

<div>1</div> <div> <p>BOROUGH OF WATCHUNG ZONING BOARD OF ADJUSTMENT THURSDAY, MARCH 31, 2022 COMMENCING AT 7:30 P.M. VIA ZOOM TELECONFERENCING</p> <p>IN THE MATTER OF : TRANSCRIPT CASE NO. BA 21-05 : OF S/K Morris Township Assoc., LLC : PROCEEDINGS 1375 Plainfield Avenue : Block: 7010 Lot: 9 : RR Zone : B E F O R E:</p> <p>BOROUGH OF WATCHUNG, ZONING BOARD OF ADJUSTMENT THERE BEING PRESENT:</p> <p>DANIEL CRONHEIM, CHAIRMAN (RECUSED)</p> <p>D.J. HUNSINGER JR., VICE CHAIRMAN</p> <p>SONDRA FECHTNER, MEMBER</p> <p>HENRY KITA, MEMBER</p> <p>PAUL PANZARELLA, MEMBER (ABSENT)</p> <p>MITCHELL TARASCHI, MEMBER</p> <p>RICHARD BROWN, MEMBER</p> <p>WAYNE HANLON, ALTERNATE MEMBER #1</p> <p>RICHARD G. STEINFELD, ALTERNATE MEMBER #2</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. CERTIFIED COURT REPORTERS P.O. BOX 505 SADDLE BROOK, NJ 07663-0505 201-641-1812 LauraACarucciLLC@gmail.com</p> <p>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </div>	<div>3</div> <div> <p><u>I N D E X</u></p> <table> <tr> <th>2</th><th>WITNESS</th><th>SWORN</th><th>PAGE</th></tr> <tr> <td>3</td><td>NOAH CHRISMER</td><td>12</td><td>183</td></tr> <tr> <td>4</td><td>Direct Examination by Mr. Tuvel</td><td></td><td>12</td></tr> <tr> <td>5</td><td>Board/Professional Questions</td><td></td><td></td></tr> <tr> <td>6</td><td>Ms. Fechtner</td><td>21, 31,</td><td></td></tr> <tr> <td>7</td><td></td><td>97</td><td></td></tr> <tr> <td>8</td><td>Acting Chairman Hunsinger</td><td></td><td>29</td></tr> <tr> <td>9</td><td>Mr. Stires</td><td>29</td><td></td></tr> <tr> <td>10</td><td>Dr. Steinfeld</td><td>30, 100</td><td></td></tr> <tr> <td>11</td><td>CHARLES HEYDT, PP</td><td>36</td><td></td></tr> <tr> <td>12</td><td>Voir Dire Examination by Mr. Tuvel</td><td></td><td>37</td></tr> <tr> <td>13</td><td>Direct Examination by Mr. Tuvel</td><td></td><td>39</td></tr> <tr> <td>14</td><td>Board/Professional Questions</td><td></td><td></td></tr> <tr> <td>15</td><td>Dr. Steinfeld</td><td>84, 119</td><td></td></tr> <tr> <td>16</td><td>Ms. Fechtner</td><td>94, 99</td><td></td></tr> <tr> <td>17</td><td>Mr. Warner</td><td>107</td><td></td></tr> <tr> <td>18</td><td>Public Questions</td><td></td><td></td></tr> <tr> <td>19</td><td>Phil Linder</td><td>123</td><td></td></tr> <tr> <td>20</td><td>125 Hampton Drive</td><td></td><td></td></tr> <tr> <td>21</td><td>Berkeley Heights</td><td></td><td></td></tr> <tr> <td>22</td><td>Chad Miller</td><td>128, 134</td><td></td></tr> <tr> <td>23</td><td>111 Hampton Drive</td><td></td><td></td></tr> <tr> <td>24</td><td>Berkeley Heights</td><td></td><td></td></tr> <tr> <td>25</td><td>John Foster</td><td>131</td><td></td></tr> <tr> <td>26</td><td>87 Hampton Drive</td><td></td><td></td></tr> <tr> <td>27</td><td>Berkeley Heights</td><td></td><td></td></tr> <tr> <td>28</td><td>Rachel Funcheon</td><td>138</td><td></td></tr> <tr> <td>29</td><td>54 Cedar Road</td><td></td><td></td></tr> <tr> <td>30</td><td>DAVID A. STIRES, PE, PP</td><td>106, 122</td><td></td></tr> <tr> <td>31</td><td><u>PUBLIC COMMENT</u></td><td></td><td></td></tr> <tr> <td>32</td><td>Phil Linder</td><td>145</td><td>145</td></tr> <tr> <td>33</td><td>125 Hampton Drive</td><td></td><td></td></tr> <tr> <td>34</td><td>Berkeley Heights</td><td></td><td></td></tr> <tr> <td>35</td><td>John Foster</td><td>150</td><td>150</td></tr> <tr> <td>36</td><td>87 Hampton Drive</td><td></td><td></td></tr> <tr> <td>37</td><td>Berkeley Heights</td><td></td><td></td></tr> <tr> <td>38</td><td></td><td></td><td></td></tr> <tr> <td>39</td><td></td><td></td><td></td></tr> <tr> <td>40</td><td></td><td></td><td></td></tr> <tr> <td>41</td><td></td><td></td><td></td></tr> <tr> <td>42</td><td></td><td></td><td></td></tr> <tr> <td>43</td><td></td><td></td><td></td></tr> <tr> <td>44</td><td></td><td></td><td></td></tr> <tr> <td>45</td><td></td><td></td><td></td></tr> <tr> <td>46</td><td></td><td></td><td></td></tr> <tr> <td>47</td><td></td><td></td><td></td></tr> <tr> <td>48</td><td></td><td></td><td></td></tr> <tr> <td>49</td><td></td><td></td><td></td></tr> <tr> <td>50</td><td></td><td></td><td></td></tr> <tr> <td>51</td><td></td><td></td><td></td></tr> <tr> <td>52</td><td></td><td></td><td></td></tr> <tr> <td>53</td><td></td><td></td><td></td></tr> <tr> <td>54</td><td></td><td></td><td></td></tr> <tr> <td>55</td><td></td><td></td><td></td></tr> <tr> <td>56</td><td></td><td></td><td></td></tr> <tr> <td>57</td><td></td><td></td><td></td></tr> <tr> <td>58</td><td></td><td></td><td></td></tr> <tr> <td>59</td><td></td><td></td><td></td></tr> <tr> <td>60</td><td></td><td></td><td></td></tr> <tr> <td>61</td><td></td><td></td><td></td></tr> <tr> <td>62</td><td></td><td></td><td></td></tr> <tr> <td>63</td><td></td><td></td><td></td></tr> <tr> <td>64</td><td></td><td></td><td></td></tr> <tr> <td>65</td><td></td><td></td><td></td></tr> <tr> <td>66</td><td></td><td></td><td></td></tr> <tr> <td>67</td><td></td><td></td><td></td></tr> <tr> <td>68</td><td></td><td></td><td></td></tr> <tr> <td>69</td><td></td><td></td><td></td></tr> <tr> <td>70</td><td></td><td></td><td></td></tr> <tr> <td>71</td><td></td><td></td><td></td></tr> <tr> <td>72</td><td></td><td></td><td></td></tr> <tr> <td>73</td><td></td><td></td><td></td></tr> <tr> <td>74</td><td></td><td></td><td></td></tr> <tr> <td>75</td><td></td><td></td><td></td></tr> <tr> <td>76</td><td></td><td></td><td></td></tr> <tr> <td>77</td><td></td><td></td><td></td></tr> <tr> <td>78</td><td></td><td></td><td></td></tr> <tr> <td>79</td><td></td><td></td><td></td></tr> <tr> <td>80</td><td></td><td></td><td></td></tr> <tr> <td>81</td><td></td><td></td><td></td></tr> <tr> <td>82</td><td></td><td></td><td></td></tr> <tr> <td>83</td><td></td><td></td><td></td></tr> <tr> <td>84</td><td></td><td></td><td></td></tr> <tr> <td>85</td><td></td><td></td><td></td></tr> <tr> <td>86</td><td></td><td></td><td></td></tr> <tr> <td>87</td><td></td><td></td><td></td></tr> <tr> <td>88</td><td></td><td></td><td></td></tr> <tr> <td>89</td><td></td><td></td><td></td></tr> <tr> <td>90</td><td></td><td></td><td></td></tr> <tr> <td>91</td><td></td><td></td><td></td></tr> <tr> <td>92</td><td></td><td></td><td></td></tr> <tr> <td>93</td><td></td><td></td><td></td></tr> <tr> <td>94</td><td></td><td></td><td></td></tr> <tr> <td>95</td><td></td><td></td><td></td></tr> <tr> <td>96</td><td></td><td></td><td></td></tr> <tr> <td>97</td><td></td><td></td><td></td></tr> <tr> <td>98</td><td></td><td></td><td></td></tr> <tr> <td>99</td><td></td><td></td><td></td></tr> <tr> <td>100</td><td></td><td></td><td></td></tr> <tr> <td>101</td><td></td><td></td><td></td></tr> <tr> <td>102</td><td></td><td></td><td></td></tr> <tr> <td>103</td><td></td><td></td><td></td></tr> <tr> <td>104</td><td></td><td></td><td></td></tr> <tr> <td>105</td><td></td><td></td><td></td></tr> <tr> <td>106</td><td></td><td></td><td></td></tr> <tr> <td>107</td><td></td><td></td><td></td></tr> <tr> <td>108</td><td></td><td></td><td></td></tr> <tr> <td>109</td><td></td><td></td><td></td></tr> <tr> <td>110</td><td></td><td></td><td></td></tr> <tr> <td>111</td><td></td><td></td><td></td></tr> <tr> <td>112</td><td></td><td></td><td></td></tr> <tr> <td>113</td><td></td><td></td><td></td></tr> <tr> <td>114</td><td></td><td></td><td></td></tr> <tr> <td>115</td><td></td><td></td><td></td></tr> <tr> <td>116</td><td></td><td></td><td></td></tr> <tr> <td>117</td><td></td><td></td><td></td></tr> <tr> <td>118</td><td></td><td></td><td></td></tr> <tr> <td>119</td><td></td><td></td><td></td></tr> <tr> <td>120</td><td></td><td></td><td></td></tr> <tr> <td>121</td><td></td><td></td><td></td></tr> <tr> <td>122</td><td></td><td></td><td></td></tr> <tr> <td>123</td><td></td><td></td><td></td></tr> <tr> <td>124</td><td></td><td></td><td></td></tr> <tr> <td>125</td><td></td><td></td><td></td></tr> <tr> <td>126</td><td></td><td></td><td></td></tr> <tr> <td>127</td><td></td><td></td><td></td></tr> <tr> <td>128</td><td></td><td></td><td></td></tr> <tr> <td>129</td><td></td><td></td><td></td></tr> <tr> <td>130</td><td></td><td></td><td></td></tr> <tr> <td>131</td><td></td><td></td><td></td></tr> <tr> <td>132</td><td></td><td></td><td></td></tr> <tr> <td>133</td><td></td><td></td><td></td></tr> <tr> <td>134</td><td></td><td></td><td></td></tr> <tr> <td>135</td><td></td><td></td><td></td></tr> <tr> <td>136</td><td></td><td></td><td></td></tr> <tr> <td>137</td><td></td><td></td><td></td></tr> <tr> <td>138</td><td></td><td></td><td></td></tr> <tr> <td>139</td><td></td><td></td><td></td></tr> <tr> <td>140</td><td></td><td></td><td></td></tr> <tr> <td>141</td><td></td><td></td><td></td></tr> <tr> <td>142</td><td></td><td></td><td></td></tr> <tr> <td>143</td><td></td><td></td><td></td></tr> <tr> <td>144</td><td></td><td></td><td></td></tr> <tr> <td>145</td><td></td><td></td><td></td></tr> <tr> <td>146</td><td></td><td></td><td></td></tr> <tr> <td>147</td><td></td><td></td><td></td></tr> <tr> <td>148</td><td></td><td></td><td></td></tr> <tr> <td>149</td><td></td><td></td><td></td></tr> <tr> <td>150</td><td></td><td></td><td></td></tr> <tr> <td>151</td><td></td><td></td><td></td></tr> <tr> <td>152</td><td></td><td></td><td></td></tr> <tr> <td>153</td><td></td><td></td><td></td></tr> <tr> <td>154</td><td></td><td></td><td></td></tr> <tr> <td>155</td><td></td><td></td><td></td></tr> <tr> <td>156</td><td></td><td></td><td></td></tr> <tr> <td>157</td><td></td><td></td><td></td></tr> <tr> <td>158</td><td></td><td></td><td></td></tr> <tr> <td>159</td><td></td><td></td><td></td></tr> <tr> <td>160</td><td></td><td></td><td></td></tr> <tr> <td>161</td><td></td><td></td><td></td></tr> <tr> <td>162</td><td></td><td></td><td></td></tr> <tr> <td>163</td><td></td><td></td><td></td></tr> <tr> <td>164</td><td></td><td></td><td></td></tr> <tr> <td>165</td><td></td><td></td><td></td></tr> <tr> <td>166</td><td></td><td></td><td></td></tr> <tr> <td>167</td><td></td><td></td><td></td></tr> <tr> <td>168</td><td></td><td></td><td></td></tr> <tr> <td>169</td><td></td><td></td><td></td></tr> <tr> <td>170</td><td></td><td></td><td></td></tr> <tr> <td>171</td><td></td><td></td><td></td></tr> <tr> <td>172</td><td></td><td></td><td></td></tr> <tr> <td>173</td><td></td><td></td><td></td></tr> <tr> <td>174</td><td></td><td></td><td></td></tr> <tr> <td>175</td><td></td><td></td><td></td></tr> <tr> <td>176</td><td></td><td></td><td></td></tr> <tr> <td>177</td><td></td><td></td><td></td></tr> <tr> <td>178</td><td></td><td></td><td></td></tr> <tr> <td>179</td><td></td><td></td><td></td></tr> <tr> <td>180</td><td></td><td></td><td></td></tr> <tr> <td>181</td><td></td><td></td><td></td></tr> <tr> <td>182</td><td></td><td></td><td></td></tr> <tr> <td>183</td><td></td><td></td><td></td></tr> <tr> <td>184</td><td></td><td></td><td></td></tr> <tr> <td>185</td><td></td><td></td><td></td></tr> <tr> <td>186</td><td></td><td></td><td></td></tr> <tr> <td>187</td><td></td><td></td><td></td></tr> <tr> <td>188</td><td></td><td></td><td></td></tr> <tr> <td>189</td><td></td><td></td><td></td></tr> <tr> <td>190</td><td></td><td></td><td></td></tr> <tr> <td>191</td><td></td><td></td><td></td></tr> <tr> <td>192</td><td></td><td></td><td></td></tr> <tr> <td>193</td><td></td><td></td><td></td></tr> <tr> <td>194</td><td></td><td></td><td></td></tr> <tr> <td>195</td><td></td><td></td><td></td></tr> <tr> <td>196</td><td></td><td></td><td></td></tr> <tr> <td>197</td><td></td><td></td><td></td></tr> <tr> <td>198</td><td></td><td></td><td></td></tr> <tr> <td>199</td><td></td><td></td><td></td></tr> <tr> <td>200</td><td></td><td></td><td></td></tr> <tr> <td>201</td><td></td><td></td><td></td></tr> <tr> <td>202</td><td></td><td></td><td></td></tr> <tr> <td>203</td><td></td><td></td><td></td></tr> <tr> <td>204</td><td></td><td></td><td></td></tr> <tr> <td>205</td><td></td><td></td><td></td></tr> <tr> <td>206</td><td></td><td></td><td></td></tr> <tr> <td>207</td><td></td><td></td><td></td></tr> <tr> <td>208</td><td></td><td></td><td></td></tr> <tr> <td>209</td><td></td><td></td><td></td></tr> <tr> <td>210</td><td></td><td></td><td></td></tr> <tr> <td>211</td><td></td><td></td><td></td></tr> <tr> <td>212</td><td></td><td></td><td></td></tr> <tr> <td>213</td><td></td><td></td><td></td></tr> <tr> <td>214</td><td></td><td></td><td></td></tr> <tr> <td>215</td><td></td><td></td><td></td></tr> <tr> <td>216</td><td></td><td></td><td></td></tr> <tr> <td>217</td><td></td><td></td><td></td></tr> <tr> <td>218</td><td></td><td></td><td></td></tr> <tr> <td>219</td><td></td><td></td><td></td></tr> <tr> <td>220</td><td