:16, 141:10, 142:15, 142:18, 143:7, 143:10, 146:20, 149:4, 150:13, 151:19, 151:22, 152:3, 152:22, 155:25, 156:3, 156:12, 156:14, 156:23 Chairman [39] - 3:4, 3:17, 3:17, 5:24, 7:16, 7:19, 7:22, 8:23, 11:19, 14:11, 14:22, 15:3, 34:24, 35:5, 37:24, 47:5, 47:13, 57:18, 60:1, 66:21, 70:1, 70:8, 72:5, 79:8, 80:10, 80:21, 82:5, 105:24, 112:16, 122:24, 123:16, 134:21, 134:23, 138:14, 140:11, 146:17, 150:10, 151:5, 156:17 chance [3] - 21:9, 36:7, 38:4 chances [1] - 73:24 change [24] - 9:16, 17:7, 19:20, 19:23, 19:24, 25:23, 26:4, 26:20, 27:5, 28:13, 28:18, 40:19, 65:14, 85:4, 85:10, 90:11, 90:17, 93:9, 97:12, 99:3, 106:9, 111:24, 127:3 changed [6] - 12:24, 17:6, 24:6, 31:24, 40:25, 123:6 changes [7] - 35:19, 36:18, 44:19, 44:22, 51:7, 123:12, 125:4 changing [2] - 35:21, 110:24 character [1] - 58:11 charming [1] - 37:4 check [4] - 33:14, 37:14, 114:17, 115:6 checking [1] - 46:4 checks [1] - 46:19 chemicals [1] - 113:12 chicken [1] - 118:1	chief [1] - 67:8 Chimney [1] - 13:16 Chop [1] - 121:19 CHRIS [1] - 1:16 Christopher [2] - 3:21, 138:18 circulate [2] - 18:13, 40:14 circulation [4] - 9:17, 40:8, 40:13, 148:23 civil [6] - 8:14, 11:21, 14:23, 15:5, 34:17, 96:23 Civil [1] - 95:25 clarification [1] - 109:1 clarifies [1] - 130:25 clarify [8] - 51:15, 67:8, 71:21, 72:6, 120:4, 121:8, 126:5, 135:7 CLAUDIO [1] - 1:12 clean [1] - 13:7 clear [4] - 13:5, 67:4, 102:9 clerk [1] - 5:11 climate [7] - 86:23, 86:25, 125:10, 125:13, 125:18, 154:21, 154:22 climbing [1] - 19:21 clockwise [1] - 40:16 close [3] - 27:21, 75:13, 113:2 closer [4] - 10:3, 56:3, 148:18, 150:7 closest [1] - 101:1 closing [1] - 137:1 clouds [1] - 111:17 club [1] - 121:23 Club [1] - 76:14 CMU [10] - 89:10, 95:7, 104:1, 104:3, 104:5, 104:6, 105:14, 128:17, 128:22, 128:23 co [1] - 134:17 co-exist [1] - 134:17 code [9] - 18:17, 20:10, 22:4, 85:2, 87:9, 113:16, 154:11, 154:25, 155:2 coined [1] - 104:20 collect [1] - 7:18 collected [1] - 8:15 collective [1] - 93:25 color [16] - 104:2, 104:4, 110:14, 110:21, 110:23,	111:15, 111:17, 111:22, 123:21, 124:10, 124:16, 128:21, 136:22, 139:23, 140:4, 140:16 colored [6] - 124:9, 126:24, 128:16, 128:17 colorized [6] - 16:5, 17:1, 17:2, 128:7, 131:18 colors [6] - 58:10, 111:5, 112:2, 112:5, 112:18, 140:22 combination [8] - 82:17, 95:24, 100:14, 109:20, 132:7, 135:22, 135:23 coming [13] - 14:17, 17:20, 28:7, 42:19, 55:25, 61:15, 67:13, 68:14, 69:8, 82:22, 88:15, 90:8, 116:21 comment [9] - 21:11, 68:6, 68:25, 123:17, 132:12, 132:17, 133:10, 150:11, 151:6 commentary [3] - 123:7, 123:10, 125:7 commented [1] - 111:23 comments [4] - 9:25, 132:1, 132:21, 134:1 commercial [19] - 10:10, 23:10, 36:5, 57:8, 57:10, 72:14, 72:19, 72:23, 72:25, 73:1, 76:17, 86:6, 88:1, 88:3, 89:19, 93:9, 112:23, 112:25, 124:22 commercially [1] - 151:13 communication [1] - 155:8 community [3] - 115:7, 150:1, 154:4 company [1] - 118:2 comparable [1] - 72:20 compare [4] - 20:12, 20:15, 29:17, 57:23 compared [11] - 20:1, 20:6, 20:10, 20:14, 40:3, 40:20, 56:7, 57:1, 108:14, 118:14, 135:10	comparison [2] - 72:18, 132:16 compel [1] - 78:23 complement [1] - 58:11 complete [1] - 141:1 completely [1] - 96:21 compliance [1] - 60:23 compliant [5] - 19:4, 119:5, 120:3, 121:12, 122:8 complies [3] - 150:23, 150:24 comply [1] - 22:14 complying [2] - 20:13, 20:23 components [2] - 10:6, 105:14 composed [1] - 83:22 comprehensive [1] - 149:1 compromise [1] - 61:22 concern [1] - 56:2 concerned [4] - 14:12, 105:1, 105:16, 113:3 concerns [6] - 40:21, 40:22, 67:8, 112:15, 116:6, 152:14 Concrete [1] - 104:8 condenser [1] - 127:12 condition [3] - 23:18, 78:19, 78:22 conditions [6] - 13:17, 13:22, 17:9, 17:10, 43:8, 55:7 conducts [1] - 7:12 confines [1] - 149:16 confirm [2] - 13:13, 137:20 conflict [2] - 48:6, 110:19 conform [1] - 120:22 conformed [2] - 118:20, 119:20 conforming [4] - 10:25, 11:1, 11:2, 118:25 confusing [1] - 25:22 consider [3] - 51:8, 59:2, 125:4 consideration [2] - 140:15, 147:13 considered [3] - 67:1, 114:10, 124:20 considering [1] - 58:17 consistency [1] -
---	--	---	---	---

145:3 consistent [2] - 27:6, 27:8 consolidate [1] - 8:9 constant [1] - 78:10 constraints [1] - 43:4 constructed [2] - 60:9, 151:16 construction [1] - 155:10 context [5] - 11:10, 67:3, 122:5, 123:24, 124:21 Continue [1] - 137:13 continue [3] - 84:12, 132:19, 156:21 continued [1] - 7:23 continuing [1] - 157:3 Continuing [1] - 4:1 Contractors [1] - 125:24 contrast [3] - 110:13, 111:12, 124:10 controlled [7] - 86:24, 86:25, 125:10, 125:13, 125:19, 154:21, 154:22 conversation [4] - 71:24, 148:7, 152:1, 152:10 conversations [1] - 9:1 coordinate [1] - 137:21 copy [1] - 96:17 cores [1] - 87:12 corner [26] - 16:8, 16:23, 17:20, 17:24, 18:9, 18:12, 18:16, 26:7, 27:9, 30:16, 32:11, 39:9, 39:14, 39:24, 41:6, 41:15, 42:3, 49:8, 59:7, 59:14, 64:2, 67:13, 85:19, 95:9, 126:25 corners [2] - 20:12, 20:14 correct [22] - 10:15, 16:6, 24:22, 30:11, 31:17, 33:18, 39:20, 43:24, 48:1, 50:19, 54:4, 54:5, 77:7, 82:10, 96:8, 97:23, 102:1, 107:4, 108:11, 135:19, 136:17, 137:8 Correct [26] - 26:12, 28:24, 30:23, 32:8, 32:18, 33:5, 34:5, 39:5, 44:1, 44:14,	44:17, 45:21, 54:2, 63:6, 63:10, 75:23, 82:11, 83:14, 83:15, 97:9, 107:18, 117:9, 121:21, 127:25, 135:25, 136:14 correctly [1] - 24:8 corridor [1] - 72:23 Counsel [3] - 2:4, 2:8, 69:9 counsel [2] - 158:11, 158:13 count [6] - 48:9, 48:12, 51:5, 51:14, 52:12, 86:13 counted [2] - 52:18, 99:19 counter [2] - 147:5 counterclockwise [1] - 40:15 counting [1] - 21:5 countries [1] - 104:25 Country [1] - 76:14 counts [1] - 119:11 couple [5] - 11:25, 38:7, 42:24, 51:6, 62:20 Courier [1] - 5:10 course [2] - 117:5, 148:24 Court [1] - 158:3 COURT [1] - 1:23 courteous [1] - 150:12 cover [4] - 49:18, 77:21, 78:1, 95:4 coverage [10] - 11:11, 17:25, 32:21, 49:20, 49:21, 49:24, 85:6, 149:22, 150:23 covering [1] - 89:21 create [3] - 24:7, 145:3, 148:24 created [1] - 95:20 creative [1] - 132:7 credit [2] - 71:8, 133:21 cross [4] - 12:13, 23:25, 38:20, 47:11 cross-examine [3] - 12:13, 38:20, 47:11 cross-sections [1] - 23:25 CSR [1] - 1:23 cubic [1] - 130:19 curb [7] - 17:22, 41:25, 55:5, 62:12, 62:20, 94:21, 107:10 curious [4] - 40:24, 66:12, 139:18, 140:12	current [3] - 49:18, 135:23, 140:3 cursor [2] - 26:2, 26:10 customer [1] - 65:3 customers [2] - 65:6, 73:22 cut [2] - 41:25, 55:5 cutting [3] - 59:4, 91:10, 93:11 Cypress [1] - 146:3 D D(1) [1] - 10:11 D-1 [3] - 33:3, 66:11, 150:8 daily [2] - 53:20, 73:23 damn [1] - 105:5 Dan [1] - 77:16 dangerous [1] - 115:7 Daniel [1] - 3:12 dark [2] - 32:13, 110:14 dashed [1] - 91:4 data [1] - 48:11 date [11] - 14:17, 15:25, 16:3, 51:21, 82:13, 83:16, 156:6, 156:9, 156:15, 157:4, 158:8 Dated [2] - 4:4, 16:17 dated [6] - 16:24, 45:19, 46:8, 46:11, 83:16, 123:3 daycare [1] - 60:18 daytime [1] - 116:21 de [1] - 105:10 dead [11] - 37:11, 37:12, 37:15, 48:17, 48:19, 49:2, 77:22, 133:20, 141:4, 143:6, 145:21 deal [1] - 150:9 dealing [1] - 117:19 Debra [2] - 3:10, 54:21 decadent [1] - 48:17 decal [1] - 69:14 decide [1] - 75:15 deciduous [3] - 99:12, 112:7, 138:5 deck [6] - 126:22, 127:22, 128:1, 128:4, 128:24, 135:16 decrease [1] - 122:11 decreased [1] - 53:18 deep [2] - 109:21 defer [1] - 24:18 definitely [10] - 39:19,	48:21, 49:10, 49:21, 60:14, 65:1, 67:11, 95:4, 99:7, 135:13 definition [2] - 129:4, 129:11 deleted [2] - 9:20, 9:21 demolished [1] - 32:16 demonstrative [1] - 131:2 dense [2] - 97:2, 98:23 DEP [2] - 43:18, 43:19 department [5] - 30:10, 60:3, 75:20, 75:22 departments [1] - 60:2 Depot [1] - 104:11 depth [1] - 20:22 describe [7] - 17:5, 23:2, 27:14, 124:23, 127:19, 128:1, 148:12 described [8] - 23:14, 48:13, 85:10, 88:21, 94:24, 128:6, 129:18, 129:24 DESCRIPTION [1] - 4:3 deserves [1] - 37:6 design [11] - 35:24, 44:23, 45:4, 123:5, 125:2, 125:7, 125:8, 134:1, 135:23, 137:6, 137:21 designating [2] - 106:20, 109:7 designed [3] - 25:7, 56:8, 73:1 DeSIMONE [18] - 2:14, 45:17, 46:5, 46:13, 79:16, 79:18, 79:20, 79:22, 79:24, 80:3, 80:6, 80:8, 80:10, 80:12, 80:14, 80:16, 156:8, 156:13 desirable [1] - 88:5 detailed [1] - 123:11 details [1] - 60:21 determine [1] - 75:18 determined [1] - 43:16 development [2] - 151:14, 151:15 diagram [1] - 127:21 die [2] - 77:20, 78:13 difference [5] - 123:17, 149:24, 149:25, 150:2 differences [1] - 104:24	different [19] - 13:4, 24:7, 55:1, 81:25, 83:7, 104:23, 104:25, 106:12, 115:15, 121:10, 121:12, 122:6, 127:20, 130:13, 147:19, 148:21, 152:10, 152:11 difficult [2] - 41:24, 71:20 digest [1] - 38:12 dimensions [2] - 104:9, 129:21 dimmed [1] - 136:25 Dire [1] - 3:14 DIRE [1] - 81:11 Direct [2] - 3:3, 3:14 DIRECT [2] - 15:21, 82:6 direct [1] - 13:23 direction [3] - 55:25, 91:11, 117:13 directions [1] - 92:13 directly [11] - 47:23, 49:17, 49:18, 50:1, 57:22, 57:24, 62:11, 100:24, 102:16, 141:3 disagree [4] - 69:14, 139:9, 140:24, 152:19 disappear [1] - 111:16 discharges [1] - 29:11 discuss [3] - 15:25, 112:20, 148:23 discussed [2] - 13:19, 142:10 discussion [4] - 14:15, 14:18, 42:23, 82:9 disease [1] - 22:7 display [3] - 135:24, 136:9, 136:20 distance [2] - 99:1, 155:4 distances [1] - 155:1 distracting [2] - 111:9, 111:18 district [1] - 72:14 disturbance [2] - 31:9, 51:14 disturbing [3] - 46:24, 46:25, 47:2 dive [3] - 11:25, 14:24, 130:10 DO [1] - 158:10 document [1] - 45:11 documents [1] - 67:4 dog [1] - 138:25
---	---	--	---	---