></td><td></td><td></td></tr> <tr> <td>221</td><td></td><td></td><td></td></tr> <tr> <td>222</td><td></td><td></td><td></td></tr> <tr> <td>223</td><td></td><td></td><td></td></tr> <tr> <td>224</td><td></td><td></td><td></td></tr> <tr> <td>225</td><td></td><td></td><td></td></tr> <tr> <td>226</td><td></td><td></td><td></td></tr> <tr> <td>227</td><td></td><td></td><td></td></tr> <tr> <td>228</td><td></td><td></td><td></td></tr> <tr> <td>229</td><td></td><td></td><td></td></tr> <tr> <td>230</td><td></td><td></td><td></td></tr> <tr> <td>231</td><td></td><td></td><td></td></tr> <tr> <td>232</td><td></td><td></td><td></td></tr> <tr> <td>233</td><td></td><td></td><td></td></tr> <tr> <td>234</td><td></td><td></td><td></td></tr> <tr> <td>235</td><td></td><td></td><td></td></tr> <tr> <td>236</td><td></td><td></td><td></td></tr> <tr> <td>237</td><td></td><td></td><td></td></tr> <tr> <td>238</td><td></td><td></td><td></td></tr> <tr> <td>239</td><td></td><td></td><td></td></tr> <tr> <td>240</td><td></td><td></td><td></td></tr> <tr> <td>241</td><td></td><td></td><td></td></tr> <tr> <td>242</td><td></td><td></td><td></td></tr> <tr> <td>243</td><td></td><td></td><td></td></tr> <tr> <td>244</td><td></td><td></td><td></td></tr> <tr> <td>245</td><td></td><td></td><td></td></tr> <tr> <td>246</td><td></td><td></td><td></td></tr> <tr> <td>247</td><td></td><td></td><td></td></tr> <tr> <td>248</td><td></td><td></td><td></td></tr> <tr> <td>249</td><td></td><td></td><td></td></tr> <tr> <td>250</td><td></td><td></td><td></td></tr> <tr> <td>251</td><td></td><td></td><td></td></tr> <tr> <td>252</td><td></td><td></td><td></td></tr> <tr> <td>253</td><td></td><td></td><td></td></tr> <tr> <td>254</td><td></td><td></td><td></td></tr> <tr> <td>255</td><td></td><td></td><td></td></tr> <tr> <td>256</td><td></td><td></td><td></td></tr> <tr> <td>257</td><td></td><td></td><td></td></tr> <tr> <td>258</td><td></td><td></td><td></td></tr> <tr> <td>259</td><td></td><td></td><td></td></tr> <tr> <td>260</td><td></td><td></td><td></td></tr> <tr> <td>261</td><td></td><td></td><td></td></tr> <tr> <td>262</td><td></td><td></td><td></td></tr> <tr> <td>263</td><td></td><td></td><td></td></tr> <tr> <td>264</td><td></td><td></td><td></td></tr> <tr> <td>265</td><td></td><td></td><td></td></tr> <tr> <td>266</td><td></td><td></td><td></td></tr> <tr> <td>267</td><td></td><td></td><td></td></tr> <tr> <td>268</td><td></td><td></td><td></td></tr> <tr> <td>269</td><td></td><td></td><td></td></tr> <tr> <td>270</td><td></td><td></td><td></td></tr> <tr> <td>271</td><td></td><td></td><td></td></tr> <tr> <td>272</td><td></td><td></td><td></td></tr> <tr> <td>273</td><td></td><td></td><td></td></tr> <tr> <td>274</td><td></td><td></td><td></td></tr> <tr> <td>275</td><td></td><td></td><td></td></tr> <tr> <td>276</td><td></td><td></td><td></td></tr> <tr> <td>277</td><td></td><td></td><td></td></tr> <tr> <td>278</td><td></td><td></td><td></td></tr> <tr> <td>279</td><td></td><td></td><td></td></tr> <tr> <td>280</td><td></td><td></td><td></td></tr> <tr> <td>281</td><td></td><td></td><td></td></tr> <tr> <td>282</td><td></td><td></td><td></td></tr> <tr> <td>283</td><td></td><td></td><td></td></tr> <tr> <td>284</td><td></td><td></td><td></td></tr> <tr> <td>285</td><td></td><td></td><td></td></tr> <tr> <td>286</td><td></td><td></td><td></td></tr> <tr> <td>287</td><td></td><td></td><td></td></tr> <tr> <td>288</td><td></td><td></td><td></td></tr> <tr> <td>289</td><td></td><td></td><td></td></tr> <tr> <td>290</td><td></td><td></td><td></td></tr> <tr> <td>291</td><td></td><td></td><td></td></tr> <tr> <td>292</td><td></td><td></td><td></td></tr> <tr> <td>293</td><td></td><td></td><td></td></tr> <tr> <td>294</td><td></td><td></td><td></td></tr> <tr> <td>295</td><td></td><td></td><td></td></tr> <tr> <td>296</td><td></td><td></td><td></td></tr> <tr> <td>297</td><td></td><td></td><td></td></tr> <tr> <td>298</td><td></td><td></td><td></td></tr> <tr> <td>299</td><td></td><td></td><td></td></tr> <tr> <td>300</td><td></td><td></td><td></td></tr> <tr> <td>301</td><td></td><td></td><td></td></tr> <tr> <td>302</td><td></td><td></td><td></td></tr> <tr> <td>303</td><td></td><td></td><td></td></tr> <tr> <td>304</td><td></td><td></td><td></td></tr> <tr> <td>305</td><td></td><td></td><td></td></tr> <tr> <td>306</td><td></td><td></td><td></td></tr> <tr> <td>307</td><td></td><td></td><td></td></tr> <tr> <td>308</td><td></td><td></td><td></td></tr> <tr> <td>309</td><td></td><td></td><td></td></tr> <tr> <td>310</td><td></td><td></td><td></td></tr> <tr> <td>311</td><td></td><td></td><td></td></tr> <tr> <td>312</td><td></td><td></td><td></td></tr> <tr> <td>313</td><td></td><td></td><td></td></tr> <tr> <td>314</td><td></td><td></td><td></td></tr> <tr> <td>315</td><td></td><td></td><td></td></tr> <tr> <td>316</td><td></td><td></td><td></td></tr> <tr> <td>317</td><td></td><td></td><td></td></tr> <tr> <td>318</td><td></td><td></td><td></td></tr> <tr> <td>319</td><td></td><td></td><td></td></tr> <tr> <td>320</td><td></td><td></td><td></td></tr> <tr> <td>321</td><td></td><td></td><td></td></tr> <tr> <td>322</td><td></td><td></td><td></td></tr> <tr> <td>323</td><td></td><td></td><td></td></tr> <tr> <td>324</td><td></td><td></td><td></td></tr> <tr> <td>325</td><td></td><td></td><td></td></tr> <tr> <td>326</td><td></td><td></td><td></td></tr> <tr> <td>327</td><td></td><td></td><td></td></tr> <tr> <td>328</td><td></td><td></td><td></td></tr> <tr> <td>329</td><td></td><td></td><td></td></tr> <tr> <td>330</td><td></td><td></td><td></td></tr> <tr> <td>331</td><td></td><td></td><td></td></tr> <tr> <td>332</td><td></td><td></td><td></td></tr> <tr> <td>333</td><td></td><td></td><td></td></tr> <tr> <td>334</td><td></td><td></td><td></td></tr> <tr> <td>335</td><td></td><td></td><td></td></tr> <tr> <td>336</td><td></td><td></td><td></td></tr> <tr> <td>337</td><td></td><td></td><td></td></tr> <tr> <td>338</td><td></td><td></td><td></td></tr> <tr> <td>339</td><td></td><td></td><td></td></tr> <tr> <td>340</td><td></td><td></td><td></td></tr> <tr> <td>341</td><td></td><td></td><td></td></tr> <tr> <td>342</td><td></td><td></td><td></td></tr> <tr> <td>343</td><td></td><td></td><td></td></tr> <tr> <td>344</td><td></td><td></td><td></td></tr> <tr> <td>345</td><td></td><td></td><td></td></tr> <tr> <td>346</td><td></td><td></td><td></td></tr> <tr> <td>347</td><td></td><td></td><td></td></tr> <tr> <td>348</td><td></td><td></td><td></td></tr> <tr> <td>349</td><td></td><td></td><td></td></tr> <tr> <td>350</td><td></td><td></td><td></td></tr> <tr> <td>351</td><td></td><td></td><td></td></tr> <tr> <td>352</td><td></td><td></td><td></td></tr> <tr> <td>353</td><td></td><td></td><td></td></tr> <tr> <td>354</td><td></td><td></td><td></td></tr> <tr> <td>355</td><td></td><td></td><td></td></tr> <tr> <td>356</td><td></td><td></td><td></td></tr> <tr> <td>357</td><td></td><td></td><td></td></tr> <tr> <td>358</td><td></td><td></td><td></td></tr> <tr> <td>359</td><td></td><td></td><td></td></tr> <tr> <td>360</td><td></td><td></td><td></td></tr> <tr> <td>361</td><td></td><td></td><td></td></tr> <tr> <td>362</td><td></td><td></td><td></td></tr> <tr> <td>363</td><td></td><td></td><td></td></tr> <tr> <td>364</td><td></td><td></td><td></td></tr> <tr> <td>365</td><td></td><td></td><td></td></tr> <tr> <td>366</td><td></td><td></td><td></td></tr> <tr> <td>367</td><td></td><td></td><td></td></tr> <tr> <td>368</td><td></td><td></td><td></td></tr> <tr> <td>369</td><td></td><td></td><td></td></tr> <tr> <td>370</td><td></td><td></td><td></td></tr> <tr> <td>371</td><td></td><td></td><td></td></tr> <tr> <td>372</td><td></td><td></td><td></td></tr> <tr> <td>373</td><td></td><td></td><td></td></tr> <tr> <td>374</td><td></td><td></td><td></td></tr> <tr> <td>375</td><td></td><td></td><td></td></tr> <tr> <td>376</td><td></td><td></td><td></td></tr> <tr> <td>377</td><td></td><td></td><td></td></tr> <tr> <td>378</td><td></td><td></td><td></td></tr> <tr> <td>379</td><td></td><td></td><td></td></tr> <tr> <td>380</td><td></td><td></td><td></td></tr> <tr> <td>381</td><td></td><td></td><td></td></tr> <tr> <td>382</td><td></td><td></td><td></td></tr> <tr> <td>383</td><td></td><td></td><td></td></tr> <tr> <td>384</td><td></td><td></td><td></td></tr> <tr> <td>385</td><td></td><td></td><td></td></tr> <tr> <td>386</td><td></td><td></td><td></td></tr> <tr> <td>387</td><td></td><td></td><td></td></tr> <tr> <td>388</td><td></td><td></td><td></td></tr> <tr> <td>389</td><td></td><td></td><td></td></tr> <tr> <td>390</td><td></td><td></td><td></td></tr> <tr> <td>391</td><td></td><td></td><td></td></tr> <tr> <td>392</td><td></td><td></td><td></td></tr> <tr> <td>393</td><td></td><td></td><td></td></tr> <tr> <td>394</td><td></td><td></td><td></td></tr> <tr> <td>395</td><td></td><td></td><td></td></tr> <tr> <td>396</td><td></td><td></td><td></td></tr> <tr> <td>397</td><td></td><td></td><td></td></tr> <tr> <td>398</td><td></td><td></td><td></td></tr> <tr> <td>399</td><td></td><td></td><td></td></tr> <tr> <td>400</td><td></td><td></td><td></td></tr> <tr> <td>401</td><td></td><td></td><td></td></tr> <tr> <td>402</td><td></td><td></td><td></td></tr> <tr> <td>403</td><td></td><td></td><td></td></tr> <tr> <td>404</td><td></td><td></td><td></td></tr> <tr> <td>405</td><td></td><td></td><td></td></tr> <tr> <td>406</td><td></td><td></td><td></td></tr> <tr> <td>407</td><td></td><td></td><td></td></tr> <tr> <td>408</td><td></td><td></td><td></td></tr> <tr> <td>409</td><td></td><td></td><td></td></tr> <tr> <td>410</td><td></td><td></td><td></td></tr> <tr> <td>411</td><td></td><td></td><td></td></tr> <tr> <td>412</td><td></td><td></td><td></td></tr> <tr> <td>413</td><td></td><td></td><td></td></tr> <tr> <td>414</td><td></td><td></td><td></td></tr> <tr> <td>415</td><td></td><td></td><td></td></tr> <tr> <td>416</td><td></td><td></td><td></td></tr> <tr> <td>417</td><td></td><td></td><td></td></tr> <tr> <td>418</td><td></td><td></td><td></td></tr> <tr> <td>419</td><td></td><td></td><td></td></tr> <tr> <td>420</td><td></td><td></td><td></td></tr> <tr> <td>421</td><td></td><td></td><td></td></tr> <tr> <td>422</td><td></td><td></td><td></td></tr> <tr> <td>423</td><td></td><td></td><td></td></tr> <tr> <td>424</td><td></td><td></td><td></td></tr> <tr> <td>425</td><td></td><td></td><td></td></tr> <tr> <td>426</td><td></td><td></td><td></td></tr> <tr> <td>427</td><td></td><td></td><td></td></tr> <tr> <td>428</td><td></td><td></td><td></td></tr> <tr> <td>429</td><td></td><td></td><td></td></tr> <tr> <td>430</td><td></td><td></td><td></td></tr> <tr> <td>431</td><td></td><td></td><td></td></tr> <tr> <td>432</td><td></td><td></td><td></td></tr> <tr> <td>433</td><td></td><td></td><td></td></tr> <tr> <td>434</td><td></td><td></td><td></td></tr> <tr> <td>435</td><td></td><td></td><td></td></tr> <tr> <td>436</td><td></td><td></td><td></td></tr> <tr> <td>437</td><td></td><td></td><td></td></tr> <tr> <td>438</td><td></td><td></td><td></td></tr> <tr> <td>439</td><td></td><td></td><td></td></tr> <tr> <td>440</td><td></td><td></td><td></td></tr> <tr> <td>441</td><td></td><td></td><td></td></tr> <tr> <td>442</td><td></td><td></td><td></td></tr> <tr> <td>443</td><td></td><td></td><td></td></tr> <tr> <td>444</td><td></td><td></td><td></td></tr> <tr> <td>445</td><td></td><td></td><td></td></tr> <tr> <td>446</td><td></td><td></td><td></td></tr> <tr> <td>447</td><td></td><td></td><td></td></tr> <tr> <td>448</td><td></td><td></td><td></td></tr> <tr> <td>4</td></tr></table></div>	2	WITNESS	SWORN	PAGE	3	NOAH CHRISMER	12	183	4	Direct Examination by Mr. Tuvel		12	5	Board/Professional Questions			6	Ms. Fechtner	21, 31,		7		97		8	Acting Chairman Hunsinger		29	9	Mr. Stires	29		10	Dr. Steinfeld	30, 100		11	CHARLES HEYDT, PP	36		12	Voir Dire Examination by Mr. Tuvel		37	13	Direct Examination by Mr. Tuvel		39	14	Board/Professional Questions			15	Dr. Steinfeld	84, 119		16	Ms. Fechtner	94, 99		17	Mr. Warner	107		18	Public Questions			19	Phil Linder	123		20	125 Hampton Drive			21	Berkeley Heights			22	Chad Miller	128, 134		23	111 Hampton Drive			24	Berkeley Heights			25	John Foster	131		26	87 Hampton Drive			27	Berkeley Heights			28	Rachel Funcheon	138		29	54 Cedar Road			30	DAVID A. STIRES, PE, PP	106, 122		31	<u>PUBLIC COMMENT</u>			32	Phil Linder	145	145	33	125 Hampton Drive			34	Berkeley Heights			35	John Foster	150	150	36	87 Hampton Drive			37	Berkeley Heights			38				39				40				41				42				43				44				45				46				47				48				49				50				51				52				53				54				55				56				57				58				59				60				61				62				63				64				65				66				67				68				69				70				71				72				73				74				75				76				77				78				79				80				81				82				83				84				85				86				87				88				89				90				91				92				93				94				95				96				97				98				99				100				101				102				103				104				105				106				107				108				109				110				111				112				113				114				115				116				117				118				119				120				121				122				123				124				125				126				127				128				129				130				131				132				133				134				135				136				137				138				139				140				141				142				143				144				145				146				147				148				149				150				151				152				153				154				155				156				157				158				159				160				161				162				163				164				165				166				167				168				169				170				171				172				173				174				175				176				177				178				179				180				181				182				183				184				185				186				187				188				189				190				191				192				193				194				195				196				197				198				199				200				201				202				203				204				205				206				207				208				209				210				211				212				213				214				215				216				217				218				219				220				221				222				223				224				225				226				227				228				229				230				231				232				233				234				235				236				237				238				239				240				241				242				243				244				245				246				247				248				249				250				251				252				253				254				255				256				257				258				259				260				261				262				263				264				265				266				267				268				269				270				271				272				273				274				275				276				277				278				279				280				281				282				283				284				285				286				287				288				289				290				291				292				293				294				295				296				297				298				299				300				301				302				303				304				305				306				307				308				309				310				311				312				313				314				315				316				317				318				319				320				321				322				323				324				325				326				327				328				329				330				331				332				333				334				335				336				337				338				339				340				341				342				343				344				345				346				347				348				349				350				351				352				353				354				355				356				357				358				359				360				361				362				363				364				365				366				367				368				369				370				371				372				373				374				375				376				377				378				379				380				381				382				383				384				385				386				387				388				389				390				391				392				393				394				395				396				397				398				399				400				401				402				403				404				405				406				407				408				409				410				411				412				413				414				415				416				417				418				419				420				421				422				423				424				425				426				427				428				429				430				431				432				433				434				435				436				437				438				439				440				441				442				443				444				445				446				447				448				4
2	WITNESS	SWORN	PAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
3	NOAH CHRISMER	12	183																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
4	Direct Examination by Mr. Tuvel		12																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
5	Board/Professional Questions																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
6	Ms. Fechtner	21, 31,																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
7		97																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
8	Acting Chairman Hunsinger		29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
9	Mr. Stires	29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
10	Dr. Steinfeld	30, 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
11	CHARLES HEYDT, PP	36																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
12	Voir Dire Examination by Mr. Tuvel		37																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
13	Direct Examination by Mr. Tuvel		39																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
14	Board/Professional Questions																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
15	Dr. Steinfeld	84, 119																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
16	Ms. Fechtner	94, 99																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
17	Mr. Warner	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
18	Public Questions																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
19	Phil Linder	123																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
20	125 Hampton Drive																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
21	Berkeley Heights																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
22	Chad Miller	128, 134																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
23	111 Hampton Drive																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
24	Berkeley Heights																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
25	John Foster	131																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
26	87 Hampton Drive																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
27	Berkeley Heights																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
28	Rachel Funcheon	138																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
29	54 Cedar Road																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
30	DAVID A. STIRES, PE, PP	106, 122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
31	<u>PUBLIC COMMENT</u>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
32	Phil Linder	145	145																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
33	125 Hampton Drive																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
34	Berkeley Heights																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
35	John Foster	150	150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
36	87 Hampton Drive																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
37	Berkeley Heights																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
38																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
39																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
41																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
42																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
43																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
44																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
45																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
46																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
47																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
49																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
51																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
52																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
53																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
54																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
55																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
56																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
57																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
58																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
59																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
60																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
61																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
62																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
63																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
64																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
65																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
67																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
68																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
69																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
70																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
71																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
72																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
73																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
74																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
75																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
76																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
77																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
78																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
79																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
80																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
81																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
82																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
83																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
84																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
85																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
86																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
88																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
89																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
90																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
91																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
92																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
93																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
97																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
99																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
101																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
102																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
103																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
104																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
105																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
110																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
112																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
113																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
115																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
116																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
117																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
119																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
120																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
121																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
122																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
123																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
124																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
125																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
126																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
127																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
128																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
129																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
130																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
131																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
132																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
133																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
134																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
135																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
136																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
137																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
138																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
139																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
140																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
141																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
142																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
143																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
144																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
145																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
146																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