Donahue [1] - 123:14 DONALD [1] - 1:11 done [5] - 51:10, 51:21, 111:20, 122:12, 150:15 door [10] - 25:2, 27:14, 40:23, 85:22, 88:20, 88:23, 107:2, 114:1, 115:14, 115:15 doors [51] - 19:12, 19:14, 19:16, 19:21, 24:20, 24:25, 25:5, 25:16, 25:24, 26:18, 26:20, 26:22, 26:23, 27:1, 27:11, 27:19, 27:21, 39:1, 39:15, 39:17, 39:22, 39:23, 40:2, 40:18, 41:2, 41:7, 64:2, 65:21, 66:25, 67:16, 84:21, 84:24, 88:12, 88:13, 89:8, 89:17, 89:18, 99:2, 106:24, 107:21, 108:24, 109:2, 109:8, 114:4, 115:24, 124:15, 125:9, 125:14, 125:18, 136:20, 150:4 DOT's [1] - 59:25 double [12] - 22:3, 22:8, 22:23, 23:8, 33:14, 37:14, 49:21, 49:24, 66:13, 86:19, 98:2, 149:17 down [26] - 7:14, 19:7, 28:8, 33:6, 42:10, 48:8, 48:9, 51:3, 51:25, 53:19, 58:18, 61:15, 88:8, 95:14, 97:4, 97:25, 98:7, 99:24, 102:18, 108:18, 117:17, 117:19, 123:13, 128:16, 128:17, 137:5 downsizing [1] - 125:22 drainage [4] - 29:6, 30:25, 32:3, 32:17 drains [1] - 28:25 draw [1] - 89:10 drawing [2] - 55:2, 107:14 Drawing [1] - 67:12 drawings [3] - 65:13, 87:23, 126:17 drive [29] - 9:18, 17:24, 18:2, 18:20, 19:17, 19:18, 25:7, 25:9, 30:15, 41:2, 41:5, 41:7, 42:9, 42:19, 59:7, 62:12, 62:20, 74:11, 85:17, 85:19, 85:20, 85:21, 86:24, 89:3, 89:8, 92:11, 99:24, 99:25, 118:6 Drive [8] - 3:21, 20:1, 74:2, 101:2, 138:19, 138:21, 153:19, 154:1 drive-up [8] - 9:18, 85:17, 85:19, 85:20, 85:21, 86:24, 89:8, 118:6 driven [2] - 50:7, 119:13 driver [1] - 111:9 driveway [23] - 17:19, 17:21, 28:6, 28:10, 28:20, 30:19, 40:19, 41:10, 41:18, 42:9, 42:18, 42:20, 45:2, 55:4, 55:9, 55:10, 55:12, 56:2, 56:4, 59:9, 59:11, 59:16, 64:16 driving [5] - 27:22, 95:16, 97:17, 101:14, 140:19 Driving [2] - 4:9, 97:20 drop [1] - 109:20 dropping [1] - 91:3 drops [1] - 26:9 dry [1] - 154:21 due [9] - 12:1, 84:1, 85:9, 86:17, 87:16, 88:22, 95:11, 99:3, 147:20 dull [2] - 111:16, 140:22 duly [2] - 15:15, 81:6 during [6] - 9:2, 9:25, 48:10, 48:23, 116:21, 155:9 dwelling [1] - 72:16 dwelling [1] - 72:13 dying [1] - 71:7 dynamic [1] - 149:19	east [32] - 22:20, 23:7, 24:24, 28:22, 31:12, 32:6, 39:2, 39:7, 41:6, 49:8, 57:7, 63:24, 85:11, 85:12, 85:13, 85:14, 85:19, 86:3, 89:7, 89:20, 89:22, 92:13, 93:7, 93:9, 93:14, 94:16, 95:15, 97:17, 100:5, 109:8, 131:18, 136:12 east-west [1] - 93:7 eastbound [1] - 98:1 eastern [8] - 17:10, 17:14, 21:17, 28:15, 39:16, 39:21, 43:11, 64:3 easy [1] - 84:22 echo [3] - 35:14, 112:15, 122:25 EcolSciences [1] - 43:14 economically [1] - 151:9 economics [1] - 151:5 edge [2] - 87:4, 100:5 educational [1] - 81:14 effect [1] - 151:17 effectively [1] - 40:23 egg [1] - 118:1 egress [6] - 84:18, 87:12, 87:14, 88:9, 88:23, 154:23 egresses [1] - 85:1 either [7] - 24:11, 60:13, 78:1, 84:25, 88:16, 88:25, 109:9 elaborated [1] - 14:19 electronically [1] - 36:8 element [2] - 95:9, 126:25 elements [1] - 128:4 elevated [1] - 142:25 elevation [35] - 9:3, 9:10, 9:18, 17:15, 20:5, 20:6, 25:23, 28:11, 28:12, 85:10, 85:11, 89:7, 89:22, 90:11, 90:17, 91:2, 91:25, 92:5, 92:6, 99:4, 109:8, 128:7, 128:14, 128:18, 131:17, 135:2, 135:8, 142:23, 147:8, 147:10, 147:14, 147:19 elevations [17] - 10:2, 26:25, 29:20, 29:25, 82:9, 82:18, 83:4, 83:6, 87:1, 87:22, 95:24, 103:10, 105:22, 126:21, 127:20, 127:24, 128:10 elevator [4] - 65:19, 84:21, 84:25, 87:12 Elevator [2] - 85:9, 85:15 elevators [1] - 84:18 eliminate [5] - 18:2, 19:2, 19:12, 22:15, 34:14 eliminated [3] - 19:14, 19:15, 19:20 elimination [1] - 24:20 elongate [2] - 31:6, 31:11 embrace [1] - 60:7 emergencies [1] - 75:16 emergency [9] - 30:9, 30:21, 41:10, 58:15, 60:13, 73:21, 75:12, 137:17, 137:18 emit [2] - 136:2, 136:16 employee [2] - 158:11, 158:13 employees [1] - 53:20 empty [1] - 22:22 EMS [1] - 60:10 encourage [3] - 14:3, 14:9, 42:21 encroachment [1] - 129:7 end [7] - 22:21, 23:9, 42:17, 71:24, 131:4, 136:10, 149:4 ended [2] - 13:8, 13:10 enforcement [1] - 78:22 engine [1] - 67:23 ENGINEER [1] - 2:15 Engineer [1] - 7:3 engineer [13] - 8:14, 8:19, 8:20, 11:21, 11:23, 14:23, 31:6, 37:10, 131:17, 132:2, 132:18, 146:18, 155:22 engineer's [2] - 12:8, 12:12 engineering [10] - 35:1, 47:9, 47:11, 56:19, 96:24, 107:13, 131:25, 132:5, 132:12, 133:14 Engineering [2] - 4:4, 16:17 Engineering's [1] - 96:1 enlarged [1] - 91:13 enter [6] - 18:10, 72:8, 72:9, 84:23, 94:15, 117:13 entering [3] - 45:3, 56:13, 155:17 enters [2] - 42:9, 84:19 entire [6] - 44:11, 62:11, 67:15, 71:4, 85:7, 86:23 entirely [1] - 9:24 entirety [1] - 124:4 entrance [10] - 54:25, 56:3, 68:10, 69:5, 85:14, 88:11, 94:15, 95:9, 103:13, 110:5 Entrance [2] - 4:6, 94:9 enumerated [1] - 13:18 enunciated [1] - 155:6 environment [1] - 151:1 environmental [2] - 43:2, 43:4 EP [1] - 104:3 equipment [7] - 57:11, 126:1, 126:6, 126:11, 126:13, 126:19, 127:10 equivalent [1] - 109:7 especially [2] - 67:22, 150:1 ESQUIRE [2] - 2:2, 2:6 essentially [6] - 8:18, 8:24, 8:25, 9:5, 10:21, 105:10 established [1] - 138:4 estate [1] - 94:23 et [1] - 151:17 evening [11] - 5:1, 5:22, 7:15, 7:17, 10:6, 11:23, 14:15, 16:1, 82:9, 148:11, 148:24 event [2] - 14:18, 75:5 evergreen [6] - 21:22, 22:2, 98:2, 112:8, 133:4 evergreens [8] - 22:5, 36:3, 50:20, 50:23, 78:5, 98:10, 99:9,
--	---

134:3 everywhere [2] - 42:5, 76:1 exact [2] - 76:6, 103:16 exactly [7] - 38:25, 49:15, 52:5, 67:15, 128:14, 132:4, 141:24 Examination [3] - 3:3, 3:14, 3:14 EXAMINATION [3] - 15:21, 81:11, 82:6 examine [3] - 12:13, 38:20, 47:11 example [2] - 109:17, 121:23 except [1] - 86:24 exception [1] - 143:24 excluded [1] - 70:24 exclusions [1] - 71:2 exclusive [1] - 75:19 exclusively [1] - 30:21 excuse [3] - 24:4, 91:16, 94:20 Excuse [1] - 45:16 exhibit [4] - 16:7, 16:14, 16:22, 96:17 Exhibit [7] - 16:18, 94:9, 96:15, 97:1, 97:21, 98:21, 99:17 exhibits [1] - 14:15 exist [1] - 134:17 Existing [3] - 4:11, 55:7, 98:20 existing [47] - 9:13, 17:10, 21:6, 21:18, 23:16, 23:18, 29:15, 30:18, 31:8, 34:16, 37:9, 37:13, 41:18, 42:6, 43:7, 48:13, 50:4, 55:3, 55:7, 55:8, 55:15, 68:11, 68:12, 71:2, 71:14, 71:16, 71:19, 84:1, 84:5, 89:21, 91:19, 94:17, 95:12, 96:7, 96:10, 96:22, 97:2, 98:5, 98:7, 98:23, 98:24, 99:20, 100:12, 132:8, 133:23, 138:3 exit [4] - 59:8, 85:1, 137:19, 154:24 exiting [2] - 45:3, 155:17 exits [1] - 137:19 expect [1] - 116:21 expectation [1] - 145:12	expected [2] - 144:19, 146:10 experience [4] - 74:21, 116:25, 118:3, 125:14 experiences [1] - 81:15 expert [4] - 69:20, 69:25, 82:4, 146:21 experts [1] - 146:21 explain [3] - 24:14, 24:17, 95:19 explanation [1] - 81:14 explosive [1] - 114:7 explosives [1] - 113:12 exposed [4] - 83:22, 83:23, 86:2, 91:23 exposure [1] - 124:7 extended [1] - 124:11 exterior [9] - 19:16, 58:9, 85:22, 87:2, 88:1, 109:2, 120:18, 137:6, 137:18 extinguishers [1] - 155:3 extra [1] - 149:24 eye [1] - 111:8 eye-catching [1] - 111:8	115:17, 118:23, 118:25, 124:22 facto [1] - 105:10 factors [1] - 123:20 fade [1] - 111:15 fails [1] - 78:21 fair [2] - 108:24, 143:13 Fairview [1] - 2:7 fallen [1] - 142:2 false [1] - 142:8 familiar [1] - 74:8 family [1] - 38:2 fan [1] - 110:14 FAR [16] - 10:13, 10:14, 20:18, 32:23, 33:3, 66:9, 118:21, 118:24, 119:11, 119:18, 120:5, 122:8, 149:16, 150:7, 150:8, 151:3 far [22] - 10:20, 11:4, 14:12, 31:14, 35:23, 49:1, 65:15, 66:2, 84:25, 95:18, 111:19, 114:6, 117:20, 118:23, 123:7, 125:9, 126:11, 127:23, 129:17, 143:5, 152:16, 152:19 farm [4] - 32:5, 32:12, 32:13, 37:3 fashion [1] - 18:13 fast [1] - 58:25 fatal [1] - 59:21 faux [6] - 87:25, 88:24, 95:8, 123:5, 135:23, 136:1 façade [13] - 18:25, 19:13, 19:15, 39:16, 39:21, 39:22, 64:3, 88:10, 89:13, 95:6, 136:3, 136:4, 137:7 feature [2] - 34:20, 43:17 features [1] - 123:22 feedback [4] - 8:15, 14:2, 104:15, 104:18 feelings [1] - 148:16 feet [100] - 9:5, 9:7, 9:10, 10:19, 10:23, 10:24, 11:15, 11:16, 11:17, 17:15, 19:1, 19:23, 20:7, 20:9, 20:11, 21:24, 21:25, 26:9, 28:8, 28:20, 33:10, 34:8, 41:4, 41:7, 50:18, 50:19, 50:24, 62:20, 62:23,	64:17, 72:15, 72:16, 72:17, 76:18, 76:20, 76:21, 76:22, 78:6, 78:9, 84:6, 86:1, 86:2, 86:3, 86:14, 87:3, 87:4, 92:2, 92:3, 92:6, 99:5, 101:25, 102:25, 103:15, 107:9, 107:11, 107:12, 107:16, 108:18, 109:10, 120:8, 120:16, 122:10, 122:18, 127:2, 127:6, 127:7, 128:4, 128:8, 128:24, 128:25, 129:12, 130:17, 130:19, 130:20, 130:21, 132:14, 133:3, 133:5, 133:22, 142:25, 145:16, 146:7, 146:13, 146:14, 146:15, 147:3, 149:18, 149:23, 153:10, 153:13, 153:17, 154:2, 154:12, 154:14, 155:2, 155:4 fellow [1] - 143:2 felt [3] - 22:8, 112:5, 143:14 fence [15] - 31:19, 59:2, 61:7, 62:19, 63:2, 88:11, 89:14, 91:25, 92:1, 92:9, 94:23, 95:12, 98:11, 99:4 fences [1] - 90:20 fencing [8] - 31:15, 62:4, 62:5, 62:8, 62:11, 98:11 few [9] - 38:17, 38:19, 39:8, 59:20, 61:14, 89:13, 90:24, 132:1, 134:24 fighting [1] - 52:25 figured [1] - 82:21 filed [2] - 5:11, 8:21 fill [3] - 53:2, 144:22, 145:16 final [1] - 10:8 financial [1] - 151:7 financially [1] - 158:14 Finderne [2] - 74:14, 74:16 fine [4] - 59:1, 61:24, 94:4, 118:18 finished [4] - 12:20, 17:12, 17:16, 28:15	finishes [1] - 58:10 fire [40] - 30:10, 30:14, 41:10, 45:7, 45:8, 45:12, 45:14, 60:2, 60:3, 60:22, 60:24, 67:2, 67:4, 67:7, 67:8, 67:14, 67:18, 67:22, 73:21, 73:23, 75:4, 75:20, 75:21, 85:6, 99:21, 105:13, 116:2, 153:17, 153:18, 153:24, 154:5, 154:10, 154:13, 154:15, 154:19, 154:23, 154:24, 155:3, 155:6, 155:11 fire-rated [1] - 154:15 firearms [1] - 113:12 firemen [1] - 155:8 first [24] - 13:6, 14:23, 36:21, 41:16, 46:10, 82:17, 83:3, 83:25, 84:10, 86:21, 92:7, 93:22, 94:15, 107:16, 108:10, 108:14, 109:6, 111:3, 120:12, 130:9, 133:2, 133:3, 133:5, 145:19 firsthand [1] - 125:20 fit [4] - 114:2, 115:13, 115:14, 131:2 Five [1] - 45:22 five [10] - 74:3, 74:16, 78:6, 78:8, 81:25, 93:23, 117:11, 144:16, 145:9, 146:14 five-year [1] - 145:9 fixtures [1] - 44:25 Flag [1] - 5:19 flat [1] - 104:12 flattens [1] - 27:9 flatter [1] - 27:10 files [1] - 48:20 flip [1] - 40:13 floor [49] - 8:25, 17:12, 28:15, 76:21, 82:8, 82:17, 83:4, 83:5, 83:25, 84:7, 84:10, 84:12, 84:17, 84:19, 85:3, 85:4, 85:8, 86:8, 86:9, 86:11, 86:15, 86:21, 86:22, 91:5, 92:7, 92:8, 101:20, 108:10, 108:14, 108:17, 109:1, 109:3, 109:6, 109:17, 109:19,
---	---	--	---	--

119:1, 119:24, 120:1, 120:10, 120:11, 120:13, 120:18, 121:4, 121:5, 127:20, 130:4, 142:12, 147:15 floors [11] - 17:17, 28:19, 109:12, 116:12, 116:16, 118:24, 119:14, 120:9, 121:24, 151:2, 154:24 flurry [1] - 104:4 fly [1] - 36:15 fob [2] - 60:14, 87:8 focal [1] - 9:2 focus [1] - 44:12 follage [3] - 138:9, 140:25, 143:17 folks [2] - 14:4, 112:19 follow [2] - 94:3, 153:21 following [2] - 51:22, 127:15 follows [2] - 15:15, 81:6 FOOSE [107] - 1:8, 5:1, 5:22, 5:25, 7:9, 7:13, 7:17, 7:20, 11:24, 12:18, 13:20, 13:24, 14:21, 15:1, 34:25, 35:3, 35:10, 36:12, 36:22, 37:22, 38:1, 38:10, 38:18, 45:23, 46:2, 47:6, 47:25, 48:4, 49:3, 49:7, 52:22, 53:8, 53:13, 53:24, 54:3, 54:6, 54:15, 54:19, 56:18, 58:21, 60:5, 60:16, 61:3, 61:6, 61:9, 61:17, 61:25, 66:20, 66:23, 68:1, 68:7, 68:17, 69:19, 69:23, 70:2, 70:6, 70:10, 71:5, 71:15, 72:2, 73:8, 77:14, 79:4, 79:9, 79:12, 79:14, 80:11, 80:19, 82:3, 82:23, 82:25, 104:14, 104:17, 105:25, 107:20, 108:1, 108:5, 114:16, 115:2, 116:7, 116:10, 122:20, 122:23, 133:13, 134:4, 134:22, 134:25, 138:13, 138:15,	139:16, 141:10, 142:15, 142:18, 143:7, 143:10, 146:20, 149:4, 150:13, 151:19, 151:22, 152:3, 152:22, 155:25, 156:3, 156:12, 156:14, 156:23 Foose [4] - 3:17, 5:24, 57:18, 80:10 foot [8] - 122:14, 126:24, 127:1, 128:6, 128:7, 128:16, 128:17, 137:19 foot-candle [1] - 137:19 footage [2] - 70:23, 106:21 Foothill [3] - 60:11, 61:19, 61:21 footprint [4] - 51:13, 120:24, 121:18, 151:17 foregoing [1] - 158:6 forget [1] - 43:1 forgot [3] - 39:12, 77:8, 131:16 form [4] - 69:10, 90:10, 143:19, 151:13 forms [1] - 151:15 forth [2] - 8:20, 158:9 forward [6] - 14:3, 24:13, 47:8, 47:12, 87:21, 93:16 four [7] - 20:12, 20:14, 22:5, 33:24, 42:2, 81:25, 84:4 Frank [1] - 81:18 Frankly [2] - 115:19, 134:18 frankly [3] - 105:18, 115:13, 116:1 free [2] - 104:20, 152:18 frequently [1] - 73:25 Fresco [3] - 3:18, 6:9, 79:22 FRESCO [9] - 1:15, 6:10, 79:23, 110:2, 110:7, 110:10, 112:1, 112:9, 112:13 freshwater [2] - 43:9, 43:12 from.. [1] - 23:22 front [13] - 9:18, 9:20, 10:2, 10:22, 19:1, 25:2, 27:16, 33:9,	35:18, 89:16, 98:2, 107:17, 150:4 frontage [8] - 17:23, 18:22, 21:12, 21:14, 31:20, 33:23, 34:10, 55:10 Frontier [1] - 61:20 frustration [2] - 148:10 full [8] - 13:25, 15:16, 81:7, 122:10, 122:18, 127:17, 156:18 fully [6] - 84:4, 94:18, 99:23, 133:15, 154:19, 155:6 function [4] - 24:17, 27:12, 27:14, 121:11 functionality [2] - 25:24, 26:18 FURTHER [1] - 158:10 future [2] - 131:8, 157:4	120:16, 120:20, 121:6, 121:9, 121:14, 121:20, 121:25, 149:13 general [2] - 85:6, 148:22 generally [4] - 32:9, 44:23, 45:4, 65:18 given [2] - 13:13, 71:8 glad [1] - 134:19 glamour [1] - 110:8 glass [1] - 88:14 Glass [1] - 88:17 glazing [7] - 10:1, 87:25, 88:24, 89:1, 95:8, 99:6, 123:5 goal [1] - 71:25 God [3] - 15:11, 81:2, 111:9 goods [2] - 105:8 Google [9] - 100:10, 100:11, 140:1, 141:2, 141:8, 141:9, 141:17, 141:19, 142:1 grab [2] - 45:16, 140:18 grabbed [1] - 100:9 grade [27] - 17:13, 19:20, 19:21, 19:23, 20:3, 20:6, 26:4, 26:20, 27:5, 28:13, 28:18, 83:23, 84:2, 84:4, 85:1, 86:3, 86:4, 88:23, 91:4, 91:5, 91:22, 93:8, 93:13, 93:14, 109:15, 127:3, 154:24 grades [3] - 19:24, 34:19, 91:8 grading [5] - 9:1, 9:12, 20:9, 28:10, 29:5 Grading [1] - 95:23 gradual [1] - 27:6 graduated [1] - 81:20 grant [1] - 142:15 graphical [1] - 13:3 graphics [1] - 110:11 grass [3] - 30:14, 42:20, 96:20 grasses [2] - 96:4, 96:5 gray [4] - 32:13, 104:12, 111:12, 111:15 Great [1] - 82:3 great [1] - 20:22 greater [3] - 154:12, 154:14, 155:3	green [2] - 9:21, 49:4 greenage [1] - 133:23 greenery [1] - 133:19 grew [2] - 50:10, 74:1 ground [12] - 84:12, 86:8, 86:9, 91:5, 92:8, 101:11, 101:12, 102:1, 105:3, 108:17, 109:1, 109:3 group [2] - 98:5, 151:10 grow [11] - 22:6, 23:12, 78:4, 78:5, 78:7, 95:1, 101:8, 111:11, 146:24, 149:23 grown [1] - 94:18 grows [1] - 146:8 growth [3] - 98:3, 133:2, 145:9 guarantee [2] - 77:24, 78:14 guards [1] - 87:2 guess [12] - 13:6, 25:21, 36:15, 41:13, 44:11, 49:23, 110:11, 110:22, 136:10, 136:11, 139:8 guilty [1] - 37:25 guys [16] - 42:25, 51:6, 52:9, 57:23, 58:16, 59:1, 68:13, 77:19, 89:4, 118:13, 125:25, 141:13, 142:20, 144:7, 145:3, 156:5
G				
Gabbett [2] - 6:21, 80:8 GABBETT [2] - 6:22, 80:9 gap [3] - 21:15, 144:22, 145:16 garage [8] - 32:5, 33:21, 66:25, 67:16, 114:19, 115:15, 125:9, 125:16 garage-like [1] - 125:16 Garretson [2] - 74:5, 74:11 gas [2] - 114:7, 114:9 gate [25] - 18:15, 42:8, 42:10, 42:12, 59:7, 59:8, 59:10, 59:14, 59:15, 59:25, 60:4, 60:9, 60:12, 60:17, 60:19, 61:18, 75:1, 75:11, 75:12, 75:17, 94:24, 95:13 gated [1] - 59:2 gates [2] - 18:11, 59:4 gather [1] - 52:10 gating [1] - 61:22 Gayeski [5] - 3:19, 6:13, 80:1, 149:13, 149:14 GAYESKI [16] - 1:17, 6:14, 80:2, 97:22, 118:5, 118:18, 119:2, 119:19,				
H				
halfway [1] - 97:4 hallway [2] - 109:20, 115:12 hammered [1] - 53:1 hand [3] - 15:7, 80:24, 98:1 handicap [1] - 84:13 hands [1] - 90:5 handy [1] - 40:5 happy [4] - 20:23, 60:2, 60:22, 134:16 hard [6] - 56:1, 62:16, 95:15, 97:5, 126:16, 134:6 harder [1] - 55:19 hatch [2] - 32:13, 87:13 hatched [1] - 65:23 hate [1] - 70:8				