147																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
148																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
149																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
151																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
152																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
153																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
154																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
155																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
156																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
157																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
158																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
159																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
160																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
161																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
162																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
163																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
164																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
165																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
166																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
167																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
168																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
169																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
170																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
171																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
172																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
173																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
174																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
175																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
176																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
177																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
178																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
179																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
180																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
181																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
182																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
183																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
184																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
185																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
186																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
187																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
188																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
189																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
190																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
191																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
192																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
193																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
194																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
195																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
196																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
197																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
198																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
199																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
201																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
202																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
203																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
204																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
205																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
206																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
207																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
208																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
209																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
210																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
211																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
212																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
213																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
214																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
215																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
217																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
218																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
219																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
220																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
221																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
222																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
223																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
224																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
225																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
226																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
227																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
228																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
229																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
230																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
231																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
232																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
233																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
234																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
235																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
236																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
237																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
238																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
239																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
240																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
241																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
242																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
243																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
244																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
245																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
246																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
247																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
248																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
249																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
250																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
251																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
252																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
253																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
254																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
255																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
256																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
257																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
258																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
259																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
260																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
261																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
262																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
263																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
264																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
265																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
266																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
267																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
268																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
269																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
270																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
271																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
272																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
273																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
274																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
275																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
276																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
277																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
278																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
279																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
280																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
281																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
282																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
283																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
284																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
285																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
286																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
287																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
288																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
289																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
290																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
291																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
292																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
293																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
294																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
295																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
296																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
297																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
298																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
299																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
300																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
301																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
302																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
303																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
304																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
305																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
306																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
307																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
308																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
309																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
310																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
311																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
312																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
313																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
314																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
315																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
316																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
317																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
318																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
319																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
320																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