hazard [2] - 59:19, 61:13 hazardous [2] - 113:12, 153:15 hazards [1] - 113:7 head [3] - 32:7, 40:2, 41:5 header [1] - 45:14 heading [3] - 22:20, 24:24, 95:15 headlight [1] - 99:7 headlights [4] - 63:22, 63:24, 88:15, 98:13 health [2] - 121:23, 138:4 healthy [2] - 141:24, 144:11 hear [7] - 36:6, 36:10, 36:20, 38:24, 65:17, 66:6, 150:19 heard [9] - 5:16, 8:13, 40:20, 44:21, 50:19, 65:10, 65:16, 65:22, 156:23 hearing [11] - 12:6, 12:19, 12:20, 20:3, 31:25, 38:11, 40:12, 42:22, 44:21, 65:11, 137:17 hearings [1] - 5:15 heavily [1] - 42:5 heavy [4] - 22:23, 23:8, 23:9, 23:18 height [53] - 8:24, 9:8, 11:1, 11:15, 11:18, 20:1, 20:11, 20:14, 21:24, 21:25, 29:16, 29:18, 32:24, 56:25, 57:23, 72:12, 72:15, 72:19, 76:5, 76:10, 76:16, 76:19, 77:6, 78:6, 84:8, 85:4, 86:1, 86:6, 86:19, 98:3, 98:9, 99:3, 119:15, 119:18, 119:25, 120:1, 121:1, 121:4, 122:12, 122:15, 122:17, 124:11, 127:21, 128:2, 129:5, 129:8, 129:12, 135:9, 135:10, 153:10, 153:11, 153:12 heights [7] - 29:23, 30:3, 95:5, 96:3, 96:4, 122:13, 126:21 held [1] - 79:13 hell [1] - 115:4 help [7] - 14:9, 15:11,	62:3, 69:24, 81:2, 104:7, 123:23 helped [1] - 31:7 helpful [1] - 71:23 Henry [1] - 104:3 hereby [1] - 158:5 herein [1] - 158:9 Hi [3] - 54:19, 54:21, 138:16 hide [1] - 78:2 high [2] - 18:8, 154:5 High [1] - 74:8 higher [11] - 17:11, 17:15, 28:2, 28:19, 28:22, 85:11, 91:25, 92:9, 99:4, 128:7 highest [4] - 128:3, 128:8, 128:20, 128:23 highlight [1] - 35:20 hill [3] - 54:24, 56:1, 142:25 hits [1] - 77:3 hold [2] - 38:16, 126:10 holiday [2] - 35:10, 35:12 home [7] - 32:4, 57:5, 61:20, 100:24, 142:12, 143:1, 147:19 Home [1] - 104:11 homegrown [1] - 105:7 homeowner [1] - 125:22 homes [9] - 14:5, 58:1, 101:19, 114:3, 140:13, 147:13, 147:14, 154:6, 154:9 honest [1] - 41:24 Honestly [1] - 146:11 hope [4] - 74:6, 95:16, 114:20, 125:3 hopefully [2] - 115:11, 116:5 hoping [2] - 90:4, 90:10 hospitals [1] - 127:11 hour [1] - 105:9 hours [2] - 74:2, 105:9 house [4] - 32:5, 32:10, 44:24, 142:13 house-side [1] - 44:24 houses [2] - 54:24, 76:21 huge [3] - 59:19, 61:13, 112:10 hung [1] - 38:25 Huntley [1] - 50:11	HVAC [4] - 87:3, 87:5, 126:13, 127:10 I I-N-D-E-R-P-R-E-E-T [1] - 47:20 Idea [3] - 58:5, 111:1, 114:24 Ideas [1] - 112:1 IDENT/EVID [1] - 4:3 identification [6] - 16:18, 94:10, 96:15, 97:21, 98:21, 99:17 Identified [1] - 35:16 Identify [3] - 35:24, 82:12, 104:4 idiot [1] - 115:6 illuminate [1] - 136:20 illustrate [2] - 148:6, 149:1 image [5] - 92:18, 100:2, 100:3, 100:4, 101:6 imagery [1] - 141:6 images [2] - 100:11, 140:1 Impact [3] - 26:16, 26:18, 48:22 impacted [2] - 25:23, 57:24 impacting [2] - 50:1, 57:22 impacts [1] - 24:11 impervious [2] - 17:25, 150:23 important [3] - 57:17, 142:16, 145:2 impossible [1] - 129:23 impractical [1] - 152:20 impression [1] - 112:23 Improved [2] - 11:11, 32:21 improvements [1] - 50:16 IN [1] - 1:3 In-laws [1] - 74:13 inaccurate [2] - 68:25, 148:13 Inches [14] - 78:5, 78:8, 95:2, 98:4, 99:9, 99:11, 101:9, 126:23, 128:20, 128:22, 128:23, 135:17, 146:8 incline [1] - 27:6 include [2] - 71:1,	124:4 including [1] - 81:23 Incorrect [2] - 143:17, 147:11 Increase [6] - 9:12, 9:14, 19:3, 41:17, 86:16, 87:24 Increased [2] - 22:13, 121:3 Increases [1] - 109:23 Independence [1] - 15:14 Interpret [6] - 3:8, 3:22, 47:14, 47:18, 56:22, 139:17 indicate [1] - 43:10 indication [2] - 65:8, 108:14 individual [1] - 114:23 Individually [2] - 93:24, 94:2 industrial [1] - 112:24 Indy [2] - 143:7, 150:13 inexpensive [1] - 61:21 infiltration [1] - 29:10 information [3] - 54:12, 144:25, 146:12 Initial [3] - 22:1, 110:12, 110:13 inlets [1] - 29:9 input [6] - 14:7, 36:25, 37:1, 60:6, 60:7, 123:15 Inside [12] - 85:15, 88:5, 114:7, 114:20, 115:1, 130:17, 136:7, 136:23, 154:20, 154:22, 155:4 insignificant [1] - 118:14 Inspect [1] - 43:14 installing [1] - 75:11 Instead [1] - 142:7 Instead [1] - 120:16 insulated [1] - 95:7 integrated [1] - 125:1 intended [2] - 73:3, 129:25 intensive [1] - 151:10 Intent [3] - 44:23, 124:2, 132:23 intention [2] - 117:6, 131:10 Interest [1] - 48:6 Interested [1] - 158:14 Interesting [1] -	129:16 interests [1] - 148:19 interior [8] - 33:21, 84:15, 85:24, 109:2, 136:2, 136:16, 136:19, 136:25 intermediary [1] - 118:24 internally [1] - 24:18 interpretation [1] - 71:1 Interprets [1] - 34:18 Intersection [11] - 20:2, 20:4, 20:10, 28:12, 74:6, 92:6, 93:10, 98:16, 101:2, 148:4, 150:6 intrigue [1] - 111:13 introduce [1] - 22:7 investigating [1] - 43:21 issue [6] - 43:19, 64:25, 75:5, 148:12, 151:1, 151:2 item [1] - 143:21 items [2] - 7:12, 31:24 itself [5] - 10:25, 24:6, 62:6, 150:22, 150:25 J JAMES [1] - 1:9 James [1] - 3:9 Jams [1] - 74:4 Janitorial [1] - 84:14 January [1] - 5:9 Jeep [1] - 58:21 JEFF [1] - 1:8 JEFFREY [1] - 1:10 Jersey [7] - 2:3, 2:7, 15:14, 47:15, 81:24, 82:1, 158:4 Jim [2] - 53:17, 68:5 job [1] - 13:3 JOHN [2] - 1:17, 1:18 July [4] - 45:19, 46:12, 46:16 JULY [1] - 1:2 Jump [4] - 93:17, 103:5, 103:6, 103:10 June [4] - 4:5, 8:21, 16:17, 16:24 justice [1] - 142:9 K K-turns [1] - 59:18 Katherine [5] - 6:23, 22:19, 23:5, 104:21, 134:12
--	--	--	---	---

KATHERINE [2] - 2:13, 3:24 keep [2] - 54:7, 122:14 keeping [2] - 44:20, 67:22 Ketan [4] - 3:11, 3:23, 73:11, 153:1 key [5] - 60:13, 87:8, 91:9, 93:6 kilo [1] - 73:15 kind [15] - 49:19, 58:24, 59:19, 60:6, 62:16, 62:24, 63:3, 66:12, 111:16, 117:20, 124:14, 130:25, 131:4, 141:13, 144:22 knee [1] - 34:17 knocked [3] - 48:9, 51:3, 51:25 known [1] - 8:6 knows [1] - 151:19 Kulak [6] - 3:5, 3:16, 6:17, 80:4, 149:11, 149:12 KULAK [31] - 1:18, 6:18, 24:4, 24:10, 24:19, 24:23, 25:10, 25:15, 25:20, 26:6, 26:9, 26:13, 26:16, 26:21, 27:2, 27:4, 27:13, 27:25, 32:2, 32:15, 32:19, 80:5, 104:6, 108:6, 108:9, 108:12, 108:20, 108:23, 109:5, 109:11, 109:25 Kunsling [1] - 48:14 Kunsman [12] - 8:14, 15:4, 15:18, 15:23, 16:20, 48:15, 48:16, 52:15, 53:25, 69:19, 73:6, 77:2 KUNSMAN [105] - 3:3, 15:12, 15:18, 16:21, 23:1, 23:13, 23:16, 23:23, 24:9, 24:16, 24:22, 25:5, 25:14, 25:19, 26:1, 26:7, 26:12, 26:14, 26:19, 26:24, 27:3, 27:8, 28:4, 28:9, 28:24, 29:2, 29:19, 30:5, 32:8, 32:18, 32:20, 37:14, 39:5, 39:12, 40:4, 40:10, 41:1, 41:16, 42:12, 43:6, 44:1, 44:4, 44:7, 44:9, 44:14, 44:17, 44:22, 45:10, 46:25,	48:15, 50:3, 50:10, 50:20, 50:23, 51:10, 51:18, 51:22, 52:1, 53:5, 54:11, 55:5, 55:19, 56:9, 57:2, 57:7, 57:14, 58:3, 58:8, 58:12, 59:3, 59:13, 59:22, 62:10, 62:15, 62:19, 62:23, 63:1, 63:4, 63:6, 63:10, 63:15, 63:20, 63:23, 64:1, 64:9, 64:16, 64:22, 67:7, 67:24, 69:13, 73:20, 74:7, 74:13, 74:18, 74:22, 75:3, 76:2, 76:6, 76:11, 76:15, 77:4, 77:13, 77:23, 78:3, 78:16 Kurtz [2] - 3:10, 54:22 KURTZ [4] - 54:21, 55:16, 55:23, 56:17 L label [2] - 94:13, 97:12 lady's [1] - 68:9 land [2] - 104:21, 105:2 landscape [8] - 36:19, 57:11, 131:24, 132:3, 132:4, 132:10, 132:19 Landscape [1] - 95:23 landscaped [3] - 19:4, 41:22, 42:6 landscaping [23] - 17:3, 17:7, 18:1, 18:3, 18:21, 20:21, 21:16, 22:13, 22:18, 23:7, 29:5, 35:23, 35:25, 36:25, 70:12, 71:24, 71:25, 77:24, 78:20, 96:7, 124:25, 131:24, 134:2 lane [4] - 67:18, 69:7, 69:14, 99:21 lanes [1] - 67:2 lantern [1] - 48:20 large [5] - 34:9, 55:21, 56:11, 94:19, 118:15 largely [1] - 35:17 larger [8] - 86:20, 108:12, 121:24, 144:4, 151:3, 151:16, 151:17, 152:12 largest [2] - 72:9, 108:21 last [24] - 12:19, 13:8,	17:6, 20:3, 31:24, 33:17, 35:11, 40:12, 42:22, 44:21, 45:5, 46:20, 65:11, 65:22, 68:1, 74:11, 84:3, 99:13, 104:19, 115:20, 118:7, 134:6, 134:15, 139:11 Last [2] - 47:21, 73:16 lastly [1] - 21:9 lateness [1] - 35:8 latest [1] - 83:10 LAURA [1] - 1:23 LauraACarucciLLC @gmail.com [1] - 1:24 LAW [1] - 2:6 laws [1] - 74:13 layout [3] - 111:4, 129:17, 131:11 Layout [3] - 4:4, 16:16, 16:23 LCS [3] - 60:9, 61:19 lead [1] - 123:20 lease [2] - 113:10, 114:6 least [7] - 35:24, 42:2, 49:21, 81:25, 114:20, 115:9, 143:5 leave [7] - 90:1, 100:19, 111:21, 113:13, 114:12, 116:22, 117:1 leaving [1] - 101:3 Ledger [1] - 5:11 left [10] - 24:24, 49:25, 74:1, 74:5, 74:12, 74:23, 91:16, 97:5, 135:8 legal [1] - 105:13 legally [1] - 12:1 length [2] - 70:23, 71:9 less [11] - 17:25, 21:1, 22:7, 53:22, 71:16, 103:18, 120:8, 120:14, 125:21, 154:1, 155:1 letter [5] - 21:10, 43:1, 43:21, 45:12, 45:14 letterhead [3] - 45:24, 46:1, 46:7 level [7] - 18:8, 99:7, 101:11, 101:12, 109:7, 109:15, 114:21 levels [2] - 24:7, 45:3 Leyland [1] - 146:3 license [2] - 81:22,	81:24 licensed [1] - 81:23 life [2] - 138:23, 142:7 Life [2] - 113:1, 113:2 light [5] - 44:25, 49:3, 136:2, 136:17, 136:23 lighting [6] - 44:19, 45:3, 88:9, 137:5, 137:18, 137:20 lights [5] - 88:8, 136:19, 136:24, 136:25, 137:7 likelihood [1] - 110:24 likely [2] - 87:14, 120:6 limited [3] - 118:8, 118:9, 140:21 limits [2] - 102:19, 115:19 line [24] - 23:11, 39:7, 59:23, 59:24, 62:20, 69:24, 71:22, 75:13, 91:4, 92:17, 92:21, 92:23, 94:20, 94:21, 97:2, 98:2, 100:5, 124:12, 129:2, 131:6, 132:20, 132:21, 134:2, 143:4 linear [5] - 70:23, 71:4, 133:22, 155:2 lines [4] - 21:18, 43:23, 57:17, 140:21 list [3] - 99:10, 113:13, 114:13 Listen [3] - 134:9, 134:10, 134:11 listened [1] - 123:15 literally [1] - 134:15 live [9] - 47:23, 54:23, 57:12, 57:13, 74:13, 138:19, 138:21, 139:12, 148:22 living [5] - 90:6, 101:18, 104:22, 139:23, 140:14 LLC [4] - 1:5, 1:23, 2:2, 2:9 load [1] - 115:4 loaded [3] - 22:21, 22:24, 23:8 loading [21] - 11:4, 11:5, 27:19, 33:15, 33:16, 33:20, 33:21, 33:25, 35:18, 84:15, 84:20, 86:18, 88:12, 95:13, 95:17, 98:6, 99:2, 109:2, 115:23 locate [1] - 87:3 located [3] - 18:11,	39:1, 81:18 location [13] - 10:12, 17:22, 30:18, 32:9, 41:18, 55:5, 55:15, 56:10, 56:15, 88:17, 96:2, 127:5, 128:13 locations [2] - 51:12, 84:16 locker [1] - 122:16 lockers [1] - 122:13 locking [1] - 42:8 LOI [5] - 43:9, 43:12, 43:19, 43:24, 44:13 long-term [1] - 78:15 look [58] - 9:9, 24:1, 24:11, 36:18, 38:6, 38:14, 45:9, 46:18, 49:20, 50:13, 51:16, 51:19, 52:11, 53:2, 61:23, 73:1, 73:3, 76:19, 77:7, 92:4, 93:5, 95:15, 100:17, 100:24, 102:10, 102:15, 104:12, 112:4, 115:16, 118:20, 118:22, 119:20, 119:23, 121:10, 121:12, 121:15, 121:16, 121:17, 122:7, 124:6, 126:22, 130:2, 132:2, 133:10, 134:3, 137:9, 138:7, 138:22, 138:25, 141:8, 141:23, 141:25, 142:1, 142:11, 145:13, 149:20, 151:10 Look [1] - 133:13 looked [8] - 29:21, 35:22, 44:11, 46:21, 50:8, 100:11, 100:12, 132:20 looking [20] - 12:25, 13:7, 16:14, 32:2, 42:2, 57:6, 67:11, 70:14, 92:2, 93:16, 95:3, 97:5, 100:7, 101:20, 123:7, 131:17, 131:18, 137:4, 147:14, 147:15 looks [23] - 24:12, 49:16, 50:15, 67:14, 68:3, 73:8, 101:10, 103:23, 103:24, 104:18, 105:5, 105:19, 105:22, 108:2, 109:18,
---	---	--	--	---

132:12, 133:14, 133:15, 137:10, 140:10, 141:9, 141:12, 142:2 losing [1] - 37:3 loss [1] - 86:13 LOTS [1] - 1:5 loved [1] - 125:24 low [1] - 116:25 lower [9] - 9:10, 28:3, 28:5, 28:22, 49:6, 84:8, 128:20, 149:18, 155:20 lowest [1] - 126:22 lukewarm [1] - 52:24	99:17 marker [1] - 128:18 markers [1] - 128:14 market [2] - 117:21, 117:23 marketing [1] - 130:17 marketing-wise [1] - 130:17 marking [1] - 94:5 marshal [2] - 67:4, 116:2 mask [1] - 112:6 Masonry [1] - 104:8 mass [1] - 150:22 massing [6] - 122:3, 123:18, 123:23, 125:6, 150:24, 151:17 massive [1] - 127:10 match [1] - 89:9 matches [1] - 36:9 material [4] - 62:25, 95:6, 104:2, 123:22 materials [7] - 58:9, 113:6, 123:18, 124:18, 125:7, 134:11, 153:15 Matt [18] - 16:9, 19:6, 30:8, 33:2, 38:22, 46:20, 62:14, 85:10, 85:25, 89:16, 91:20, 92:5, 94:24, 95:1, 96:24, 107:8, 147:5, 147:7 MATTER [1] - 1:3 matter [2] - 115:2, 157:3 MATTHEW [2] - 2:6, 3:3 Matthew [3] - 8:3, 8:14, 15:18 mature [4] - 94:18, 96:9, 112:11, 144:5 maturity [3] - 112:8, 146:10, 146:12 maximum [9] - 11:11, 11:14, 11:16, 32:20, 32:24, 33:9, 86:6, 103:18, 129:25 McGeever [154] - 3:13, 73:6, 80:22, 80:23, 81:3, 81:9, 81:13, 83:1, 83:9, 83:15, 83:21, 90:2, 90:13, 90:15, 90:19, 90:23, 91:1, 94:5, 94:11, 96:16, 97:1, 97:13, 97:24, 98:22, 99:18, 100:21, 101:1, 101:13, 101:22,	102:3, 102:17, 102:22, 103:2, 103:4, 103:9, 103:22, 103:25, 104:8, 104:16, 106:1, 106:10, 106:16, 106:20, 106:25, 107:4, 107:7, 107:16, 107:23, 108:8, 108:11, 108:16, 108:22, 108:25, 109:6, 109:14, 110:1, 110:5, 110:9, 111:2, 112:4, 112:10, 112:14, 112:20, 113:4, 113:9, 113:17, 113:20, 113:25, 114:5, 114:12, 114:25, 116:4, 116:13, 116:17, 116:22, 117:5, 118:22, 119:5, 119:8, 119:12, 119:22, 120:11, 120:17, 120:25, 122:9, 125:11, 126:5, 126:13, 126:15, 126:20, 127:16, 127:23, 128:3, 128:9, 128:12, 130:3, 130:8, 130:12, 130:16, 130:20, 130:23, 131:20, 131:22, 132:6, 132:24, 135:3, 135:5, 135:12, 135:16, 135:20, 135:25, 136:4, 136:8, 136:13, 136:15, 136:18, 137:2, 137:12, 137:16, 138:1, 138:10, 139:7, 139:20, 139:25, 140:5, 140:8, 140:17, 141:15, 141:17, 141:21, 142:4, 142:17, 144:1, 144:5, 144:9, 144:12, 144:24, 145:8, 145:24, 146:3, 146:7, 146:11, 147:7, 153:5, 153:7, 153:12, 153:20, 153:25, 154:3, 154:7, 154:11, 154:18, 155:18	Meadow [2] - 3:12, 77:17 mean [19] - 41:21, 52:24, 57:9, 60:6, 67:1, 78:3, 78:12, 90:11, 97:23, 108:13, 110:20, 112:22, 112:23, 114:10, 115:5, 139:21, 144:17, 146:21, 150:18 meaning [1] - 48:17 means [4] - 24:21, 26:21, 104:7, 149:8 meant [2] - 101:13, 131:1 measures [1] - 154:17 median [1] - 96:20 meet [3] - 14:4, 67:7, 71:12 meeting [20] - 5:3, 5:5, 5:6, 9:2, 12:9, 13:8, 38:7, 47:10, 53:1, 53:11, 62:1, 132:13, 134:6, 134:9, 134:15, 134:19, 137:4, 139:11, 142:20, 156:20 Meeting [1] - 5:7 meetings [3] - 14:8, 134:7, 134:9 meets [1] - 22:4 Melville [2] - 81:5, 81:19 MEMBER [8] - 1:10, 1:11, 1:12, 1:13, 1:14, 1:15, 1:16, 82:24 member [6] - 12:16, 47:25, 48:2, 70:13, 148:20, 150:11 Members [3] - 7:16, 47:7, 138:15 members [11] - 8:16, 8:23, 11:19, 12:7, 12:11, 36:24, 38:13, 56:19, 68:2, 140:12, 156:20 memo [13] - 35:17, 35:20, 38:14, 45:8, 45:17, 45:19, 46:6, 46:15, 65:13, 66:4, 70:16, 123:2, 125:5 memos [1] - 35:9 mention [5] - 86:8, 89:12, 100:18, 103:11, 145:18 mentioned [30] - 19:11, 40:21, 41:9, 45:7, 46:20, 48:18,	49:1, 49:14, 51:6, 56:24, 58:16, 63:13, 87:11, 90:13, 93:12, 96:3, 101:5, 109:16, 138:23, 139:10, 140:25, 141:4, 144:15, 149:11, 149:14, 149:17, 149:22, 152:16, 153:14, 154:19 merged [1] - 131:8 met [2] - 14:1, 155:11 Met [2] - 113:1, 113:2 metal [1] - 95:7 microphone [2] - 68:8, 104:18 middle [3] - 84:1, 96:20, 105:3 might [8] - 27:22, 39:18, 61:22, 66:8, 67:17, 110:25, 124:16, 130:2 mile [2] - 102:15, 102:18 miles [1] - 74:16 mimic [2] - 88:4, 128:14 mind [3] - 103:6, 110:3, 130:10 mine [1] - 96:1 minimal [1] - 48:22 minimally [1] - 91:23 minimum [4] - 50:6, 87:4, 88:8, 127:6 minor [1] - 44:22 minutes [5] - 74:3, 90:24, 105:9, 142:21 miscounting [1] - 39:19 misheard [1] - 26:17 misleading [2] - 142:8, 143:17 missed [2] - 30:12, 148:16 mistake [3] - 77:5, 84:15, 96:5 mistakenly [1] - 42:19 misunderstood [1] - 106:19 miswrite [1] - 137:14 mode [1] - 150:19 model [3] - 95:20, 95:22, 144:15 modeling [1] - 95:18 modification [1] - 150:21 modifications [1] - 10:5 modified [3] - 8:18, 10:17, 11:17
M				
Main [1] - 2:3 main [1] - 8:22 maintain [2] - 31:8, 50:3 maintained [1] - 78:20 maintaining [4] - 21:18, 33:11, 77:20, 78:15 maintains [1] - 29:6 maintenance [4] - 77:24, 78:11, 78:24, 127:7 major [1] - 17:6 majority [4] - 9:19, 9:24, 21:18, 98:25 manage [1] - 118:2 manageable [1] - 116:1 management [2] - 117:14, 118:1 mandate [1] - 141:5 maneuver [2] - 56:12, 72:10 maneuvers [1] - 55:22 manner [1] - 9:16 manual [1] - 115:19 Maps [1] - 141:2 March [14] - 5:4, 7:24, 8:13, 9:2, 11:6, 11:8, 12:19, 13:19, 46:8, 46:11, 46:15, 123:3, 137:4, 148:7 Maria [3] - 46:4, 46:10, 156:6 MARIA [1] - 2:14 Marie [1] - 80:20 mark [4] - 16:7, 67:17, 83:13, 98:17 marked [11] - 16:11, 16:18, 16:22, 67:2, 93:22, 93:24, 94:9, 96:15, 97:20, 98:21,				

modify [1] - 31:2 moment [3] - 31:1, 92:16, 96:7 money [1] - 104:25 monitor [1] - 153:16 monitored [1] - 58:23 monitoring [1] - 114:21 monstrosity [2] - 140:10, 147:16 month [1] - 116:20 months [1] - 138:8 morphed [1] - 131:5 most [5] - 38:8, 39:22, 101:7, 148:5, 151:13 Most [1] - 87:14 mostly [2] - 76:20, 138:5 mounted [5] - 88:7, 126:12, 126:19, 137:7 move [7] - 85:3, 86:15, 87:21, 91:6, 97:16, 127:7, 152:20 moving [7] - 22:22, 24:13, 69:18, 125:23, 126:20, 147:17, 147:18 Moving [1] - 87:22 MR [633] - 6:8, 6:10, 6:12, 6:14, 6:16, 6:18, 6:20, 6:22, 7:2, 7:6, 7:15, 7:18, 7:21, 7:25, 8:2, 12:15, 13:15, 13:21, 14:11, 14:22, 15:3, 15:6, 15:12, 15:16, 15:18, 15:19, 15:20, 15:22, 16:9, 16:11, 16:13, 16:19, 16:21, 23:1, 23:13, 23:16, 23:23, 24:4, 24:9, 24:10, 24:16, 24:19, 24:22, 24:23, 25:5, 25:10, 25:14, 25:15, 25:19, 25:20, 26:1, 26:6, 26:7, 26:9, 26:12, 26:13, 26:14, 26:16, 26:19, 26:21, 26:24, 27:2, 27:3, 27:4, 27:8, 27:13, 27:23, 27:25, 28:4, 28:9, 28:24, 29:2, 29:14, 29:19, 30:2, 30:5, 30:6, 30:7, 32:2, 32:8, 32:15, 32:18, 32:19, 32:20, 33:1, 34:22, 37:14, 37:24, 38:3, 38:16, 38:22, 39:5, 39:6, 39:12, 40:1, 40:4, 40:6, 40:10, 40:17, 41:1, 41:9, 41:16, 42:7, 42:12, 42:16, 43:6, 43:23, 44:1, 44:2, 44:4, 44:5, 44:7, 44:8, 44:9, 44:10, 44:14, 44:15, 44:17, 44:18, 44:22, 45:6, 45:10, 45:13, 45:18, 45:21, 45:22, 45:25, 46:3, 46:10, 46:18, 46:25, 47:2, 47:13, 47:16, 47:18, 47:19, 47:20, 47:22, 47:23, 48:2, 48:5, 48:15, 48:16, 49:6, 49:8, 50:3, 50:7, 50:10, 50:17, 50:20, 50:21, 50:23, 51:1, 51:10, 51:15, 51:18, 51:19, 51:22, 51:23, 52:1, 52:7, 52:15, 53:4, 53:5, 53:6, 53:12, 53:17, 54:2, 54:5, 54:9, 54:11, 54:13, 54:17, 55:5, 55:19, 56:9, 56:22, 57:2, 57:4, 57:7, 57:12, 57:14, 57:15, 58:3, 58:6, 58:8, 58:9, 58:12, 58:14, 58:22, 59:3, 59:10, 59:13, 59:17, 59:22, 60:1, 60:12, 60:20, 61:8, 61:11, 61:24, 62:2, 62:10, 62:13, 62:15, 62:17, 62:19, 62:22, 62:23, 62:24, 63:1, 63:3, 63:4, 63:5, 63:6, 63:8, 63:10, 63:11, 63:15, 63:16, 63:20, 63:21, 63:23, 63:25, 64:1, 64:6, 64:9, 64:10, 64:16, 64:20, 64:22, 65:4, 66:7, 66:15, 66:17, 66:21, 66:24, 67:7, 67:10, 67:24, 67:25, 68:5, 68:9, 68:19, 68:21, 68:22, 68:24, 69:1, 69:4, 69:9, 69:13, 69:16, 69:21, 70:1, 70:5, 72:5, 73:11, 73:13, 73:15, 73:17, 73:18, 73:20, 73:24, 74:7, 74:10, 74:13, 74:16, 74:18, 74:20, 74:22, 74:23, 75:3, 75:10, 75:15, 75:19, 75:21, 75:23, 75:24, 76:2, 76:4, 76:6, 76:8, 76:11, 76:13, 76:15, 76:17, 76:23, 77:1, 77:4, 77:13, 77:16, 77:23, 77:25, 78:3, 78:10, 78:16, 78:18, 79:1, 79:8, 79:11, 79:19, 79:23, 80:2, 80:5, 80:7, 80:9, 80:13, 80:15, 80:21, 80:23, 81:3, 81:7, 81:9, 81:10, 81:12, 82:5, 82:7, 83:1, 83:7, 83:9, 83:12, 83:14, 83:15, 83:20, 83:21, 90:1, 90:2, 90:3, 90:8, 90:9, 90:13, 90:14, 90:15, 90:16, 90:19, 90:20, 90:23, 90:25, 91:1, 92:15, 94:1, 94:4, 94:5, 94:7, 94:11, 96:16, 96:25, 97:1, 97:6, 97:11, 97:13, 97:22, 97:24, 98:18, 98:22, 99:18, 100:1, 100:19, 100:21, 100:22, 101:1, 101:10, 101:13, 101:16, 101:22, 102:2, 102:3, 102:6, 102:17, 102:20, 102:22, 103:1, 103:2, 103:3, 103:4, 103:8, 103:9, 103:22, 103:25, 104:6, 104:8, 104:16, 105:24, 106:1, 106:10, 106:16, 106:20, 106:25, 107:4, 107:7, 107:16, 107:23, 108:4, 108:6, 108:8, 108:9, 108:11, 108:12, 108:16, 108:20, 108:22, 108:23, 108:25, 109:5, 109:6, 109:11, 109:14, 109:25, 110:1, 110:2, 110:5, 110:7, 110:9, 110:10, 111:2, 112:1, 112:4, 112:9, 112:10, 112:13, 112:14, 112:15, 112:20, 112:22, 113:4, 113:5, 113:9, 113:15, 113:17, 113:18, 113:20, 113:22, 113:25, 114:3, 114:5, 114:9, 114:12, 114:15, 114:25, 116:4, 116:13, 116:17, 116:22, 117:5, 117:9, 117:12, 117:18, 117:25, 118:5, 118:16, 118:18, 118:22, 119:2, 119:4, 119:5, 119:6, 119:8, 119:10, 119:12, 119:13, 119:17, 119:19, 119:22, 120:11, 120:16, 120:17, 120:20, 120:25, 121:6, 121:9, 121:14, 121:20, 121:22, 121:25, 122:2, 122:9, 125:11, 126:5, 126:7, 126:13, 126:15, 126:20, 127:16, 127:23, 128:3, 128:9, 128:12, 129:7, 129:16, 130:3, 130:8, 130:12, 130:16, 130:20, 130:23, 131:10, 131:20, 131:22, 132:6, 132:24, 133:9, 134:21, 134:23, 135:1, 135:3, 135:4, 135:5, 135:6, 135:12, 135:14, 135:16, 135:18, 135:20, 135:21, 135:25, 136:1, 136:4, 136:6, 136:8, 136:9, 136:13, 136:14, 136:15, 136:16, 136:18, 136:24, 137:2, 137:3, 137:12, 137:14, 137:16, 137:23, 138:1, 138:2, 138:10, 138:11, 138:14, 138:18, 139:2, 139:4, 139:7, 139:8, 139:17, 139:20, 139:21, 139:25, 140:2, 140:5, 140:6, 140:8, 140:9, 140:17, 140:24, 141:11, 141:15, 141:16, 141:17, 141:19, 141:21, 141:23, 142:4, 142:5, 142:17, 142:23, 143:9, 143:12, 144:1, 144:3, 144:5, 144:6, 144:9, 144:10, 144:12, 144:13, 144:24, 145:1, 145:8, 145:10, 145:24, 146:1, 146:3, 146:5, 146:7, 146:9, 146:11, 146:15, 146:17, 146:25, 147:7, 147:10, 147:17, 147:20, 147:22, 147:24, 148:1, 149:9, 149:13, 149:14, 150:10, 150:15, 150:17, 151:21, 151:24, 152:7, 152:8, 152:15, 152:18, 152:21, 153:1, 153:5, 153:6, 153:7, 153:9, 153:12, 153:14, 153:20, 153:23, 153:25, 154:1, 154:3, 154:4, 154:7, 154:9, 154:11, 154:16, 154:18, 155:12, 155:18, 155:21, 155:24, 156:16, 156:18, 156:24 MS [105] - 5:24, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:15, 6:17, 6:19, 6:21, 6:23, 6:25, 7:1, 7:3, 7:7, 28:1, 28:6, 28:21, 28:25, 29:13, 35:5, 35:12, 36:14, 37:7, 37:17, 45:17, 46:5, 46:9, 46:13, 54:21, 55:16, 55:23, 56:17, 65:10, 70:8, 70:11, 71:11, 71:17, 72:4, 77:2, 77:9, 79:16, 79:18, 79:20, 79:21, 79:22, 79:24, 80:3, 80:6, 80:8, 80:10, 80:12, 80:14, 80:16, 80:18, 103:21, 103:23, 106:23, 107:1, 107:5, 107:13, 107:19, 116:9, 116:11, 116:15, 116:19, 120:4, 120:13, 121:3,	
---	--