321																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
322																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
323																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
324																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
325																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
326																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
327																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
328																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
329																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
330																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
331																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
332																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
333																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
334																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
335																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
336																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
337																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
338																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
339																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
340																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
341																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
342																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
343																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
344																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
345																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
346																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
347																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
348																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
349																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
350																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
351																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
352																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
353																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
354																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
355																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
356																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
357																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
358																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
359																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
360																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
361																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
362																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
363																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
364																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
365																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
366																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
367																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
368																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
369																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
370																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
371																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
372																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
373																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
374																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
375																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
376																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
377																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
378																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
379																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
380																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
381																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
382																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
383																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
384																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
385																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
386																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
387																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
388																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
389																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
390																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
391																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
392																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
393																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
394																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
395																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
396																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
397																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
398																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
399																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
401																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
402																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
403																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
404																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
405																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
406																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
407																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
408																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
409																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
410																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
411																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
412																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
413																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
414																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
415																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
416																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
417																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
418																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
419																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
420																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
421																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
422																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
423																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
424																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
425																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
426																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
427																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
428																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
429																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
430																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
431																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
432																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
433																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
434																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
435																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
436																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
437																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
438																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
439																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
440																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
441																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
442																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
443																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
444																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
445																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
446																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
447																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
448																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

<p style="text-align: right;">5</p> <p>12:11PM <b>1</b> ACTING CHAIRMAN HUNSINGER: Notice of</p> <p>12:11PM <b>2</b> this meeting has been given pursuant to the Open</p> <p>12:11PM <b>3</b> Public Meetings Act N.J.S.A. 10:4-6 et seq, in order</p> <p>12:12PM <b>4</b> to comply with the Executive Order signed by the</p> <p>12:12PM <b>5</b> Governor in order to follow the best practices</p> <p>12:12PM <b>6</b> recommended by the CDC and in compliance with the DCA</p> <p>12:12PM <b>7</b> requirements for emergency meeting protocol.</p> <p>12:12PM <b>8</b> This meeting has been held virtually</p> <p>12:12PM <b>9</b> for all board members, board professionals, the</p> <p>12:12PM <b>10</b> applicant and the applicant's professionals,</p> <p>12:12PM <b>11</b> interested parties and members of the public.</p> <p>12:12PM <b>12</b> Notice has been posted in the Borough</p> <p>12:12PM <b>13</b> website, at Borough Hall in compliance with the DCA</p> <p>12:12PM <b>14</b> requirements for emergency meeting protocol and has</p> <p>12:12PM <b>15</b> been given to <u>The Echo Sentinel</u>, <u>Courier News</u> and <u>The</u></p> <p>12:12PM <b>16</b> <u>Star Ledger</u>. Notice has been filed with the Borough</p> <p>12:12PM <b>17</b> Clerk.</p> <p>12:12PM <b>18</b> If we all could please stand to salute</p> <p>12:12PM <b>19</b> the flag.</p> <p>12:12PM <b>20</b> (Whereupon, all rise for a recitation</p> <p>12:12PM <b>21</b> of the Pledge of Allegiance.)</p> <p>12:12PM <b>22</b> ACTING CHAIRMAN HUNSINGER: Excellent.</p> <p>12:13PM <b>23</b> Can we call the roll please?</p> <p>12:13PM <b>24</b> MS. SNYDER: Mr. Hunsinger?</p> <p>12:13PM <b>25</b> ACTING CHAIRMAN HUNSINGER: Here.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">7</p> <p>07:34PM <b>1</b> (Whereupon, all present members respond</p> <p>07:34PM <b>2</b> in the affirmative.)</p> <p>07:34PM <b>3</b> ACTING CHAIRMAN HUNSINGER: Opposed?</p> <p>07:34PM <b>4</b> (No response.)</p> <p>07:34PM <b>5</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p>07:34PM <b>6</b> The first thing we have is a sign</p> <p>07:34PM <b>7</b> request for the PTO, temporary signs for food trucks,</p> <p>07:34PM <b>8</b> right?</p> <p>07:34PM <b>9</b> MS. SNYDER: Yes.</p> <p>07:34PM <b>10</b> ACTING CHAIRMAN HUNSINGER: I think</p> <p>07:34PM <b>11</b> this is a pretty normal thing, they've done it</p> <p>07:34PM <b>12</b> before.</p> <p>07:34PM <b>13</b> MS. SNYDER: Yeah, it's going to run</p> <p>07:34PM <b>14</b> for several months so they were told to continue to</p> <p>07:34PM <b>15</b> come back to us for the 30-days extension.</p> <p>07:34PM <b>16</b> ACTING CHAIRMAN HUNSINGER: They listed</p> <p>07:34PM <b>17</b> places they wanted to have them. They have to have</p> <p>07:34PM <b>18</b> approval by the property owners in order to do that.</p> <p>07:34PM <b>19</b> MS. SNYDER: Right.</p> <p>07:34PM <b>20</b> ACTING CHAIRMAN HUNSINGER: Or the</p> <p>07:34PM <b>21</b> borough.</p> <p>07:35PM <b>22</b> MS. SNYDER: Right.</p> <p>07:35PM <b>23</b> ACTING CHAIRMAN HUNSINGER: If they</p> <p>07:35PM <b>24</b> said the corner of a road, that's owned by somebody,</p> <p>07:35PM <b>25</b> so they have to get approval, they know that, right?