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

121:7, 121:10, 121:19, 121:21, 122:4, 122:24, 125:12, 126:9, 126:14, 126:16, 127:14, 127:19, 127:25, 128:5, 128:11, 128:25, 129:10, 129:17, 130:6, 130:11, 130:15, 130:19, 130:21, 130:25, 131:12, 131:21, 131:23, 132:11, 133:11, 133:25, 146:4, 156:8, 156:11, 156:13 multiple [3] - 75:2, 115:3, 140:12 municipal [1] - 5:12 municipalities [1] - 82:1 muted [1] - 151:13	75:18, 93:24, 97:12, 102:13, 106:11, 114:2, 118:5, 120:22, 121:2, 124:19, 146:17, 147:22, 147:24, 148:1, 155:7 needle [1] - 152:20 needs [8] - 48:21, 49:10, 49:21, 67:20, 71:4, 125:1, 149:19, 150:20 neighbor [2] - 93:9, 134:17 neighborhood [9] - 14:2, 14:5, 14:8, 37:6, 72:21, 95:2, 101:3, 101:25, 105:18 neighboring [3] - 58:1, 100:6, 127:4 neighbors [11] - 23:22, 60:6, 89:11, 89:18, 92:11, 98:14, 134:16, 142:24, 143:2, 143:14, 149:25 new [8] - 5:15, 5:16, 8:10, 9:14, 21:4, 38:25, 41:10, 42:25 New [9] - 2:3, 2:7, 15:14, 47:15, 81:5, 81:19, 81:23, 81:25, 158:4 newly [1] - 94:19 News [1] - 5:10 next [20] - 12:6, 16:13, 18:6, 47:10, 53:1, 53:11, 54:18, 62:1, 77:10, 79:6, 80:21, 87:22, 95:19, 96:16, 97:16, 98:15, 156:5, 156:8, 156:9, 156:15 Next [1] - 62:17 nice [6] - 13:3, 22:10, 58:4, 61:22, 115:20, 139:13 night [3] - 13:25, 14:1, 156:4 nit [1] - 135:6 NO [1] - 4:3 nobody [6] - 64:7, 78:14, 95:16, 112:6, 134:15, 150:19 noise [1] - 105:18 non [2] - 86:25, 154:22 non-climate [2] - 86:25, 154:22 None [1] - 141:23	none [2] - 115:8, 154:14 nonresidential [1] - 124:24 north [10] - 16:24, 19:18, 26:14, 30:16, 64:4, 85:18, 89:22, 91:11, 100:8, 136:10 north-south [1] - 91:11 northeast [3] - 17:24, 64:4, 85:18 northerly [2] - 39:8, 44:6 northern [3] - 18:25, 19:13, 19:22 northwest [4] - 17:19, 18:9, 18:12, 39:14 note [4] - 13:11, 135:18, 142:17, 147:9 noted [1] - 157:4 notes [6] - 7:19, 16:12, 33:14, 70:21, 100:18, 137:4 nothing [9] - 15:10, 36:23, 44:16, 81:2, 106:17, 136:6, 141:9, 141:12, 142:2 Nothing [1] - 141:12 notice [3] - 5:6, 5:10, 84:18 noticed [1] - 70:17 notices [1] - 157:1 noticing [1] - 37:8 noting [1] - 45:15 notion [1] - 111:3 number [31] - 11:4, 18:23, 19:3, 19:5, 19:7, 33:19, 35:15, 35:19, 39:20, 40:4, 41:17, 50:19, 53:18, 54:10, 76:6, 77:6, 82:13, 86:16, 87:24, 93:19, 94:19, 118:9, 118:13, 118:15, 119:14, 129:24, 129:25, 131:6, 131:23, 151:1 numbers [2] - 10:15, 130:4 numerous [1] - 155:10 nursing [1] - 61:19	observation [1] - 98:8 Obviously [4] - 36:4, 65:20, 66:5, 119:15 obviously [4] - 52:9, 65:16, 65:23, 138:20 occupancy [1] - 113:19 Occupancy [1] - 113:20 occupant [1] - 153:22 occupied [2] - 88:18, 155:12 occur [1] - 61:14 October [5] - 156:9, 156:12, 156:15, 156:23, 156:25 OF [4] - 1:1, 1:1, 1:3, 1:4 office [22] - 10:4, 18:9, 18:12, 30:19, 34:16, 64:25, 73:3, 84:12, 88:2, 88:4, 88:11, 88:12, 89:1, 95:8, 95:10, 96:1, 100:10, 109:1, 112:25, 113:1, 128:12, 138:22 officers [1] - 58:24 OFFICES [1] - 2:6 official [6] - 45:8, 45:15, 60:24, 67:8, 73:21, 75:4 official's [1] - 45:12 offsite [1] - 57:2 Often [1] - 127:9 old [2] - 41:19, 127:11 Oller [2] - 7:5, 80:12 OLLER [38] - 2:2, 2:2, 7:6, 7:25, 15:6, 15:16, 15:19, 16:9, 16:13, 16:19, 45:18, 45:22, 46:10, 47:16, 47:19, 47:22, 68:19, 68:22, 69:1, 69:9, 73:13, 73:17, 76:23, 80:13, 80:23, 81:7, 81:10, 83:7, 83:12, 94:1, 94:7, 97:11, 119:6, 119:10, 119:17, 139:2, 156:18, 156:24 Once [2] - 117:12, 117:19 once [2] - 112:7, 116:20 One [1] - 37:8 one [90] - 8:10, 9:1, 9:8, 10:3, 10:21, 14:19, 17:13, 18:13, 23:6, 23:11, 25:8,	27:21, 28:1, 28:14, 30:8, 31:5, 34:3, 38:22, 40:8, 40:12, 42:3, 45:14, 46:8, 46:16, 51:21, 53:6, 55:12, 58:7, 58:14, 64:17, 64:18, 65:12, 66:3, 68:3, 69:16, 70:9, 70:11, 70:15, 72:20, 73:9, 75:9, 82:17, 82:19, 83:5, 87:14, 87:23, 88:18, 93:6, 94:25, 95:5, 95:19, 96:4, 96:24, 99:2, 100:22, 101:5, 101:18, 102:4, 103:12, 105:9, 106:5, 110:3, 110:9, 119:2, 120:9, 120:13, 124:12, 125:16, 125:24, 127:15, 127:16, 128:6, 128:19, 130:6, 130:9, 130:12, 131:20, 131:21, 132:25, 133:7, 133:8, 134:14, 137:18, 144:13, 145:18, 146:23, 149:11, 149:22 one-page [1] - 45:14 one-way [2] - 40:8, 40:12 ones [16] - 51:8, 51:20, 52:5, 52:12, 91:14, 99:10, 104:11, 113:11, 129:20, 132:15, 143:23, 143:25, 144:7, 144:20, 146:2 Onsite [1] - 29:8 onsite [1] - 21:6 open [10] - 25:2, 41:12, 41:21, 42:11, 42:24, 43:4, 67:22, 75:17, 107:3, 114:19 Open [2] - 5:7, 106:3 opening [3] - 17:22, 28:9, 112:11 operable [1] - 154:19 operation [1] - 73:23 operational [7] - 27:23, 65:14, 113:10, 114:17, 115:5, 126:4, 155:18 Operationally [1] - 115:16 Operations [1] - 126:9 operations [12] -
N				
N.J.S.A [1] - 5:8 name [15] - 15:16, 47:17, 47:21, 53:15, 54:21, 73:10, 73:11, 73:13, 73:16, 77:14, 77:16, 81:7, 138:17, 138:18, 152:24 Nancy [1] - 5:22 national [4] - 110:18, 110:20, 111:19, 115:21 nationwide [1] - 115:18 natural [2] - 124:17, 134:3 nature [6] - 27:20, 73:2, 123:25, 125:25, 152:14, 152:17 navigate [1] - 66:1 near [2] - 65:18, 92:3 nearby [1] - 142:9 nearly [4] - 59:20, 61:14, 66:13, 149:16 necessarily [3] - 35:6, 129:21, 142:19 necessary [7] - 14:20, 78:24, 78:25, 84:17, 102:4, 118:10, 118:11 need [25] - 10:11, 14:18, 33:24, 45:25, 51:7, 59:5, 64:14, 66:5, 71:7, 73:19,				
O				
oaths [1] - 158:5 object [1] - 69:9 obscured [3] - 92:3, 95:14, 96:21				

11:22, 13:21, 54:1, 65:1, 65:14, 87:9, 113:14, 114:13, 116:5, 116:23, 117:1, 118:17 operator [7] - 65:11, 78:16, 103:16, 110:18, 115:21, 117:14, 126:8 opinion [1] - 121:13 opportunity [6] - 14:2, 14:20, 27:10, 47:10, 69:2, 76:24 opposite [3] - 88:11, 89:7, 100:24 or.. [1] - 50:22 oranges [1] - 72:22 order [5] - 5:3, 103:19, 127:6, 127:7, 151:10 ordinance [8] - 36:1, 70:25, 71:1, 71:23, 105:2, 121:1, 129:1, 132:20 ordinances [1] - 124:23 orientation [2] - 40:13, 41:14 original [12] - 20:5, 29:3, 35:16, 40:7, 40:9, 46:7, 46:15, 55:2, 75:8, 123:2, 125:5, 151:23 originally [1] - 75:7 ornamental [1] - 78:7 ornamentals [1] - 50:24 outdoor [7] - 105:17, 107:20, 114:18, 114:23, 115:23, 116:13, 125:18 outline [1] - 116:23 outside [5] - 18:11, 25:6, 71:18, 113:22, 138:25 Overall [1] - 87:7 overall [5] - 87:11, 87:18, 91:13, 118:13, 150:1 overhang [1] - 65:24 overhead [1] - 88:13 own [3] - 145:15, 149:6, 149:7 owner [1] - 112:21 owner.. [1] - 78:17	156:25, 157:4 P.M [1] - 1:2 packet [2] - 46:17, 83:8 packs [1] - 137:10 page [7] - 16:25, 45:14, 46:11, 83:6, 94:3, 128:15 paned [1] - 88:25 panel [1] - 95:7 parallel [7] - 26:3, 41:3, 63:19, 63:20, 63:21, 64:4, 64:18 parapet [14] - 20:6, 87:17, 124:11, 126:18, 126:23, 127:22, 128:2, 128:3, 128:20, 128:23, 129:2, 129:12, 129:15, 135:9 parapets [1] - 87:1 paraphrasing [1] - 12:22 park [8] - 25:6, 63:18, 65:18, 65:21, 65:23, 84:22, 107:2, 107:15 parked [3] - 25:8, 27:15, 64:18 parking [27] - 9:20, 18:10, 18:24, 19:3, 22:10, 25:3, 25:4, 27:19, 31:18, 35:18, 53:19, 53:22, 66:2, 66:4, 66:25, 67:5, 67:19, 67:21, 84:22, 85:13, 88:11, 88:18, 98:12, 107:10, 118:9 Parkway [1] - 74:24 part [9] - 13:22, 17:3, 29:4, 41:17, 51:13, 52:19, 60:22, 115:20, 151:22 particular [1] - 41:23 particularly [5] - 70:18, 118:8, 124:20, 124:25, 132:20 parties [1] - 158:12 party [1] - 37:25 pass [1] - 107:12 passed [1] - 145:12 passing [1] - 89:11 past [2] - 50:8, 136:22 path [1] - 41:19 pattern [1] - 29:6 pavement [1] - 40:24 paver [1] - 42:20 pavers [2] - 30:15, 42:15	PDF [5] - 39:13, 83:3, 89:4, 90:23, 93:24 PDFs [1] - 82:16 peak [1] - 74:2 penetration [1] - 136:8 people [21] - 12:2, 18:16, 57:13, 58:17, 58:25, 59:4, 59:17, 61:12, 65:18, 67:5, 73:22, 88:17, 90:6, 107:15, 116:20, 125:24, 134:8, 134:10, 155:13, 156:19 per [12] - 78:5, 78:8, 95:2, 98:4, 99:9, 99:11, 101:9, 120:11, 146:8, 153:13, 155:19, 155:20 perceived [1] - 144:8 percent [15] - 10:16, 10:18, 11:12, 11:13, 11:14, 21:21, 21:22, 32:21, 32:22, 34:19, 36:2, 36:3, 46:24, 47:1, 155:13 perfection [1] - 60:23 perhaps [1] - 148:16 perimeter [8] - 29:5, 43:15, 62:4, 62:5, 62:8, 62:9, 62:10, 137:11 permeability [1] - 48:10 permission [1] - 142:21 permit [1] - 129:1 permitted [12] - 10:11, 20:11, 66:11, 67:19, 67:22, 72:15, 73:4, 75:14, 88:6, 113:7, 151:25, 152:12 perpendicular [4] - 63:19, 64:7, 64:20, 64:23 perpetuity [1] - 78:21 person [8] - 11:22, 13:21, 59:5, 64:22, 114:22, 115:10, 115:11, 118:17 perspective [12] - 10:1, 66:12, 91:24, 102:9, 113:16, 120:5, 124:3, 126:4, 148:23, 150:21, 151:7, 151:12 perspectives [8] - 13:4, 23:25, 50:14,	58:4, 89:25, 149:7 pertains [1] - 10:21 photo [2] - 50:15, 142:22 photograph [1] - 100:10 photographs [1] - 149:6 physically [1] - 115:12 pick [2] - 15:2, 52:17 picked [1] - 148:22 pickup [1] - 25:11 picky [1] - 135:7 picture [2] - 32:7, 142:13 piece [1] - 37:4 Pinelawn [2] - 81:5, 81:18 pipes [1] - 29:9 pit [1] - 48:10 pitched [1] - 29:5 plts [1] - 51:12 place [4] - 14:6, 78:2, 124:13, 158:8 placed [2] - 45:15, 78:19 placement [1] - 66:2 places [2] - 65:16, 65:18 Plan [4] - 4:4, 16:16, 16:23, 95:23 plan [42] - 8:7, 8:9, 8:18, 10:9, 15:25, 16:5, 17:1, 17:2, 18:6, 28:10, 29:4, 30:9, 31:3, 36:9, 36:19, 39:10, 40:7, 40:9, 42:7, 43:18, 44:19, 45:16, 49:4, 60:23, 78:20, 82:12, 83:25, 84:19, 91:10, 92:7, 93:6, 100:13, 130:4, 131:24, 132:3, 132:4, 132:5, 132:12, 132:19, 133:14, 137:9 planned [3] - 99:21, 104:3, 153:8 PLANNER [1] - 2:13 planner [3] - 11:23, 48:18, 136:20 Planner [1] - 6:24 planner's [1] - 21:10 planning [4] - 14:23, 66:15, 100:13, 104:21 Planning [3] - 48:1, 48:3, 152:11 plans [11] - 12:1, 37:15, 38:5, 42:23,	45:9, 77:11, 82:8, 82:17, 83:4, 83:5, 132:16 plant [4] - 75:25, 76:3, 78:13, 133:7 planted [7] - 21:24, 89:15, 94:19, 98:3, 99:9, 143:25, 146:7 planting [8] - 21:7, 21:13, 21:25, 95:5, 98:2, 100:13, 133:3, 145:21 plantings [20] - 22:1, 36:2, 91:18, 91:19, 92:9, 94:25, 95:12, 96:2, 96:4, 96:22, 97:2, 98:23, 99:2, 101:5, 111:10, 112:8, 112:11, 132:8, 132:9, 132:25 plants [1] - 99:8 Pledge [1] - 5:21 plenty [2] - 65:25, 69:1 plumbers [1] - 125:25 plus [2] - 51:8, 135:16 plus-30 [1] - 46:23 pockets [1] - 42:24 point [27] - 9:4, 9:6, 34:13, 52:16, 52:23, 68:16, 69:25, 71:12, 71:16, 75:6, 96:10, 97:11, 105:12, 106:3, 106:11, 126:22, 128:4, 128:20, 133:18, 147:1, 148:4, 148:5, 148:21, 150:6, 151:8, 152:9, 155:4 pointer [1] - 23:9 pointing [1] - 97:14 points [4] - 9:2, 45:22, 72:6, 104:23 poles [2] - 98:9, 99:22 police [2] - 58:24, 75:22 policy [2] - 5:15, 115:18 Polytechnic [1] - 81:20 pop [1] - 114:18 portion [10] - 26:2, 30:13, 39:15, 41:6, 43:11, 44:6, 70:24, 71:2, 124:1, 124:13 possible [4] - 50:4, 72:9, 129:25, 148:3 possibly [2] - 56:5, 70:19 post [2] - 77:23, 149:2 post-build [1] - 149:2
P				
P.E [3] - 2:15, 3:3, 15:13 p.m [4] - 5:17, 156:22,				

posted [1] - 5:12 posts [1] - 58:18 potential [1] - 150:3 potentially [4] - 67:17, 110:19, 117:23, 149:18 PP [2] - 2:13, 3:24 practical [4] - 148:3, 148:5, 152:14, 152:16 practically [1] - 12:2 preface [1] - 110:12 preferred [1] - 42:14 preliminary [2] - 10:8, 113:15 premature [5] - 68:15, 68:19, 69:22, 70:5, 118:3 preparation [2] - 15:24, 82:13 prepared [4] - 13:22, 16:24, 93:21, 116:24 Prepared [2] - 4:4, 16:16 presence [1] - 43:10 present [5] - 7:4, 89:4, 91:7, 128:6, 149:6 presentation [4] - 11:6, 11:8, 17:6, 84:3 presented [5] - 29:21, 30:1, 40:12, 141:12, 148:13 presenting [3] - 13:3, 90:24, 151:13 presently [1] - 52:8 presents [2] - 10:24, 150:25 preserving [1] - 71:3 pretty [13] - 13:24, 13:25, 20:22, 20:23, 23:17, 56:11, 58:4, 61:21, 96:21, 102:17, 128:13, 150:9, 152:15 prevent [3] - 42:18, 88:15, 127:8 previous [5] - 40:9, 86:12, 87:23, 107:24, 128:15 Previously [3] - 17:21, 18:24, 20:19 previously [25] - 7:23, 8:12, 9:17, 10:14, 11:12, 11:16, 17:12, 18:18, 19:2, 20:2, 20:25, 22:14, 33:12, 33:23, 34:15, 35:16, 40:11, 40:15, 41:22, 44:20, 48:12, 51:21,	85:25, 91:22, 147:6 prices [1] - 104:23 Primarily [1] - 95:13 primarily [1] - 88:13 private [1] - 14:8 problem [3] - 54:16, 91:1, 155:16 PROBST [16] - 5:24, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:15, 6:17, 6:19, 6:21, 6:23, 7:1, 7:3, 7:7 procedure [1] - 115:18 proceed [1] - 7:8 PROCEEDING [1] - 1:4 process [1] - 49:25 produce [2] - 97:10, 102:4 produced [2] - 43:1, 95:22 professional [1] - 81:14 professionals [3] - 35:4, 65:5, 122:23 progress [3] - 94:14, 95:14, 140:22 prohibit [1] - 42:14 prohibited [4] - 105:23, 108:3, 114:6, 114:13 project [11] - 8:5, 12:23, 17:8, 60:16, 81:17, 117:13, 118:12, 134:16, 151:8, 151:11, 152:9 projects [1] - 78:12 promote [1] - 61:10 proper [1] - 5:9 properties [3] - 36:6, 60:18, 127:4 property [41] - 8:10, 28:2, 28:3, 28:5, 28:21, 29:12, 30:14, 34:9, 37:4, 41:15, 43:5, 43:8, 43:12, 43:15, 43:22, 44:6, 44:11, 45:1, 45:4, 46:23, 47:24, 52:25, 59:23, 59:24, 62:6, 72:10, 75:13, 78:17, 89:19, 92:21, 92:23, 94:20, 100:5, 100:6, 102:19, 114:8, 132:23, 137:20, 137:21, 151:16 proposal [1] - 71:12 propose [5] - 22:5, 40:7, 59:22, 59:23, 59:24	proposed [54] - 9:15, 10:24, 17:9, 17:19, 19:5, 19:9, 21:7, 21:20, 22:2, 29:18, 33:12, 36:18, 39:4, 40:18, 42:10, 44:20, 47:24, 49:10, 49:20, 50:16, 50:18, 58:10, 63:2, 66:5, 66:9, 69:6, 71:13, 89:9, 91:19, 91:24, 94:25, 96:4, 96:5, 100:13, 100:23, 100:24, 100:25, 101:6, 101:7, 101:21, 102:16, 103:13, 103:14, 111:11, 121:13, 123:21, 125:10, 126:2, 126:18, 132:9, 133:1, 143:24, 148:11 proposing [14] - 20:20, 29:2, 30:14, 33:25, 34:7, 36:3, 37:12, 52:13, 70:22, 76:3, 78:4, 103:11, 103:18, 105:15 protect [1] - 23:22 provide [14] - 10:10, 11:9, 18:3, 18:21, 22:10, 42:12, 45:2, 59:15, 73:21, 85:14, 113:25, 123:4, 148:14 provided [6] - 5:7, 18:24, 22:14, 123:10, 132:4, 146:12 provides [1] - 63:7 providing [1] - 88:8 Public [3] - 3:7, 3:20, 5:7 public [16] - 5:15, 8:16, 12:7, 12:11, 36:24, 38:14, 47:7, 56:19, 68:2, 70:13, 138:16, 148:20, 152:23, 156:1, 156:19, 156:20 public's [2] - 148:10, 150:11 pull [9] - 25:12, 59:18, 59:19, 61:19, 86:20, 88:18, 110:2, 110:3, 115:3 pulling [3] - 24:23, 88:16, 105:7 pulls [1] - 114:18 Purcell [1] - 74:4	purports [1] - 100:23 purposes [1] - 137:18 pursuant [1] - 158:5 purview [1] - 25:15 PUSHPAVATI [1] - 1:14 put [14] - 22:23, 25:1, 60:4, 60:9, 61:4, 103:19, 106:6, 106:15, 107:3, 118:6, 120:10, 134:12, 140:16, 147:25 puts [1] - 118:24 putting [4] - 77:18, 105:8, 106:5, 115:6 PVC [5] - 31:15, 31:19, 63:2, 63:3, 89:14	raise [2] - 15:6, 80:24 raised [2] - 66:3, 132:1 Raritan [1] - 74:8 rate [3] - 98:3, 101:8, 145:9 rated [1] - 154:15 rather [4] - 31:6, 34:9, 75:1, 131:7 rating [2] - 154:13, 154:24 ratio [1] - 121:5 re [1] - 46:21 re-looked [1] - 46:21 reached [1] - 139:13 reaching [1] - 139:11 read [1] - 12:11 reads [1] - 71:23 real [3] - 13:2, 110:7, 134:24 realistic [2] - 145:17, 149:1 reality [2] - 131:3, 133:16 really [14] - 12:23, 25:3, 26:3, 34:20, 51:7, 57:10, 58:22, 58:23, 67:16, 68:20, 93:15, 95:16, 131:6, 145:1 rear [3] - 10:2, 10:25, 18:19 reason [3] - 36:4, 55:23, 106:6 reasons [1] - 123:10 rebut [1] - 68:24 rebuttal [1] - 68:6 rec [1] - 31:7 receive [1] - 45:7 received [6] - 12:1, 21:10, 45:11, 45:13, 81:22, 112:17 recent [3] - 48:10, 50:5, 129:13 recess [1] - 79:13 recitation [1] - 5:20 recognize [1] - 14:16 recommend [1] - 37:18 recommendations [4] - 31:5, 122:25, 123:4, 132:2 recommended [1] - 134:12 reconfiguring [1] - 35:17 reconvene [1] - 79:10 record [9] - 8:1, 13:12, 15:17, 16:19, 33:3, 45:18, 81:8, 115:21,
Q				
quadruple [1] - 88:25 quantity [2] - 109:23, 116:17 quarter [2] - 102:15, 102:18 quell [1] - 116:5 questioned [2] - 57:20, 85:23 questioning [1] - 69:24 Questions [4] - 3:4, 3:7, 3:15, 3:20 questions [29] - 12:8, 34:23, 35:1, 35:6, 38:7, 38:8, 38:15, 45:6, 47:8, 53:9, 56:19, 65:2, 65:12, 66:3, 68:2, 68:22, 70:15, 73:5, 76:24, 79:5, 85:16, 106:3, 116:8, 131:24, 132:1, 138:16, 150:16, 152:22, 156:1 quick [6] - 58:20, 79:6, 84:21, 93:6, 106:5, 134:24 QuickChek [1] - 151:23 quickly [1] - 61:16 quite [4] - 28:13, 111:5, 111:6, 116:25 quorum [1] - 7:7 quoting [1] - 106:12				
R				
R.S.41:2-2 [1] - 158:5 RA [1] - 81:4				

152:24 rectangles [1] - 39:13 red [1] - 124:11 redevelop [1] - 8:10 reduce [10] - 9:7, 18:20, 18:23, 19:3, 19:25, 20:9, 20:17, 20:18, 31:9, 31:12 reduced [11] - 8:24, 10:18, 11:13, 32:20, 32:23, 32:24, 41:2, 84:5, 86:13, 107:25, 120:25 reduction [3] - 10:18, 35:15, 84:7 refer [1] - 94:3 reference [1] - 16:25 referencing [1] - 68:14 referring [3] - 40:11, 45:19, 49:5 reflective [1] - 37:5 regard [1] - 53:18 Regarding [3] - 58:15, 66:24, 113:5 regarding [6] - 49:12, 49:23, 65:12, 68:10, 72:12, 85:17 regardless [1] - 129:9 Regardless [1] - 129:10 regards [2] - 51:2, 63:12 regrading [1] - 17:9 regular [1] - 5:5 regulatory [1] - 104:24 rehab [1] - 71:7 REINSTEIN [2] - 158:3, 158:24 reiterate [1] - 132:25 rejected [1] - 114:8 related [3] - 70:12, 134:1, 140:18 relates [1] - 48:6 relation [3] - 72:12, 123:1, 124:17 relationship [3] - 9:3, 91:8, 148:6 relative [3] - 11:3, 158:11, 158:13 Relf [1] - 81:18 relief [5] - 10:7, 35:24, 129:3, 129:6, 129:14 relocate [2] - 17:19, 33:20 relocated [1] - 18:8 rely [1] - 27:20 relying [1] - 69:11 remain [7] - 11:5, 23:17, 24:21, 29:15, 37:9, 89:21, 99:20	remaining [5] - 34:6, 94:18, 97:2, 107:12, 132:8 remains [2] - 11:7, 41:8 remarked [1] - 68:10 remember [1] - 60:20 reminder [1] - 7:22 reminiscent [1] - 125:15 removal [5] - 18:1, 31:10, 52:19, 52:21 remove [2] - 37:12, 37:15 removed [12] - 37:18, 41:12, 48:8, 51:2, 51:9, 51:20, 51:23, 51:24, 52:3, 52:10, 52:17, 114:8 removing [4] - 20:25, 21:1, 21:2, 31:13 render [7] - 53:21, 95:25, 96:11, 99:13, 101:1, 101:22, 128:6 rendered [1] - 96:3 rendering [11] - 16:23, 21:13, 39:11, 100:20, 101:11, 110:3, 131:18, 135:2, 135:22, 143:11, 145:3 Rendering [10] - 4:6, 4:7, 4:9, 4:10, 4:12, 94:8, 96:13, 97:19, 98:19, 99:15 renderings [17] - 12:21, 12:25, 14:12, 36:7, 36:10, 36:13, 49:15, 50:14, 72:24, 73:2, 103:5, 137:24, 137:25, 143:4, 143:16, 143:23, 144:14 renders [9] - 89:3, 89:23, 91:6, 92:13, 93:16, 93:23, 94:14, 100:16, 145:9 rendition [1] - 83:11 Rensselaer [1] - 81:20 rented [1] - 155:13 renting [1] - 18:16 repair [1] - 125:25 repeat [2] - 76:11, 92:12 repeated [1] - 134:5 repeating [1] - 24:8 replaced [1] - 32:16 replacement [5] - 20:22, 20:24, 21:5, 22:15, 78:24	replacing [1] - 21:3 report [4] - 12:8, 12:12, 23:6, 38:12 Reporter [1] - 158:4 REPORTERS [1] - 1:23 reports [1] - 12:3 represent [3] - 39:15, 118:12, 129:21 representation [2] - 92:24, 128:13 representations [1] - 148:14 representative [3] - 29:22, 65:1, 130:1 represents [1] - 128:2 request [8] - 48:11, 75:17, 129:4, 129:14, 131:5, 141:5, 142:5, 143:18 requested [6] - 59:15, 73:20, 75:9, 103:6, 122:7, 142:10 requesting [4] - 20:19, 21:19, 34:15, 52:11 requests [1] - 148:15 require [5] - 10:21, 19:1, 36:1, 112:17, 129:1 required [21] - 10:8, 10:23, 19:7, 19:8, 33:4, 33:7, 33:10, 33:25, 34:11, 67:9, 127:5, 129:3, 129:6, 137:12, 137:17, 154:13, 154:15, 154:25, 155:2, 155:10 requirement [8] - 21:5, 21:21, 21:23, 22:4, 51:14, 70:21, 71:13, 88:9 requirements [4] - 20:24, 22:15, 87:19, 155:11 requires [1] - 78:20 reserve [2] - 38:8, 38:19 residence [1] - 44:25 residences [1] - 123:24 resident [1] - 22:20 residential [16] - 36:5, 57:1, 57:3, 57:5, 57:8, 57:9, 58:11, 72:13, 72:16, 72:21, 72:24, 76:19, 89:18, 98:14, 124:24, 127:12 residents [11] - 22:11,	22:24, 23:11, 50:1, 57:19, 102:10, 105:21, 139:12, 142:9, 142:14, 142:16 residents [1] - 132:21 resolution [4] - 13:12, 13:14, 13:16, 78:19 resolve [1] - 151:3 resolved [1] - 60:21 resolves [1] - 121:5 respect [3] - 147:20, 148:20 respond [3] - 72:11, 152:13, 155:22 Response [5] - 6:4, 6:6, 35:2, 122:22, 156:2 responsive [2] - 9:24, 148:15 rest [2] - 113:13, 130:24 restate [1] - 144:2 restrict [1] - 126:3 restrictions [1] - 113:9 result [3] - 31:2, 41:11, 151:3 results [1] - 17:18 retained [1] - 9:14 returning [1] - 70:18 review [18] - 21:10, 31:23, 33:2, 35:9, 35:16, 35:20, 38:4, 43:15, 65:12, 66:4, 70:16, 96:1, 123:2, 123:11, 125:5, 125:8, 148:17 reviewed [3] - 13:11, 13:17, 132:9 reviewing [1] - 67:4 revise [1] - 18:6 revised [6] - 8:20, 15:5, 20:8, 48:11, 54:10, 65:13 revision [9] - 15:24, 16:3, 18:2, 18:5, 20:8, 20:24, 29:4, 82:13, 83:16 revisions [3] - 8:22, 22:12, 31:2 RICHARD [1] - 2:2 right-hand [1] - 98:1 right-of-way [3] - 34:8, 34:9, 59:25 rise [2] - 5:18, 5:20 risk [5] - 115:5, 115:17, 115:25, 116:1, 116:2 road [5] - 20:3, 20:7, 102:18, 117:17,	117:19 Road [12] - 3:11, 3:12, 3:23, 61:19, 73:12, 74:11, 76:14, 77:17, 81:5, 81:18, 153:2, 154:6 roads [4] - 28:13, 140:19, 140:20 roadway [2] - 67:6, 67:15 robust [2] - 53:3, 132:13 rock [1] - 104:12 Rock [1] - 13:16 rock-look [1] - 104:12 Rockaway [1] - 2:3 roll [48] - 5:23, 19:12, 19:14, 19:15, 19:21, 24:20, 24:25, 25:2, 25:5, 25:16, 25:24, 26:19, 26:22, 26:23, 27:1, 27:11, 27:14, 27:18, 27:21, 39:1, 39:15, 39:17, 39:22, 39:23, 40:2, 40:18, 40:23, 41:1, 41:7, 63:12, 63:13, 64:2, 64:6, 65:21, 85:22, 89:8, 106:24, 107:2, 107:21, 108:24, 109:8, 114:1, 114:4, 125:9, 125:14, 125:18 roll-up [42] - 19:12, 19:14, 19:15, 19:21, 24:20, 24:25, 25:2, 25:5, 25:16, 25:24, 26:19, 26:22, 26:23, 27:1, 27:11, 27:14, 27:18, 27:21, 39:1, 39:15, 39:17, 39:22, 39:23, 40:2, 40:18, 40:23, 41:1, 41:7, 64:2, 65:21, 85:22, 89:8, 106:24, 107:2, 107:21, 108:24, 109:8, 114:1, 114:4, 125:9, 125:14, 125:18 roll-ups [3] - 63:12, 63:13, 64:6 RONDA [2] - 158:3, 158:24 roof [17] - 76:22, 87:4, 87:5, 87:13, 124:12, 126:12, 126:19, 126:22, 127:5, 127:13, 127:22, 128:1, 128:4, 128:24, 129:2,
--	--	--	---	--