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">6</p> <p>12:13PM <b>1</b> MS. SNYDER: Mr. Brown?</p> <p>12:13PM <b>2</b> MR. BROWN: Here.</p> <p>12:13PM <b>3</b> MS. SNYDER: Mr. Kita?</p> <p>12:13PM <b>4</b> MR. KITA: Here.</p> <p><b>5</b> MS. SNYDER: Ms. Fechtner?</p> <p><b>6</b> MS. FECHTNER: Here.</p> <p><b>7</b> MS. SNYDER: Mr. Taraschi?</p> <p><b>8</b> MR. TARASCHI: Here.</p> <p><b>9</b> MS. SNYDER: Mr. Hanlon?</p> <p><b>10</b> MR. HANLON: Here.</p> <p><b>11</b> MS. SNYDER: Dr. Steinfeld?</p> <p><b>12</b> DR. STEINFELD: Here.</p> <p><b>13</b> MS. SNYDER: Amanda Wolfe?</p> <p><b>14</b> MS. WOLFE: Here.</p> <p><b>15</b> MS. SNYDER: Steve Warner?</p> <p>12:13PM <b>16</b> MR. WARNER: Here as well.</p> <p>12:13PM <b>17</b> MS. SNYDER: David Stires?</p> <p>12:13PM <b>18</b> MR. STIRES: Here.</p> <p>07:34PM <b>19</b> ACTING CHAIRMAN HUNSINGER: Excellent.</p> <p>07:34PM <b>20</b> The minutes have be distributed</p> <p>07:34PM <b>21</b> beforehand, are there any changes, deletions to the</p> <p>07:34PM <b>22</b> minutes?</p> <p>07:34PM <b>23</b> (No response.)</p> <p>07:34PM <b>24</b> ACTING CHAIRMAN HUNSINGER: Hearing</p> <p>07:34PM <b>25</b> none, all in favor of accepting the minutes?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">8</p> <p>07:35PM <b>1</b> MS. SNYDER: Yes.</p> <p>07:35PM <b>2</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p>07:35PM <b>3</b> All in favor of accepting -- any</p> <p>07:35PM <b>4</b> discussion?</p> <p>07:35PM <b>5</b> (No response.)</p> <p>07:35PM <b>6</b> ACTING CHAIRMAN HUNSINGER: Questions?</p> <p>07:35PM <b>7</b> (No response.)</p> <p>07:35PM <b>8</b> ACTING CHAIRMAN HUNSINGER: No?</p> <p>07:35PM <b>9</b> All in favor of accepting the signs as</p> <p><b>10</b> requested say "Aye."</p> <p><b>11</b> (Whereupon, all present members respond</p> <p><b>12</b> in the affirmative.)</p> <p><b>13</b> ACTING CHAIRMAN HUNSINGER: Opposed?</p> <p><b>14</b> (No response.)</p> <p><b>15</b> ACTING CHAIRMAN HUNSINGER:</p> <p><b>16</b> Abstentions?</p> <p><b>17</b> (No response.)</p> <p><b>18</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p>07:36PM <b>19</b> That brings us to the case in point,</p> <p>07:36PM <b>20</b> BA 21-05 S/K Morris Township Associates, LLC,</p> <p>07:36PM <b>21</b> 1375 Plainfield Avenue, Block 710, Lot 9.</p> <p>07:36PM <b>22</b> Do I have to read the rest of it or is</p> <p>07:36PM <b>23</b> that good? That's good, right?</p> <p>07:36PM <b>24</b> MR. WARNER: Yes.</p> <p>07:36PM <b>25</b> MR. TUVEL: Good evening, Mr. Chairman,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">9</p> <p>07:36PM 1 Members of the Board, Jason Tuvel attorney for the</p> <p>07:36PM 2 applicant.</p> <p>07:36PM 3 Before we get started, I just wanted to</p> <p>07:36PM 4 thank the board for having a special meeting for us.</p> <p>07:36PM 5 I know everybody's time is very valuable, so -- and</p> <p>07:36PM 6 this is not your normal meeting date, so we thank you</p> <p>07:36PM 7 on behalf of the applicant for doing that.</p> <p>07:36PM 8 As the board recalls we were here on</p> <p>07:36PM 9 March 10th, we provided testimony from the applicant,</p> <p>07:36PM 10 from our professional engineer and our traffic</p> <p>07:36PM 11 engineer, as well as on this application.</p> <p>07:36PM 12 Since then, we had good dialogue at</p> <p>07:36PM 13 that meeting in terms of (Audio Distortion.) Let me</p> <p>07:36PM 14 see, close that.</p> <p>07:36PM 15 Okay. I think we had a good dialogue</p> <p>07:36PM 16 at that meeting in terms of comments to the plans and</p> <p>07:36PM 17 a healthy discussion.</p> <p>07:36PM 18 So between the first meeting at this</p> <p>07:36PM 19 meeting we submitted one revised sheet showing</p> <p>07:36PM 20 changes that we were willing to make based on,</p> <p>07:36PM 21 really, the feedback that we got from the board, from</p> <p>07:36PM 22 the public as well as your professionals during the</p> <p>07:36PM 23 course of the process.</p> <p>07:36PM 24 I'll summarize them very briefly and</p> <p>07:36PM 25 then I'll let the applicant go through them in a</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">11</p> <p>07:37PM 1 important.</p> <p>07:37PM 2 So those are the changes that we made</p> <p>07:37PM 3 in connection with the application since the last</p> <p>07:37PM 4 meeting.</p> <p>07:37PM 5 I have two witnesses, Mr. Chairman,</p> <p>07:37PM 6 that I plan on calling this evening, although all of</p> <p>07:37PM 7 our witnesses are here and available in the event</p> <p>07:37PM 8 that there are any questions.</p> <p>07:37PM 9 So I have Noah Chrismer, I'm going to</p> <p>07:37PM 10 bring him back, who's the applicant's representative.</p> <p>07:38PM 11 He'll go through the changes that we made to the</p> <p>07:38PM 12 plans.</p> <p>07:38PM 13 And then I'll have our professional</p> <p>07:38PM 14 planner, Charles Heydt, go through the variance</p> <p>07:38PM 15 testimony that's required in connection with this</p> <p>07:38PM 16 application.</p> <p>07:38PM 17 So, again, I think we've made some good</p> <p>07:38PM 18 progress based on the comments that were made at the</p> <p>07:38PM 19 last meeting and, Mr. Chairman, unless you have any</p> <p>07:38PM 20 questions for me, I would ask your permission to call</p> <p>07:38PM 21 Mr. Chrismer back.</p> <p>07:38PM 22 You're on mute, Mr. Chairman.</p> <p>07:38PM 23 ACTING CHAIRMAN HUNSINGER: One</p> <p>07:38PM 24 comment, I would just ask everyone to mute their</p> <p>07:38PM 25 microphones while we're -- while the applicant is</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">10</p> <p>07:36PM 1 little bit more detail.</p> <p>07:36PM 2 But first and foremost, we did provide</p> <p>07:36PM 3 the sidewalk that the board as well as Mr. Stires had</p> <p>07:36PM 4 indicated was important to Plainfield Avenue in the</p> <p>07:36PM 5 event that there was a bus stop in the future that</p> <p>07:36PM 6 the board of education wanted there for</p> <p>07:37PM 7 schoolchildren.</p> <p>07:37PM 8 So that's been on the revised plan that</p> <p>07:37PM 9 you're going to see and that was provided to you as</p> <p>07:37PM 10 SK-5.</p> <p>07:37PM 11 In addition to that, the driveway,</p> <p>07:37PM 12 lengths of the driveways for the homes was increased</p> <p>07:37PM 13 from 18 feet to 19 feet. That was something that was</p> <p>07:37PM 14 discussed.</p> <p>07:37PM 15 In addition to that, the cartway width</p> <p>07:37PM 16 of the roads that lead to the homes was increased</p> <p>07:37PM 17 from 20 to 22 feet.</p> <p>07:37PM 18 And if you recall, there was some</p> <p>07:37PM 19 discussion on that at the last meeting.</p> <p>07:37PM 20 We also included the landscape</p> <p>07:37PM 21 retaining wall. We included a trench drain that was</p> <p>07:37PM 22 asked for by one of the board members.</p> <p>07:37PM 23 And then we also made sure that the</p> <p>07:37PM 24 attic spaces were prewired for solar panels, which is</p> <p>07:37PM 25 something else that the board felt, I believe, was</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">12</p> <p>07:38PM 1 testifying so we don't have any feedback, and that's</p> <p>07:38PM 2 it.</p> <p>07:38PM 3 Proceed.</p> <p>07:38PM 4 MR. TUVEL: Great. Thank you very</p> <p>07:38PM 5 much.</p> <p>07:38PM 6 So I'd like to recall Mr. Chrismer. He</p> <p>07:38PM 7 was under oath at the last meeting, but if you'd like</p> <p>07:38PM 8 we could re-swear him in.</p> <p>07:38PM 9 Mr. Warner, it's up to you if you'd</p> <p>07:38PM 10 like me to do that.</p> <p>07:38PM 11 MR. WARNER: No need, as he recognizes</p> <p>07:38PM 12 he remains under oath.</p> <p>07:38PM 13 MR. CHRISMER: I do.</p> <p>07:38PM 14 N O A H C H R I S M E R,</p> <p>07:38PM 15 520 US Highway 22, Bridgewater, New Jersey,</p> <p>07:38PM 16 having been duly sworn, testifies as follows:</p> <p>07:38PM 17 MR. TUVEL: All right, thank you.</p> <p>07:38PM 18 DIRECT EXAMINATION</p> <p>07:38PM 19 BY MR. TUVEL:</p> <p>07:38PM 20 Q. So, Noah, if you could just go through</p> <p>07:38PM 21 some of the changes that we made that I outlined, but</p> <p>07:39PM 22 in a little bit more detail for the board since the</p> <p>07:39PM 23 last time we were here.</p> <p>07:39PM 24 A. Sure.</p> <p>07:39PM 25 Hi. Thank you, everybody, Mr. Chairman</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">13</p> <p>07:39PM <b>1</b> and the rest of the board, appreciate you again</p> <p>07:39PM <b>2</b> having us here.</p> <p>07:39PM <b>3</b> As Jason said, you know, last time we</p> <p>07:39PM <b>4</b> made it through not just engineering and traffic, but</p> <p>07:39PM <b>5</b> also architecture, and so that sort of lands us here</p> <p>07:39PM <b>6</b> tonight with planning remaining.</p> <p>07:39PM <b>7</b> But, as Jason also said, we did</p> <p>07:39PM <b>8</b> appreciate many of the board's comments, particularly</p> <p>07:39PM <b>9</b> internal circulation on the site, both pedestrian and</p> <p>07:39PM <b>10</b> vehicular, and so we went back in the two to three</p> <p>07:39PM <b>11</b> weeks that we had in the interim and confirmed some</p> <p>07:39PM <b>12</b> of the things that we could do with the site. While</p> <p>07:39PM <b>13</b> we thought that it worked before and were pretty</p> <p>07:39PM <b>14</b> confident that it worked before, there were areas</p> <p>07:39PM <b>15</b> where we could provide even a bit more cushion.</p> <p>07:39PM <b>16</b> So we just want to walk you through</p> <p>07:39PM <b>17</b> those real quick because we think they were</p> <p>07:39PM <b>18</b> responsive to a number of board member comments. So</p> <p>07:39PM <b>19</b> we have an exhibit which I think we sent along a day</p> <p>07:39PM <b>20</b> or two ago to your staff, but which we're going to</p> <p>07:40PM <b>21</b> bring up here.</p> <p>07:40PM <b>22</b> THE WITNESS: And, Jason, I don't know</p> <p>07:40PM <b>23</b> if we want to mark this as --</p> <p>07:40PM <b>24</b> MR. TUVEL: Yes, no, we sent it ten</p> <p>07:40PM <b>25</b> days in advance, but, Steve, it's up to you.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">15</p> <p>07:41PM <b>1</b> screen mode here, but I think that's -- the full</p> <p><b>2</b> screen mode might be messing it up.</p> <p><b>3</b> Let's just zoom in and we'll close out</p> <p><b>4</b> the side bars on the things.</p> <p><b>5</b> (Whereupon, off the-record discussion</p> <p><b>6</b> is held.)</p> <p>07:41PM <b>7</b> THE WITNESS: Is the board seeing the</p> <p>07:41PM <b>8</b> exhibit?</p> <p>07:41PM <b>9</b> ACTING CHAIRMAN HUNSINGER: Yes.</p> <p>07:41PM <b>10</b> THE WITNESS: Okay, great. Sorry,</p> <p>07:41PM <b>11</b> everybody, and thank you for your patience.</p> <p>07:41PM <b>12</b> If we zoom in, please, to Buildings 1</p> <p>07:41PM <b>13</b> and 2 and still capture the driveway.</p> <p>07:41PM <b>14</b> MR. TUVEL: Noah, just for the record,</p> <p>07:41PM <b>15</b> this is SK-5 --</p> <p>07:41PM <b>16</b> THE WITNESS: SK-5.</p> <p>07:41PM <b>17</b> MR. TUVEL: -- document prepared by</p> <p>07:41PM <b>18</b> PS&amp;S dated 3/17/22. Correct?</p> <p>07:41PM <b>19</b> THE WITNESS: Yes. Correct.</p> <p>07:41PM <b>20</b> (Whereupon, Sheet SK-5 prepared by PS&amp;S</p> <p>07:41PM <b>21</b> dated 3/17/22 is marked as Exhibit A-3 for</p> <p>07:41PM <b>22</b> identification.)</p> <p>07:41PM <b>23</b> THE WITNESS: Press control plus.</p> <p>07:41PM <b>24</b> There we go, great.</p> <p>07:41PM <b>25</b> Thanks.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">14</p> <p>07:40PM <b>1</b> We could mark it if you'd like.</p> <p>07:40PM <b>2</b> MR. WARNER: Yes, as you know I prefer</p> <p>07:40PM <b>3</b> to have it marked and we -- I think we're up to A-3.</p> <p>07:40PM <b>4</b> MR. TUVEL: Correct. That's correct.</p> <p>07:40PM <b>5</b> So we'll mark this as A-3.</p> <p>07:40PM <b>6</b> And, Steve, I have a Court Reporter</p> <p>07:40PM <b>7</b> just come on so that way she can keep track of these</p> <p>07:40PM <b>8</b> things for us for later on. So we'll mark this as</p> <p>07:40PM <b>9</b> A-3 and, Noah, just identify it for the record.</p> <p>07:40PM <b>10</b> THE WITNESS: Is the board seeing this?</p> <p>07:40PM <b>11</b> We're having a little technical difficulty here.</p> <p>07:40PM <b>12</b> ACTING CHAIRMAN HUNSINGER: We are not.</p> <p>07:40PM <b>13</b> THE WITNESS: Okay.</p> <p>07:40PM <b>14</b> MR. TUVEL: Do you see it now?</p> <p>07:40PM <b>15</b> ACTING CHAIRMAN HUNSINGER: I can see</p> <p>07:40PM <b>16</b> it, yes.</p> <p>07:40PM <b>17</b> THE WITNESS: We need to share our</p> <p>07:40PM <b>18</b> screen.</p> <p>07:40PM <b>19</b> MR. TUVEL: Theresa, do we have sharing</p> <p>07:40PM <b>20</b> ability?</p> <p>07:40PM <b>21</b> MS. SNYDER: Yes.</p> <p>07:40PM <b>22</b> MR. TUVEL: Hold on, give us just one</p> <p>07:40PM <b>23</b> moment.</p> <p>07:41PM <b>24</b> There we go.</p> <p>07:41PM <b>25</b> THE WITNESS: And we'll put it to full</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">16</p> <p>07:41PM <b>1</b> Okay. So it sort of appears like</p> <p>07:42PM <b>2</b> you're seeing double vision here, and apologies for</p> <p>07:42PM <b>3</b> that, but I'll try to make it clear. And then I'll</p> <p>07:42PM <b>4</b> try to get the exhibit off of the screen before we</p> <p>07:42PM <b>5</b> get seasick.</p> <p>07:42PM <b>6</b> So, a couple of things on this exhibit</p> <p>07:42PM <b>7</b> here. First off, just to give you a sense, what is</p> <p>07:42PM <b>8</b> in gray was what was proposed previously</p> <p><b>9</b> (indicating).</p> <p><b>10</b> The blue lines that you see</p> <p><b>11</b> (indicating) are the adjustments that were made to</p> <p><b>12</b> some of the dimensions and we confirmed that these --</p> <p><b>13</b> this can work in full engineering, of course, were</p> <p><b>14</b> the board to grant approval this evening, the</p> <p><b>15</b> implementation of these changes to the satisfaction</p> <p><b>16</b> of your engineer would certainly be a condition of</p> <p><b>17</b> that approval.</p> <p><b>18</b> But let me walk you through these and</p> <p><b>19</b> I'll, sort of, go in order of the notes on the side,</p> <p>07:42PM <b>20</b> which you can't see now but I have them in front of</p> <p>07:42PM <b>21</b> me and will be able to point to numbers on the screen</p> <p>07:42PM <b>22</b> here as we've labeled them.</p> <p>07:42PM <b>23</b> So No. 1 you'll see just on the</p> <p>07:42PM <b>24</b> driveway there, and that relates to the sidewalk that</p> <p>07:42PM <b>25</b> was provided. There was a good comment on the fact</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">17</p> <p>07:42PM 1 that we have a sidewalk infrastructure here</p> <p>07:43PM 2 (indicating) put in place largely for accessibility</p> <p>07:43PM 3 and in particular for the affordable units, but that</p> <p>07:43PM 4 there is a likelihood that some children could live</p> <p>07:43PM 5 at this site, and how would they get down without</p> <p>07:43PM 6 having to walk in the driveway, how would they get</p> <p>07:43PM 7 down to a potential bus stop.</p> <p>07:43PM 8 So we were able to move the building</p> <p>07:43PM 9 over, we shifted Building 1 to the east, and that</p> <p>07:43PM 10 allowed us to accommodate a sidewalk down to</p> <p>07:43PM 11 Plainfield, and we have terminated that sidewalk at a</p> <p>07:43PM 12 proposed little landing area there.</p> <p>07:43PM 13 Of course this would have to be</p> <p>07:43PM 14 coordinated with the school district, but we've</p> <p>07:43PM 15 confirmed that we have enough room for a sidewalk</p> <p>07:43PM 16 adjacent to the drive aisle there. We've put a</p> <p>07:43PM 17 crosswalk in between Buildings 2 and 3, and that</p> <p>07:43PM 18 would provide access down to, you know, again, the</p> <p>07:43PM 19 potential of a school bus stop there. So that was</p> <p>07:43PM 20 the first thing that we did.</p> <p>07:43PM 21 And if the board doesn't mind, I will</p> <p>07:44PM 22 sort of walk through these and then if there are any</p> <p>07:44PM 23 questions on it, we could take them, as Jason said,</p> <p>07:44PM 24 we do have Patty here tonight if there's any real</p> <p>07:44PM 25 technical question that the board has.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">19</p> <p>07:45PM 1 So the sum total of that when you look at these</p> <p>07:45PM 2 courts, there are two courts here (indicating),</p> <p>07:45PM 3 right?</p> <p>07:45PM 4 There's a court between Building 1 and</p> <p>07:45PM 5 2 and a court between Building 3 and 4. We've</p> <p>07:45PM 6 increased each of those courts by a total of 4 feet,</p> <p>07:45PM 7 which is a pretty significant increase there in the</p> <p>07:45PM 8 amount of room that one has to maneuver and has to</p> <p>07:45PM 9 park. So we felt pretty good about that.</p> <p>07:45PM 10 And that condition is repeated between</p> <p>07:45PM 11 Buildings 3 and 4 as we're sort of zooming in there</p> <p>07:45PM 12 as well. So you have that condition, 19 -- 19 plus</p> <p>07:45PM 13 22 in the middle now consistent among the two courts</p> <p>07:45PM 14 between Building 1 and 2 and between Building 3 and</p> <p>07:45PM 15 4.</p> <p>07:46PM 16 I will say that the other little things</p> <p>07:46PM 17 that are shown on here, I know that Mr. Panzarella</p> <p>07:46PM 18 had some concern in a severe storm about water going</p> <p>07:46PM 19 out onto Plainfield. There is currently on the site</p> <p>07:46PM 20 a certain portion of that driveway that just drains</p> <p>07:46PM 21 onto Plainfield. We have decreased the amount of the</p> <p>07:46PM 22 driveway that drains onto Plainfield and, along with</p> <p>07:46PM 23 Mr. Panzarella's recommendation, we've include a</p> <p>07:46PM 24 trench drain.</p> <p>07:46PM 25 And this one, we actually went back and</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">18</p> <p>07:44PM 1 So that was the first thing we did,</p> <p>07:44PM 2 provided a sidewalk for the potential of a bus stop</p> <p>07:44PM 3 for the children.</p> <p>07:44PM 4 Next, we were able to increase, as</p> <p>07:44PM 5 Jason alluded to, and you'll see it here, the</p> <p>07:44PM 6 driveways now for each of the buildings are 19-feet</p> <p>07:44PM 7 deep.</p> <p>07:44PM 8 So we had talked before and you'll</p> <p>07:44PM 9 remember the testimony from Mr. Staigar that the</p> <p>07:44PM 10 driveways were 18-feet deep which met the sort of</p> <p>07:44PM 11 requirement for the largest vehicle on the road</p> <p>07:44PM 12 today, and I think, if I'm remembering Mr. Staigar's</p> <p>07:44PM 13 testimony correctly, the average of the top 20</p> <p>07:44PM 14 selling cars in the United States is 15-feet deep.</p> <p>07:44PM 15 We now are providing 19, 'cause I think</p> <p>07:44PM 16 there was, again, another legitimate comment that,</p> <p>07:44PM 17 well, if you do have a number of these large trucks</p> <p>07:45PM 18 and they don't want to park right to the door of the</p> <p>07:45PM 19 garage, if they're going to be the second car or a</p> <p>07:45PM 20 visitor, then maybe an extra foot would be helpful.</p> <p>07:45PM 21 So we've provided an extra foot,</p> <p>07:45PM 22 19 foot in depth from the face of the garage to the</p> <p>07:45PM 23 end of the parking space behind the garage.</p> <p>07:45PM 24 And in addition to that, we've added</p> <p>07:45PM 25 2 feet to the cartway taking it from 20 feet to 22.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">20</p> <p>07:46PM 1 forth on a little bit, making sure that we could get</p> <p>07:46PM 2 that trench drain at a height that exceeded the</p> <p>07:46PM 3 100 foot -- the 100-year flood elevation and tie it</p> <p>07:46PM 4 into those -- the inlets there that eventually feed</p> <p>07:46PM 5 into the basin.</p> <p>07:46PM 6 So it works from an engineering</p> <p>07:46PM 7 standpoint, and it should even further reduce any</p> <p>07:46PM 8 potential of stormwater in a severe storm coming out</p> <p>07:46PM 9 and just sheet flowing onto Plainfield.</p> <p>07:46PM 10 So there's a couple other changes that</p> <p>07:46PM 11 were made in here. You know, we've noted here that</p> <p>07:47PM 12 the attic spaces will be prewired, but by and large</p> <p>07:47PM 13 the changes that we made to the layout plan were</p> <p>07:47PM 14 really focused on internal circulation, again, both</p> <p>07:47PM 15 pedestrian with the sidewalk and the bus stop, and</p> <p>07:47PM 16 vehicular with the expansion of the driveways and the</p> <p>07:47PM 17 cartways.</p> <p>07:47PM 18 And we just wanted to give the board</p> <p>07:47PM 19 the benefit of sort of walking through that. And if</p> <p>07:47PM 20 you have any questions on it, I'm hoping to answer</p> <p>07:47PM 21 those as well.</p> <p>07:47PM 22 MALE AUDIENCE MEMBER: There is some</p> <p>07:47PM 23 big money here.</p> <p>07:47PM 24 FEMALE AUDIENCE MEMBER: Oh, yeah.</p> <p>07:47PM 25 Well, they stand to make a lot of money.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">21</p> <p>07:47PM 1 MR. TUVEL: Mr. Chairman, that</p> <p>07:47PM 2 concludes Noah's direct, so if you or the board have</p> <p>07:47PM 3 any questions, we'd be happy to answer them.</p> <p>07:47PM 4 ACTING CHAIRMAN HUNSINGER: Yes, I'm</p> <p>07:47PM 5 just going to ask members of the public to mute</p> <p>07:47PM 6 themselves because we are not at the question portion</p> <p>07:47PM 7 of the thing.</p> <p>07:47PM 8 Whoever is at Jim Galaxy Tab A, if you</p> <p>07:47PM 9 could please mute yourself?</p> <p>07:47PM 10 Thank you.</p> <p>07:47PM 11 Does anybody have any questions about</p> <p>07:47PM 12 this?</p> <p>07:48PM 13 MS. FECHTNER: Yes, I guess I do.</p> <p>07:48PM 14 First of all, the pathway, I see that</p> <p>07:48PM 15 you've moved the building in order to give access to</p> <p>07:48PM 16 the road because of my interest in protecting the</p> <p>07:48PM 17 school kids coming down.</p> <p>07:48PM 18 THE WITNESS: Yes, ma'am.</p> <p>07:48PM 19 MS. FECHTNER: If -- talk to me about</p> <p>07:48PM 20 the train right there or running into any problems</p> <p>07:48PM 21 with the elevations as you've moved it over, have you</p> <p>07:48PM 22 run into engineering problems?</p> <p>07:48PM 23 I'm looking at this double image and</p> <p>07:48PM 24 it's wow, here's the gray and there's the blue, and</p> <p>07:48PM 25 it doesn't make sense. I would have to really</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">23</p> <p>07:49PM 1 what Building 1 is. Building 1 was moved 4 feet</p> <p>07:49PM 2 towards Drift Road. And what we tried to do was that</p> <p>07:49PM 3 in no instance would we exceed the 12 feet from the</p> <p>07:49PM 4 property line to the edge of the building.</p> <p>07:49PM 5 So we held what was the sort of</p> <p>07:49PM 6 maximum, I guess deviation you would call it, right?</p> <p>07:50PM 7 We held the maximum deviation at</p> <p>07:50PM 8 12 feet. We moved Building 1 4 feet toward Drift</p> <p>07:50PM 9 Road. That enabled us to get room for the sidewalk.</p> <p>07:50PM 10 And then as you correctly pointed out,</p> <p>07:50PM 11 we moved Building 2, we shifted Building 2, I guess</p> <p>07:50PM 12 south here, down a little bit (indicating), and</p> <p>07:50PM 13 that's what enabled us to get more room in the</p> <p>07:50PM 14 driveways and the cartway between Buildings 1 and 2.</p> <p>07:50PM 15 MS. FECHTNER: Is that called a court,</p> <p>07:50PM 16 what I would call the roadway? You were referring to</p> <p>07:50PM 17 something as a court.</p> <p>07:50PM 18 And I --</p> <p>07:50PM 19 THE WITNESS: I sort of made that up,</p> <p>07:50PM 20 but, yes, when I -- when -- I'll tell you just</p> <p>07:50PM 21 specifically what I mean. When I say "court," I mean</p> <p>07:50PM 22 the cartway between the townhomes and the drive --</p> <p>07:50PM 23 the driveways on both sides of it.</p> <p>07:50PM 24 So that's kind of what I'm referring to</p> <p>07:50PM 25 as the court there.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">22</p> <p>07:48PM 1 understand a little more.</p> <p>07:48PM 2 But it looks like you moved Building 2</p> <p>07:48PM 3 back in an easterly direction if we're going to</p> <p>07:48PM 4 call --</p> <p>07:48PM 5 THE WITNESS: Yeah.</p> <p>07:48PM 6 MS. FECHTNER: -- to Plainfield Avenue.</p> <p>07:48PM 7 So did you move Building 2 further</p> <p>07:48PM 8 back, you're not affecting the -- that I can see, the</p> <p>07:48PM 9 pathway to Plainfield for school-age children, but by</p> <p>07:48PM 10 moving Building 1 over you just done such a major</p> <p>07:49PM 11 amount -- if you had a lot of land to work with I</p> <p>07:49PM 12 would say oh, that's quite reasonable, but you're</p> <p>07:49PM 13 working a very, very tight amount of land, the number</p> <p>07:49PM 14 of units you have.</p> <p>07:49PM 15 How are you doing that, moving</p> <p>07:49PM 16 Building 1, moving Building 2, not moving Building 3</p> <p>07:49PM 17 but you are moving Building 4?</p> <p>07:49PM 18 THE WITNESS: Correct.