135:10, 135:16 roof-mounted [2] - 126:12, 126:19 rooftop [1] - 127:10 room [11] - 13:25, 17:25, 18:21, 27:22, 56:14, 65:25, 84:13, 84:15, 134:7, 156:21 rooms [1] - 84:14 roughly [5] - 28:20, 87:2, 101:24, 103:14, 122:11 Route [124] - 1:6, 3:8, 3:9, 3:10, 3:22, 4:8, 4:9, 4:11, 4:13, 7:14, 8:5, 8:6, 9:4, 9:6, 9:9, 9:19, 9:22, 10:23, 10:25, 13:2, 17:20, 17:22, 18:20, 18:22, 19:15, 20:1, 20:4, 20:15, 21:12, 21:14, 22:11, 24:24, 26:3, 28:2, 28:4, 28:7, 28:10, 28:20, 29:7, 29:15, 30:15, 31:20, 33:10, 33:23, 34:8, 39:25, 41:3, 41:4, 42:11, 44:24, 45:2, 47:14, 50:2, 50:9, 53:17, 54:23, 55:1, 55:9, 58:2, 58:25, 59:12, 62:8, 63:1, 68:5, 70:21, 70:24, 71:4, 75:4, 75:5, 75:6, 75:9, 75:11, 75:14, 90:6, 90:12, 91:11, 91:12, 91:15, 91:16, 91:17, 92:4, 92:5, 92:14, 93:2, 93:10, 94:16, 95:15, 96:14, 96:20, 97:3, 97:17, 97:20, 97:23, 97:25, 98:16, 98:20, 98:24, 99:14, 99:16, 99:25, 100:25, 101:3, 101:21, 102:10, 103:13, 103:14, 111:6, 123:13, 123:25, 124:1, 124:8, 131:19, 139:18, 140:25, 141:7, 143:9, 145:20 ROUTE [1] - 1:6 routed [1] - 29:9 row [6] - 22:8, 22:9, 22:23, 23:21, 49:9, 49:25 rows [2] - 22:3, 22:5 RPR [1] - 1:23	run [3] - 33:6, 55:20, 154:24 run-down [1] - 33:6 running [1] - 91:11 S S1 [1] - 113:20 safe [1] - 45:2 safety [6] - 61:10, 61:13, 62:3, 127:6, 154:17, 155:11 sake [1] - 110:25 Salute [1] - 5:19 Sarmad [5] - 3:6, 3:19, 6:23, 80:16, 144:14 SARMAD [53] - 2:13, 3:24, 6:25, 35:5, 35:12, 36:14, 37:7, 37:17, 46:9, 65:10, 70:8, 70:11, 71:11, 71:17, 72:4, 77:2, 77:9, 80:18, 120:4, 120:13, 121:3, 121:7, 121:10, 121:19, 121:21, 122:4, 122:24, 125:12, 126:9, 126:14, 126:16, 127:14, 127:19, 127:25, 128:5, 128:11, 128:25, 129:10, 129:17, 130:6, 130:11, 130:15, 130:19, 130:21, 130:25, 131:12, 131:21, 131:23, 132:11, 133:11, 133:25, 146:4, 156:11 satisfied [1] - 60:25 save [1] - 96:17 saw [4] - 42:25, 96:23, 110:20, 128:15 scale [2] - 19:6, 152:12 scaled [1] - 92:24 scenario [3] - 10:17, 118:1, 149:2 scheme [5] - 110:21, 110:23, 111:4, 139:24, 140:16 School [1] - 74:8 schools [1] - 127:11 scientist [1] - 43:2 screen [11] - 16:4, 63:7, 83:17, 86:10, 99:24, 120:2, 123:16, 126:18, 127:17, 142:3	screened [4] - 63:9, 87:6, 99:23, 111:6 screening [3] - 49:23, 132:22, 132:23 screens [1] - 82:23 season [1] - 48:24 second [25] - 7:19, 13:10, 24:19, 46:11, 82:19, 85:3, 85:8, 86:9, 86:11, 86:22, 87:1, 89:4, 90:23, 101:18, 101:19, 103:7, 108:15, 119:1, 119:24, 120:1, 120:12, 127:16, 141:2, 142:12, 147:15 secondary [1] - 91:13 seconds [1] - 82:24 SECRETARY [1] - 2:14 section [1] - 91:10 sectional [1] - 88:13 sections [5] - 23:25, 82:18, 83:4, 83:6, 91:7 secured [1] - 18:15 securing [1] - 94:23 security [2] - 87:9, 115:1 see [84] - 21:12, 24:25, 35:20, 36:15, 36:18, 37:17, 39:17, 41:25, 42:7, 44:18, 48:4, 48:24, 49:17, 49:18, 49:19, 57:17, 58:24, 61:7, 62:15, 62:16, 67:9, 68:21, 69:4, 72:24, 73:2, 83:16, 83:25, 85:8, 86:16, 88:9, 88:17, 88:22, 90:4, 90:7, 90:10, 90:18, 91:2, 91:15, 91:24, 93:7, 93:8, 94:16, 94:22, 95:3, 95:11, 95:17, 96:7, 96:20, 97:4, 98:6, 99:1, 99:6, 100:17, 101:17, 101:20, 101:24, 102:8, 102:10, 104:11, 105:21, 105:22, 107:13, 109:17, 115:12, 120:2, 123:17, 125:19, 125:20, 127:10, 128:16, 133:16, 134:18, 135:22, 137:4, 137:10, 138:10, 141:3,	143:3, 144:14, 148:17, 150:2, 150:7, 155:24, 156:16 seeking [3] - 9:7, 9:8, 10:13 seeks [1] - 8:9 seem [1] - 118:14 SELF [1] - 1:5 Self [2] - 2:9, 7:14 self [11] - 8:11, 10:11, 10:12, 82:2, 106:6, 120:6, 121:11, 121:22, 122:1, 123:12, 124:8 Self-Storage [1] - 7:14 self-storage [11] - 8:11, 10:11, 10:12, 82:2, 106:6, 120:6, 121:11, 121:22, 122:1, 123:12, 124:8 sense [2] - 27:15, 42:17 sensitivities [1] - 124:23 sent [2] - 5:10, 46:8 sentiment [1] - 149:10 separate [1] - 103:20 separated [1] - 154:12 separation [1] - 36:5 September [1] - 156:22 seriously [1] - 125:7 service [1] - 34:18 services [3] - 30:22, 60:13, 75:12 session [1] - 79:15 set [15] - 8:19, 15:5, 15:25, 31:3, 34:7, 77:11, 82:8, 82:12, 83:8, 83:10, 87:23, 111:5, 127:2, 131:25, 158:9 setback [9] - 10:22, 11:1, 19:1, 33:10, 33:11, 87:19, 92:25, 147:23, 150:24 several [1] - 111:20 shade [1] - 50:24 shadow [1] - 124:14 Shaffer [4] - 3:11, 3:23, 73:12, 153:2 shape [2] - 31:7, 87:18 shaped [1] - 129:20 sharp [1] - 56:1 sharper [1] - 55:17 sheet [2] - 87:22, 127:15 sheets [3] - 82:14, 83:5, 93:19	shields [1] - 44:24 shining [1] - 88:8 short [1] - 136:11 shorter [1] - 119:3 shortly [1] - 89:5 shot [1] - 110:8 shoulder [7] - 56:11, 56:13, 67:19, 68:11, 68:12, 69:5, 69:15 show [15] - 23:24, 26:25, 29:21, 39:10, 49:15, 72:8, 86:10, 87:1, 89:24, 91:7, 96:7, 100:23, 128:10, 138:6, 145:4 showed [1] - 42:23 showing [11] - 30:9, 31:15, 92:13, 92:17, 92:20, 94:23, 99:11, 124:15, 127:21, 130:4, 136:22 shown [11] - 29:25, 94:19, 94:25, 96:2, 96:10, 142:7, 143:5, 144:20, 144:23, 145:14 shows [3] - 24:1, 42:8, 130:13 shrink [3] - 66:13, 109:16, 109:22 shrubs [1] - 134:2 shrunk [1] - 121:4 SICAT [2] - 1:10, 6:16 Sicat [2] - 6:15, 80:3 side [59] - 10:25, 17:11, 17:12, 17:14, 17:16, 19:19, 19:22, 21:15, 21:17, 25:17, 25:21, 26:1, 26:11, 26:15, 26:22, 28:14, 28:16, 28:22, 29:10, 29:11, 31:16, 32:10, 32:11, 33:22, 39:2, 39:7, 39:16, 39:23, 41:3, 44:8, 44:24, 46:9, 49:7, 60:8, 83:23, 83:24, 84:23, 84:24, 85:9, 85:12, 85:18, 85:20, 85:21, 86:2, 86:3, 89:7, 89:22, 92:17, 98:1, 101:6, 109:4, 123:16, 135:8, 136:12, 148:3 side-by-side [1] - 123:16 sided [2] - 46:5, 46:6 sides [5] - 84:4, 87:16, 91:19, 136:11, 145:16
---	---	--	--	---

sidewalk [1] - 101:14 sight [1] - 140:21 sign [9] - 34:7, 103:12, 103:13, 103:19, 106:5, 106:7, 124:9, 124:13 signage [8] - 11:7, 34:3, 103:15, 103:17, 103:18, 106:11, 106:13, 106:17 significant [8] - 26:20, 27:5, 87:24, 89:20, 91:17, 93:8, 133:2, 147:4 significantly [1] - 92:8 signs [2] - 103:12, 124:9 similar [18] - 13:18, 18:12, 18:18, 26:14, 29:3, 29:6, 30:18, 33:11, 40:7, 41:18, 41:20, 55:6, 55:14, 56:9, 56:15, 82:1, 101:4, 130:13 similarly [2] - 25:20, 39:23 simple [1] - 104:11 simulations [1] - 13:3 single [3] - 49:9, 49:20, 49:25 sinking [1] - 91:21 sit [1] - 9:3 Site [3] - 4:4, 16:16, 16:23 site [65] - 8:5, 8:7, 8:8, 9:17, 10:8, 16:5, 17:1, 17:2, 17:9, 17:11, 17:20, 17:23, 18:10, 18:13, 18:15, 18:19, 19:25, 21:2, 21:8, 21:15, 21:17, 22:9, 29:3, 29:10, 30:8, 30:15, 31:10, 31:16, 34:21, 36:9, 39:10, 40:7, 43:14, 55:1, 55:9, 55:20, 55:22, 56:10, 56:13, 59:9, 60:23, 62:21, 64:24, 65:14, 67:2, 68:10, 72:8, 72:9, 73:22, 82:18, 83:4, 83:6, 83:23, 84:2, 84:9, 85:12, 89:3, 91:7, 91:8, 93:8, 94:16, 124:21, 132:5, 148:21, 151:14 sits [2] - 72:12, 147:19 sitting [1] - 134:7	situation [1] - 82:1 six [5] - 54:23, 81:23, 83:5, 134:7, 134:9 size [10] - 11:5, 66:14, 68:14, 84:6, 86:17, 103:18, 108:7, 109:24, 130:4, 130:5 sized [2] - 129:19, 131:4 sizes [4] - 108:13, 109:13, 109:15, 129:19 skies [1] - 140:22 sky [1] - 111:17 slated [1] - 52:21 slatted [1] - 52:16 slides [1] - 96:6 sliding [3] - 84:21, 84:24, 88:20 slight [1] - 84:24 slightly [4] - 55:6, 89:19, 111:7, 130:13 slope [7] - 28:7, 34:11, 34:14, 34:20, 61:16, 84:1, 88:22 sloped [1] - 87:20 slopes [4] - 46:21, 46:23, 46:24, 47:1 slowing [1] - 56:5 small [7] - 28:1, 34:17, 118:12, 131:3, 134:2, 151:4, 151:8 smaller [2] - 86:18, 103:15 smooth [1] - 104:12 so.. [1] - 112:12 solemnly [2] - 15:8, 80:25 solid [8] - 31:15, 31:19, 63:2, 63:7, 88:14, 89:14, 104:1 Solid [1] - 88:14 solid-to-glass [1] - 88:14 solution [2] - 60:8, 61:18 someone [18] - 42:14, 54:9, 56:6, 63:16, 63:17, 64:24, 66:8, 84:19, 101:14, 101:17, 101:23, 102:24, 105:1, 105:10, 107:1, 113:23, 115:3, 115:12 Someone [2] - 114:18, 153:14 Sometimes [2] - 74:3, 74:4 sometimes [5] -	43:20, 58:23, 59:18, 74:2, 74:24 somewhere [3] - 64:24, 101:25, 125:23 sorry [22] - 16:13, 23:13, 28:16, 47:16, 54:14, 59:10, 69:21, 84:14, 90:15, 92:22, 101:8, 119:8, 130:3, 130:23, 131:15, 137:13, 144:1, 145:24, 147:9, 156:8, 156:13, 156:24 Sorry [8] - 16:14, 23:1, 28:17, 30:12, 63:23, 70:5, 76:11, 80:17 sort [4] - 27:19, 66:24, 67:3, 112:24 sought [1] - 10:14 sounds [1] - 71:15 south [10] - 19:19, 25:21, 26:1, 49:7, 84:24, 85:20, 89:12, 91:11, 135:7, 135:8 southeast [6] - 30:16, 59:7, 59:14, 63:17, 64:2, 67:13 southeasterly [1] - 41:13 southeastern [1] - 30:13 southerly [2] - 39:9, 41:15 southern [4] - 19:15, 39:23, 41:3, 64:3 southwest [1] - 32:11 space [11] - 9:21, 25:12, 35:18, 64:11, 86:19, 88:2, 91:17, 106:21, 107:5, 107:10 spaces [20] - 11:4, 11:5, 18:11, 18:24, 19:3, 19:5, 19:8, 31:18, 33:20, 33:22, 33:25, 66:3, 84:13, 84:23, 85:13, 85:14, 88:4, 118:9 sparse [2] - 132:15, 133:7 Speaking [1] - 86:7 special [1] - 113:7 specialist [1] - 43:14 specifically [4] - 57:20, 75:3, 85:18, 114:6 Specifically [1] - 5:9 specifics [1] - 117:1	spell [2] - 47:19, 73:13 spill [1] - 45:1 split [4] - 88:14, 104:1, 104:3, 104:5 split-face [2] - 104:1, 104:5 split-faced [1] - 104:3 spot [1] - 42:4 spots [4] - 53:2, 53:19, 53:22, 88:19 sprinkler [2] - 154:20 sprinklers [2] - 85:6, 154:21 square [11] - 10:19, 31:7, 84:6, 86:14, 103:15, 106:21, 108:18, 109:10, 120:7, 130:17, 130:21 Square [1] - 130:20 squished [1] - 144:17 staggered [1] - 22:3 stairs [4] - 84:18, 87:12, 87:14, 154:23 stairwell [1] - 65:19 stand [8] - 32:6, 32:12, 32:14, 37:3, 80:24, 124:2, 124:14, 124:17 standing [7] - 41:23, 44:3, 81:24, 100:5, 101:14, 102:24, 147:12 standpoint [1] - 105:14 stands [1] - 132:18 Star [1] - 5:10 Starbucks [1] - 129:14 stark [2] - 111:8, 123:17 start [2] - 22:6, 111:3 started [2] - 110:17, 134:13 Starting [1] - 136:1 starts [1] - 111:15 State [4] - 47:14, 139:17, 143:9, 158:4 state [2] - 42:24, 87:8 state-of-the-art [1] - 87:8 statement [2] - 48:7, 110:15 statements [1] - 76:25 states [1] - 81:23 stating [1] - 146:12 stay [1] - 27:21 stays [1] - 117:11 steep [4] - 34:11, 34:14, 34:20, 46:21 stenographically [1] -	158:7 stepping [1] - 17:13 still [11] - 12:10, 33:24, 39:7, 44:2, 66:5, 107:11, 119:24, 122:17, 125:20, 132:17, 147:3 Still [1] - 80:2 stops [1] - 105:6 storage [34] - 8:11, 9:18, 10:11, 10:12, 13:1, 14:10, 53:21, 64:12, 64:13, 65:5, 65:6, 65:8, 75:16, 76:9, 76:13, 76:18, 82:2, 105:4, 106:6, 113:5, 116:11, 116:16, 120:6, 121:11, 121:22, 122:1, 122:15, 123:12, 124:8, 125:15, 125:17, 125:21, 153:4, 153:24 STORAGE [1] - 1:5 Storage [2] - 2:9, 7:14 store [2] - 113:23, 126:1 stored [4] - 113:6, 113:8, 114:7, 153:15 stories [6] - 78:1, 83:22, 84:3, 93:12, 93:13, 101:24 storing [2] - 125:23, 125:24 stormwater [1] - 29:3 story [6] - 76:21, 101:19, 119:2, 121:19, 121:20, 125:16 straight [1] - 48:24 Street [7] - 2:3, 141:10, 141:11, 141:15, 141:17, 141:20, 142:1 street [4] - 76:20, 102:25, 137:24, 142:25 stretch [1] - 12:10 strictly [1] - 136:3 stripe [1] - 67:19 striped [2] - 107:14, 107:18 striping [1] - 67:9 strong [1] - 110:13 structure [2] - 67:21, 72:19 structures [2] - 32:16, 57:1
---	---	--	--	---

stuff [9] - 11:25, 22:8, 57:11, 65:20, 90:4, 90:22, 107:2, 107:3, 114:19	system [2] - 29:9, 30:25	TESTIMONY [1] - 3:2	took [5] - 8:25, 38:6, 50:14, 107:11, 142:17	48:9, 48:12, 49:18, 51:14, 51:18, 51:20, 52:18, 62:6, 132:8, 132:9, 132:13, 133:3, 133:4, 143:4, 146:21, 149:22
SU-30 [2] - 68:13, 72:7	T	tests [1] - 48:10	top [10] - 16:8, 16:22, 16:25, 20:6, 22:9, 40:1, 42:8, 57:5, 122:17, 124:12	trees [87] - 18:4, 20:25, 21:1, 21:3, 21:4, 21:6, 21:7, 21:8, 21:14, 21:20, 21:24, 22:2, 29:15, 29:21, 29:24, 29:25, 30:3, 31:8, 31:12, 37:11, 37:13, 41:11, 41:17, 42:3, 48:8, 48:17, 48:19, 48:21, 48:25, 50:17, 50:24, 51:2, 51:3, 51:17, 51:23, 52:2, 52:3, 52:8, 52:19, 62:17, 70:22, 75:24, 75:25, 76:1, 76:3, 77:18, 77:21, 77:25, 78:4, 78:7, 78:13, 89:15, 90:21, 94:17, 94:18, 94:19, 94:25, 95:1, 96:5, 96:10, 98:5, 98:7, 99:12, 99:19, 100:2, 112:7, 132:14, 133:1, 133:7, 133:14, 138:5, 138:8, 141:3, 141:23, 141:24, 142:2, 143:5, 143:22, 144:3, 144:4, 144:5, 145:21, 145:22, 146:24
submission [3] - 42:25, 45:5, 75:8	T-H-A-K-K-E-R [1] - 73:16	texture [1] - 104:13	topside [1] - 63:14	triangular [4] - 129:20, 129:22, 130:7, 130:14
submittal [1] - 8:20	table [2] - 31:24, 77:5	textured [1] - 104:10	Total [3] - 116:17, 153:5, 153:7	tricky [1] - 88:22
submitted [5] - 17:2, 43:21, 48:12, 83:10, 106:11	takeaway [1] - 8:22	THAKKER [28] - 73:11, 73:15, 73:18, 73:24, 74:10, 74:16, 74:20, 74:23, 75:15, 75:21, 75:24, 76:4, 76:8, 76:13, 76:17, 77:1, 153:1, 153:6, 153:9, 153:14, 153:23, 154:1, 154:4, 154:9, 155:12, 155:24	total [9] - 83:5, 86:11, 86:12, 107:22, 116:11, 116:14, 131:6, 146:9, 153:6	tried [2] - 35:20, 35:21
submitting [1] - 43:18	tall [3] - 62:22, 145:5, 146:6	Thakker [5] - 3:11, 3:23, 73:11, 73:16, 153:1	totalling [1] - 128:24	triple [1] - 88:25
substantial [5] - 17:7, 21:13, 68:11, 68:12, 69:5	taller [5] - 22:1, 50:25, 96:9, 119:16, 121:24	THE [1] - 1:3	Totalling [1] - 128:25	trips [2] - 151:17, 155:20
substantially [1] - 22:13	tally [1] - 52:20	thea [1] - 106:13	touch [1] - 23:19	truck [10] - 25:11, 55:20, 64:19, 67:14, 68:13, 69:17, 69:18, 73:23, 99:7, 105:7
sufficient [4] - 23:21, 25:12, 69:7, 69:12	tango [1] - 73:16	they've [2] - 51:24, 65:25	touched [1] - 31:1	trucks [3] - 55:21, 69:7, 86:19
suggest [1] - 123:9	target [4] - 147:17, 147:18, 148:17, 148:18	thin [1] - 48:16	towards [7] - 17:23, 32:10, 49:24, 59:9, 61:15, 70:22, 119:11	true [8] - 24:21, 55:18, 89:1, 120:5, 141:6, 142:6, 143:19, 158:6
suggestion [1] - 74:25	team [4] - 10:6, 12:16, 99:19, 132:10	thinking [3] - 110:11, 110:23, 156:6	tower [3] - 95:9, 126:25, 128:4	trued [1] - 52:13
summary [2] - 10:7, 11:20	technical [1] - 34:18	third [6] - 86:10, 86:15, 108:15, 109:16, 109:19	town [3] - 21:23, 60:8, 74:1	truncated [1] - 84:1
summation [2] - 150:18	Tectonic [5] - 41:19, 56:8, 56:10, 56:15, 140:3	three [13] - 18:10, 83:5, 83:22, 84:3, 93:12, 116:12, 116:15, 133:2, 133:4, 133:5, 144:16, 146:13	TOWNSHIP [1] - 1:1	truth [6] - 15:10, 15:11, 81:1, 81:2
sunk [1] - 84:5	Tel [2] - 2:4, 2:8	throughout [2] - 85:7, 140:23	Township [3] - 5:5, 6:23, 7:3	trying [6] - 32:6, 56:6,
Sunrise [1] - 139:22	telephone [2] - 98:9, 99:22	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	township [4] - 5:11, 20:10, 22:4, 78:23	
superimposed [2] - 17:4, 50:15	ten [2] - 74:3, 82:24	tier [1] - 39:3	trach [1] - 64:14	
supplement [1] - 44:12	tenant [3] - 106:7, 115:18, 117:8	tiny [1] - 94:11	track [1] - 115:21	
supplemental [1] - 43:21	tend [1] - 125:21	title [1] - 83:16	traditional [1] - 125:21	
supplied [1] - 8:17	term [2] - 78:15, 104:20	today [6] - 21:11, 30:19, 31:25, 50:15, 53:7, 152:2	traffic [12] - 8:19, 11:23, 22:25, 23:10, 55:13, 56:5, 68:15, 69:20, 69:25, 74:4, 155:15, 155:21	
surface [1] - 104:10	terms [3] - 67:21, 90:5, 151:15	Three [1] - 83:22	trailers [1] - 57:10	
surfaced [1] - 136:5	terrible [1] - 114:24	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	transcript [1] - 158:7	
surrounded [1] - 142:24	test [2] - 51:12, 155:7	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	TRANSCRIPT [1] - 1:3	
surrounding [2] - 57:1, 87:16	testad [1] - 155:9	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	transit [2] - 35:25, 70:20	
survey [6] - 46:21, 48:9, 51:10, 51:18, 51:20, 52:9	testified [9] - 18:18, 65:25, 68:23, 81:25, 89:16, 91:20, 92:5, 107:8, 155:19	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	travel [6] - 84:25, 85:11, 98:1, 102:14, 155:1, 155:3	
swear [2] - 15:8, 80:25	testifies [2] - 15:15, 81:6	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	traveling [7] - 92:13, 93:7, 94:16, 96:19, 99:13, 100:6, 110:6	
Sweeney [6] - 3:15, 6:7, 12:21, 13:8, 79:18, 105:20	testify [7] - 12:5, 12:13, 68:20, 106:2, 113:11, 137:16, 147:7	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	Traveling [4] - 4:8, 4:13, 96:14, 99:16	
SWEENEY [19] - 1:11, 6:8, 79:19, 90:1, 90:3, 90:9, 90:14, 90:16, 90:20, 90:25, 100:19, 100:22, 101:10, 101:16, 102:2, 102:6, 102:20, 103:1, 103:3	testifying [1] - 46:22	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	traverse [1] - 85:11	
swell [1] - 89:23	testimony [28] - 5:17, 8:14, 11:21, 13:23, 15:9, 24:5, 27:13, 27:24, 47:9, 47:11, 53:25, 65:11, 66:16, 67:3, 80:25, 87:10, 113:11, 113:14, 114:14, 116:4, 117:2, 137:15, 147:5, 152:5, 152:23, 158:7	throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	traversing [1] - 91:8	
swinging [1] - 42:8		throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	treatment [2] - 136:3, 136:5	
sworn [2] - 15:15, 81:6		throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19	tree [24] - 18:1, 20:22, 20:23, 21:4, 21:18, 22:14, 29:16, 31:10,	
SWORN [1] - 3:2		throw [5] - 38:17, 38:19, 61:18, 70:9, 114:19		

88:4, 121:7, 145:2, 152:13 TUESDAY [1] - 1:2 turn [11] - 55:18, 55:20, 56:4, 58:20, 61:12, 61:13, 74:2, 74:5, 95:19, 102:14, 104:17 turned [1] - 150:17 turning [2] - 55:21, 67:12 turns [1] - 59:18 two [35] - 8:7, 8:9, 17:16, 17:24, 19:18, 24:7, 28:19, 32:15, 34:1, 40:8, 43:8, 43:20, 46:5, 46:6, 55:13, 58:18, 59:4, 60:18, 64:17, 72:6, 76:21, 78:1, 82:16, 83:6, 84:16, 87:12, 93:13, 99:21, 101:19, 101:24, 104:23, 105:8, 121:24, 154:23 Two [2] - 45:6, 83:23 two-bay [1] - 84:16 two-sided [2] - 46:5, 46:6 two-story [2] - 76:21, 101:19 two-way [3] - 17:24, 40:8, 55:13 TY [1] - 146:3 tying [1] - 56:5 type [11] - 10:4, 42:17, 42:20, 45:4, 72:24, 112:25, 113:6, 126:4, 146:5, 152:10, 152:11 types [3] - 21:20, 65:7, 76:2 typical [7] - 68:14, 72:7, 72:16, 95:4, 107:10, 113:11, 129:19 typically [9] - 63:7, 63:17, 64:7, 65:2, 65:3, 65:6, 109:15, 109:16, 114:1 Typically [6] - 63:20, 64:9, 64:19, 77:23, 78:18, 103:15 typo [2] - 135:10, 135:13	ugly [2] - 139:5, 139:6 ultimate [1] - 51:14 ultimately [2] - 29:11, 71:24 unchanged [6] - 11:6, 11:7, 33:17, 33:20, 34:6, 41:8 Under [2] - 10:17, 11:17 under [3] - 103:20, 129:4, 129:11 understood [1] - 130:22 Understood [3] - 12:15, 108:4, 152:21 undertake [1] - 78:23 uniform [1] - 76:1 unit [19] - 25:1, 25:3, 25:10, 27:16, 64:12, 64:13, 64:23, 85:23, 86:13, 108:19, 109:24, 114:19, 115:12, 122:15, 124:15, 130:5, 130:7, 130:14, 131:5 Unit [1] - 104:9 units [61] - 27:14, 27:16, 54:10, 60:9, 65:5, 85:5, 85:17, 85:19, 85:20, 85:21, 85:22, 86:7, 86:9, 86:11, 86:12, 86:16, 86:17, 86:24, 86:25, 87:3, 87:5, 88:24, 89:2, 89:8, 106:24, 107:21, 108:7, 108:13, 108:17, 109:3, 109:9, 109:12, 109:17, 109:18, 109:19, 109:22, 113:23, 113:24, 114:18, 114:20, 114:23, 114:24, 116:11, 116:16, 116:17, 118:13, 118:15, 120:14, 122:14, 125:17, 127:9, 127:13, 129:18, 129:20, 129:24, 130:2, 131:1, 131:6, 153:3, 153:4, 155:12 unless [1] - 95:15 untouched [1] - 49:9 unusually [2] - 129:19, 131:4 up [124] - 9:18, 13:7, 14:23, 15:4, 16:9, 19:12, 19:14, 19:15, 19:21, 22:19, 22:21,	23:5, 24:20, 24:25, 25:2, 25:5, 25:16, 25:24, 26:19, 26:22, 26:23, 27:1, 27:11, 27:14, 27:18, 27:21, 28:7, 28:9, 34:13, 36:9, 38:25, 39:1, 39:15, 39:17, 39:22, 39:23, 40:2, 40:18, 40:23, 41:1, 41:7, 41:12, 41:21, 42:19, 49:11, 50:10, 52:13, 52:17, 52:23, 54:24, 56:1, 60:7, 61:19, 64:2, 64:8, 64:13, 65:20, 65:21, 70:13, 70:16, 73:6, 74:1, 74:4, 78:5, 82:16, 82:22, 83:2, 85:3, 85:16, 85:17, 85:19, 85:20, 85:21, 85:22, 86:15, 86:21, 86:24, 89:3, 89:8, 92:1, 101:18, 101:19, 103:6, 104:2, 105:7, 106:5, 106:7, 106:15, 106:17, 106:24, 107:2, 107:11, 107:21, 108:24, 109:8, 109:22, 110:2, 110:3, 111:4, 112:16, 114:1, 114:4, 114:18, 115:3, 115:4, 116:15, 117:1, 118:6, 123:16, 123:17, 125:4, 125:6, 125:9, 125:14, 125:18, 129:12, 131:4, 134:2, 146:18, 147:3, 149:23 update [2] - 46:14, 77:10 updated [2] - 45:8, 45:9 updates [1] - 71:21 uphill [1] - 95:3 upper [2] - 39:3, 109:12 ups [3] - 63:12, 63:13, 64:6 upscale [1] - 104:13 uses [3] - 10:10, 65:3, 67:14 utility [2] - 24:12, 84:14 utilized [1] - 55:9	V vacant [1] - 117:11 vacation [1] - 38:2 vacations [1] - 12:3 van [2] - 64:14, 69:18 vantage [5] - 9:6, 148:4, 148:5, 148:21, 150:6 variance [23] - 8:8, 9:8, 10:12, 10:13, 10:14, 10:21, 11:6, 19:2, 20:18, 33:3, 33:14, 33:24, 34:3, 34:14, 123:13, 129:3, 129:6, 131:7, 147:22, 147:24, 148:1, 152:10 variances [8] - 8:8, 10:20, 11:3, 22:16, 33:4, 33:7, 34:11, 35:15 varieties [1] - 76:3 variety [1] - 109:13 various [2] - 76:1, 76:2 vary [2] - 108:18, 109:23 varying [2] - 108:13, 109:14 Vegetation [2] - 4:11, 98:20 vegetation [12] - 9:13, 9:15, 9:21, 23:17, 31:8, 37:13, 42:2, 42:6, 89:21, 94:17, 97:8, 98:24 vegetative [3] - 37:1, 52:24, 71:6 vehicle [9] - 40:22, 68:14, 72:7, 72:9, 84:20, 101:15, 107:12, 113:23, 114:2 vehicles [4] - 86:20, 88:16, 89:11, 101:3 verify [1] - 29:22 verifying [1] - 40:10 version [3] - 16:5, 36:9, 40:20 versus [3] - 91:13, 115:14, 144:23 VESCIO [19] - 1:12, 6:20, 29:14, 30:2, 30:6, 66:21, 66:24, 67:10, 67:25, 80:7, 112:15, 112:22, 113:5, 113:15, 113:18, 113:22, 114:3, 114:9, 114:15	Vescio [4] - 3:6, 3:18, 6:19, 80:6 Vescio's [1] - 105:12 via [2] - 108:23, 114:21 viable [3] - 151:9, 151:11, 151:14 Vice [2] - 3:4, 3:17 VICE [20] - 1:9, 6:2, 22:17, 23:4, 23:15, 23:20, 24:2, 61:1, 61:4, 79:17, 106:4, 106:14, 106:18, 106:22, 117:3, 117:6, 117:10, 117:16, 117:22, 118:4 view [22] - 87:6, 89:15, 92:1, 92:10, 94:15, 95:3, 95:11, 95:14, 97:16, 97:17, 98:12, 98:15, 98:25, 99:2, 99:24, 101:4, 101:23, 102:9, 131:18, 138:7, 149:1 View [16] - 4:6, 4:7, 4:9, 4:10, 4:12, 94:9, 96:14, 97:20, 98:20, 99:16, 141:10, 141:11, 141:15, 141:18, 141:20, 142:1 viewpoints [1] - 13:4 vlewshed [2] - 41:12, 41:21 vinyl [1] - 92:9 virtue [1] - 9:11 visibility [2] - 101:7, 147:4 visible [9] - 57:25, 87:16, 89:17, 89:19, 89:23, 99:3, 124:7, 127:3, 127:8 vision [1] - 92:3 visit [1] - 43:14 visiting [1] - 73:22 visual [1] - 149:7 Voir [1] - 3:14 VOIR [1] - 81:11 volume [5] - 118:23, 118:25, 119:5, 120:2, 120:19 volumes [4] - 126:24, 128:16, 128:17, 128:21 Vosseller [2] - 13:2, 104:20
U U-turn [1] - 61:13 U.S [1] - 139:19				

W			
wait [7] - 24:15, 36:6, 54:17, 74:3, 74:25, 88:19, 90:16 Wait [2] - 90:14, 90:16 waiver [2] - 21:20, 35:25 waivers [1] - 8:9 walk [3] - 85:12, 115:9, 138:25 walk-in [1] - 85:12 walking [1] - 115:11 wall [8] - 87:20, 88:22, 120:18, 133:14, 136:8, 137:7, 137:10, 154:13 wall-mounted [1] - 137:7 walls [2] - 34:17, 154:14 wants [4] - 58:19, 60:2, 105:11, 150:19 warehouse [15] - 104:19, 105:3, 105:6, 105:10, 105:15, 105:19, 105:23, 108:2, 123:8, 138:23, 138:24, 139:1, 140:10, 147:25, 150:3 warehouses [1] - 127:12 Warehouses [1] - 108:3 warmer [1] - 112:3 warranted [1] - 67:11 Warren [1] - 15:14 was.. [1] - 143:15 watched [1] - 12:19 water [2] - 28:25, 29:8 waters [2] - 42:24, 43:5 ways [3] - 121:4, 124:3, 151:6 weather [1] - 140:23 week [1] - 35:11 Weidel [1] - 3:17 WEIDEL [20] - 1:9, 6:2, 22:17, 23:4, 23:15, 23:20, 24:2, 61:1, 61:4, 79:17, 106:4, 106:14, 106:18, 106:22, 117:3, 117:6, 117:10, 117:16, 117:22, 118:4 Weideli [3] - 3:4, 6:1, 79:16	weight [1] - 149:8 welcome [4] - 103:4, 110:1, 112:14, 142:12 west [24] - 13:2, 22:21, 23:8, 26:11, 28:22, 31:12, 31:15, 32:10, 55:4, 83:23, 84:23, 85:9, 86:2, 88:10, 92:13, 93:7, 93:10, 93:13, 99:25, 101:6, 109:4, 110:6, 136:12, 145:25 westbound [3] - 96:19, 99:14, 100:7 Westbound [4] - 4:8, 4:13, 96:14, 99:16 westerly [1] - 44:6 western [12] - 17:11, 17:16, 19:21, 21:15, 28:14, 29:10, 29:11, 31:18, 32:10, 33:22, 43:7, 43:9 Westwood [1] - 2:7 wet [1] - 154:20 wetland [1] - 43:17 Wetlands [1] - 42:22 wetlands [7] - 42:25, 43:4, 43:9, 43:10, 43:12, 43:13, 43:16 Whalen [2] - 3:12, 77:16 WHALEN [4] - 77:16, 77:25, 78:10, 79:1 whereas [1] - 64:7 white [8] - 89:9, 95:7, 103:25, 104:1, 104:5, 111:12, 136:23 whole [7] - 15:10, 62:11, 62:21, 71:9, 81:1, 106:10, 111:10 wholesale [1] - 8:18 wide [3] - 55:8, 64:10, 145:5 wider [4] - 55:6, 55:13, 55:14, 114:2 width [5] - 18:20, 40:19, 40:24, 67:15, 144:19 William [7] - 7:1, 24:18, 80:22, 81:9, 82:8, 92:16, 95:18 WILLIAM [2] - 2:15, 3:13 willing [2] - 59:1, 61:23 wind [1] - 154:5 windows [6] - 87:25, 123:5, 135:24, 136:2, 136:9 winter [2] - 48:23, 138:8 wise [1] - 130:17 wish [1] - 100:18 witness [11] - 18:6, 35:7, 37:20, 38:21, 47:11, 54:1, 54:8, 65:17, 79:6, 80:22, 131:13 WITNESS [1] - 3:2 witnesses [3] - 12:13, 53:10, 66:6 wood [1] - 31:19 wooded [2] - 70:24, 71:19 woods [1] - 37:9 words [2] - 25:3, 55:3 world [1] - 104:21 worries [1] - 70:6 wrap [2] - 31:20, 98:12 wrapped [1] - 17:23 wraps [1] - 62:21 write [1] - 12:3 wrote [1] - 137:5	Zoning [4] - 2:4, 5:5, 5:14, 7:11 zoning [4] - 66:10, 121:1, 147:21, 153:13 ZONING [1] - 1:1 zoom [7] - 39:13, 62:13, 84:11, 88:10, 91:12, 126:21, 130:8 zooming [1] - 91:9 Y yard [6] - 9:20, 10:22, 11:1, 19:1, 33:9, 35:18 year [16] - 7:24, 8:13, 8:21, 43:20, 77:20, 78:5, 78:8, 78:13, 95:2, 98:4, 99:9, 99:11, 101:9, 123:3, 145:9, 146:8 years [13] - 43:20, 78:6, 78:8, 117:11, 117:17, 117:18, 133:2, 133:4, 133:5, 144:16, 144:17, 146:13, 146:14 yellow [1] - 124:10 yield [1] - 152:17 York [2] - 81:5, 81:19 YouTube [2] - 12:19, 134:10 Z zero [1] - 45:1 zone [15] - 10:9, 11:11, 36:25, 49:1, 72:19, 72:25, 73:4, 86:6, 88:3, 88:6, 118:21, 119:21, 124:22, 150:9, 151:25 zones [1] - 124:24	