</p> <p>07:49PM 19 And, Ms. Fechtner, I'm having a little</p> <p>07:49PM 20 difficulty hearing you because there's some feedback</p> <p>07:49PM 21 from somebody else, but I did get the bulk of your</p> <p>07:49PM 22 questions and I'm happy to answer.</p> <p>07:49PM 23 So no -- no engineering problems with</p> <p>07:49PM 24 the walkway down to Plainfield. We moved Building 1,</p> <p>07:49PM 25 so that's the top -- Jordan, if you can highlight</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">24</p> <p>07:50PM 1 MS. FECHTNER: You're saying you made</p> <p>07:50PM 2 that 2 feet wider now?</p> <p>07:50PM 3 THE WITNESS: In total we made that</p> <p>07:50PM 4 4 feet wider. We added 1 foot to each driveway and</p> <p>07:50PM 5 we added 2 feet to the drive aisle between them.</p> <p>07:51PM 6 MS. FECHTNER: I'll find it later.</p> <p>07:51PM 7 Okay.</p> <p>07:51PM 8 THE WITNESS: So, Ms. Fechtner, we</p> <p>07:51PM 9 added a total of 4 feet, ma'am, to that court, as</p> <p>07:51PM 10 we're calling it.</p> <p>07:51PM 11 We added 1 foot of depth to each</p> <p>07:51PM 12 driveway on either side and we added 2 feet to the</p> <p>07:51PM 13 drive aisle between them, so 4 total feet were added</p> <p>07:51PM 14 in that area.</p> <p>07:51PM 15 MS. FECHTNER: Where did you take that</p> <p>07:51PM 16 from that you found land like that?</p> <p>07:51PM 17 THE WITNESS: Sure.</p> <p>07:51PM 18 So we had some excess and still do in</p> <p>07:51PM 19 the back yards between Buildings 2 and 3. We had</p> <p>07:51PM 20 those set at about 40 feet and they're now closer to</p> <p>07:51PM 21 36.</p> <p>07:51PM 22 Minimum building separation between</p> <p>07:51PM 23 those two buildings would be 30 feet. So we still</p> <p>07:51PM 24 have a good amount of excess there, but we largely</p> <p>07:51PM 25 took that in a small way from the back yards between</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">25</p> <p>07:52PM 1 Building 2 and 3, ma'am.</p> <p>07:52PM 2 MS. FECHTNER: Okay.</p> <p>07:52PM 3 And again, I'm looking at your</p> <p>07:52PM 4 Building 4 which I thought was terribly tight for</p> <p>07:52PM 5 parking for the cars. I don't recall -- I felt there</p> <p>07:52PM 6 was a problem there with your affordable housing. I</p> <p>07:52PM 7 think even on your plan, I couldn't figure out how</p> <p>07:52PM 8 people were going to walk in. You seemed to be</p> <p>07:52PM 9 missing a door, but I felt that was not a problem,</p> <p>07:52PM 10 your architect will come up with that.</p> <p>07:52PM 11 But my other big concern of this</p> <p>07:52PM 12 property is parking. People will either live there</p> <p>07:52PM 13 and like what you're presenting for them to live in,</p> <p>07:52PM 14 but son of a gun, parking there, it has to be right</p> <p>07:52PM 15 on-site because there is no place you're going to</p> <p>07:52PM 16 park on Plainfield Avenue or on Drift Road.</p> <p>07:52PM 17 So I shudder over people having --</p> <p>07:52PM 18 everyone has a car today. You're going to have</p> <p>07:52PM 19 multiple cars.</p> <p>07:52PM 20 But you tell me you have accomplished</p> <p>07:52PM 21 the legal number of parking places, I worry, too,</p> <p>07:53PM 22 about people who plug into the electric, which -- and</p> <p>07:53PM 23 that electric -- those stations are not going to be</p> <p>07:53PM 24 running right away, are they? Or are they?</p> <p>07:53PM 25 THE WITNESS: Oh, no, they'll be up and</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">27</p> <p>07:54PM 1 a lot more electric cars and I'm learning a lot about</p> <p>07:54PM 2 it because my son just bought an electric car, so I'm</p> <p>07:54PM 3 paying attention and I'm thinking, okay, in the</p> <p>07:54PM 4 garage that gives them access for -- if they're going</p> <p>07:54PM 5 to have a slower electric, not taking up one of the</p> <p>07:54PM 6 outside parking places for that.</p> <p>07:54PM 7 THE WITNESS: Certainly.</p> <p>07:54PM 8 And I think, just to go back,</p> <p>07:54PM 9 Ms. Fechtner, I'm sorry, to your comment about the</p> <p>07:54PM 10 parking overall on the site, I think the testimony</p> <p>07:54PM 11 from Patty last time was that we exceeded the RSIS.</p> <p>07:54PM 12 And RSIS, I think the testimony, again,</p> <p>07:54PM 13 is meant to meet not only residents but also their</p> <p>07:54PM 14 guests, and I think that we exceeded it, if I'm</p> <p>07:54PM 15 remembering the testimony correctly, and did not take</p> <p>07:54PM 16 credit for the reduction in spaces that you're</p> <p>07:54PM 17 allowed by putting the electric car charging stations</p> <p>07:54PM 18 in.</p> <p>07:54PM 19 So I think we're feeling pretty</p> <p>07:54PM 20 confident there. And certainly if we thought we were</p> <p>07:55PM 21 short, we would have a pretty good concern about that</p> <p>07:55PM 22 as well because certainly parking is one of the more</p> <p>07:55PM 23 -- it's one of the things that folks focus in on, you</p> <p>07:55PM 24 know, when you're marketing a home.</p> <p>07:55PM 25 MR. TUVEL: Yes, and two things on</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">26</p> <p>07:53PM 1 running right away.</p> <p>07:53PM 2 Yes, ma'am.</p> <p>07:53PM 3 MS. FECHTNER: So are they going to be</p> <p>07:53PM 4 high speed or no?</p> <p>07:53PM 5 THE WITNESS: I don't know if they'll</p> <p>07:53PM 6 be high speed or not. I would imagine that as we</p> <p>07:53PM 7 install these, we will install the latest and</p> <p>07:53PM 8 greatest, but I don't -- we certainly have not</p> <p>07:53PM 9 specced what those would be yet.</p> <p>07:53PM 10 MS. FECHTNER: The only reason I</p> <p>07:53PM 11 question that is high speed, they could possibly do</p> <p>07:53PM 12 that in the morning, go off to work, whereas if it's</p> <p>07:53PM 13 going to be a number of hours, they're going to plug</p> <p>07:53PM 14 in and that takes care of parking spots.</p> <p>07:53PM 15 THE WITNESS: You know what we would</p> <p>07:53PM 16 certainly be willing to do, and I think a lot of</p> <p>07:53PM 17 people do do this, we're happy to also prewire the</p> <p>07:53PM 18 garages for electric car vehicles, ma'am, and that</p> <p>07:53PM 19 way, residents, if they have an electric car, could</p> <p>07:53PM 20 charge their car in their own garage and you'd have</p> <p>07:53PM 21 extra car charging stations outside.</p> <p>07:53PM 22 MS. FECHTNER: I -- wouldn't that</p> <p>07:53PM 23 alleviate a lot -- if we're heading -- I'm not</p> <p>07:54PM 24 thinking today, I'm not going to buy an electric car,</p> <p>07:54PM 25 but I do think in ten years or so there's going to be</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">28</p> <p>07:55PM 1 that.</p> <p>07:55PM 2 So, Steve, we're technically allowed</p> <p>07:55PM 3 the charging stations, to count each one as double.</p> <p>07:55PM 4 We're not doing that, we're not taking the credit</p> <p>07:55PM 5 that the new state statute allows.</p> <p>07:55PM 6 And, Noah, just -- as the applicant,</p> <p>07:55PM 7 when you were developing the site, compliance with</p> <p>07:55PM 8 RSIS was critical in importance as an applicant.</p> <p>07:55PM 9 Is that correct?</p> <p>07:55PM 10 THE WITNESS: Absolutely.</p> <p>07:55PM 11 MR. TUVEL: And we're over on the</p> <p>07:55PM 12 parking based on the state standard, which is the</p> <p>07:55PM 13 more conservative standard.</p> <p>07:55PM 14 MS. FECHTNER: Okay. I -- what the</p> <p>07:55PM 15 requirements are. I worry about it because I've had</p> <p>07:55PM 16 too many experiences trying to visit people who are</p> <p>07:55PM 17 in the high density of apartments and it always seems</p> <p>07:55PM 18 the FedEx truck comes and takes up a lot of room or</p> <p>07:55PM 19 whoever else, and suddenly we're terribly blocked.</p> <p>07:56PM 20 I think -- we've discussed the safety.</p> <p>07:56PM 21 I think you've hopefully addressed that 'cause that</p> <p>07:56PM 22 has to be number one.</p> <p>07:56PM 23 THE WITNESS: That was our hope, both</p> <p>07:56PM 24 in the sidewalk and in the widening of these drive</p> <p>07:56PM 25 aisles.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">29</p> <p>07:56PM 1 MS. FECHTNER: Okay. All right. I</p> <p>07:56PM 2 yield my time, as they keep saying in Congress.</p> <p>07:56PM 3 MR. TUVEL: No, thank you very much for</p> <p>07:56PM 4 your questions.</p> <p>07:56PM 5 ACTING CHAIRMAN HUNSINGER: I have a</p> <p>07:56PM 6 quick comment.</p> <p>07:56PM 7 My biggest concern as I left last</p> <p>07:56PM 8 meeting was the distance between these, and adding</p> <p>07:56PM 9 that 4 feet, in my opinion, is really going to make</p> <p>07:56PM 10 the congestion issues in there a lot better, so I</p> <p>07:56PM 11 think it's a great improvement.</p> <p>07:56PM 12 Any other questions or comments?</p> <p>07:56PM 13 MR. STIRES: One thing.</p> <p>07:56PM 14 Noah, do you know what the impervious</p> <p>07:56PM 15 coverage changed to?</p> <p>07:56PM 16 MR. TUVEL: Yeah, I can answer that.</p> <p>07:56PM 17 So we ran that calculation, Mr. Stires,</p> <p>07:56PM 18 Steve and I discussed it to make sure we knew what it</p> <p>07:56PM 19 was if the board were to approve it, that we would</p> <p>07:56PM 20 have the amount.</p> <p>07:56PM 21 It was 64.3 percent when we filed the</p> <p>07:57PM 22 application. Per Ms. Ruskan's comments to me, it's</p> <p>07:57PM 23 now going to 65.9. So only -- I'll call it 66 just</p> <p>07:57PM 24 to be on the safe side. So it went up 1.7 percent,</p> <p>07:57PM 25 or 1500 square feet.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">31</p> <p>07:58PM 1 DR. STEINFELD: How many visitors does</p> <p>07:58PM 2 the state permit?</p> <p>07:58PM 3 MR. TUVEL: Okay.</p> <p>07:58PM 4 So I could have Mr. Heydt go into that,</p> <p>07:58PM 5 but it's usually .5 per unit, which is included in</p> <p>07:58PM 6 the parking standard.</p> <p>07:58PM 7 So as the state standards go for</p> <p>07:58PM 8 visitor and resident parking, the application exceeds</p> <p>07:58PM 9 what is required. And we're not taking credit, which</p> <p>07:58PM 10 we could, up to ten percent based on the ECB</p> <p>07:59PM 11 stations. We're not -- we're playing it</p> <p>07:59PM 12 conservative, as they say.</p> <p>07:59PM 13 ACTING CHAIRMAN HUNSINGER: Any other</p> <p>07:59PM 14 questions?</p> <p>07:59PM 15 (No response.)</p> <p>07:59PM 16 ACTING CHAIRMAN HUNSINGER: If not, we</p> <p>07:59PM 17 can proceed to the next --</p> <p>07:59PM 18 MS. FECHTNER: I'd like to make a</p> <p>07:59PM 19 comment, if I may?</p> <p>07:59PM 20 I'm looking at the latest -- received</p> <p>07:59PM 21 today and I see that, going back to the one that we</p> <p>07:59PM 22 approved on -- they did have impervious coverage of</p> <p>07:59PM 23 45. We are -- I want to note that we're up to 65.</p> <p>07:59PM 24 If you manage to control your water,</p> <p>07:59PM 25 your snow, where you're going to pile your snow, I</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">30</p> <p>07:57PM 1 MR. STIRES: Okay, thanks.</p> <p>07:57PM 2 MR. TUVEL: Sure.</p> <p>07:57PM 3 MR. WARNER: And the applicant is --</p> <p>07:57PM 4 excuse me -- amending their application, I take it,</p> <p>07:57PM 5 to seek variance relief for impervious coverage not</p> <p>07:57PM 6 to exceed 66 percent, correct?</p> <p>07:57PM 7 MR. TUVEL: Correct, Mr. Warner.</p> <p>07:57PM 8 MR. WARNER: Thank you.</p> <p>07:57PM 9 DR. STEINFELD: How many guest parking</p> <p>07:57PM 10 spots are there per unit?</p> <p>07:57PM 11 MR. TUVEL: Based on -- Mr. Staigar</p> <p>07:57PM 12 testified to that at the last meeting, but we meet</p> <p>07:57PM 13 the RSIS requirement of 1.8 parking spaces per a</p> <p>07:57PM 14 one-bedroom townhome unit, 2.3 for a two-bedroom, and</p> <p>07:57PM 15 2.4 for a three-bedroom, so you meet all the state</p> <p>07:57PM 16 standards regarding those types of units.</p> <p>07:58PM 17 DR. STEINFELD: So people having a</p> <p>07:58PM 18 large party, where are the guests that exceed that</p> <p>07:58PM 19 number supposed to --</p> <p>07:58PM 20 MR. TUVEL: No, so -- again, I could</p> <p>07:58PM 21 have Mr. Heydt, Charles, our planner testify to this.</p> <p>07:58PM 22 That includes the visitor, so we meet the parking</p> <p>07:58PM 23 requirement both owner of the home and visitor. It's</p> <p>07:58PM 24 all inclusive. We meet the requirement that the</p> <p>07:58PM 25 state requires.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">32</p> <p>07:59PM 1 know we've discussed it and you've said it can be</p> <p>07:59PM 2 done. I can't remember where you said you'd do your</p> <p>07:59PM 3 snow, but you'll take care of it, I just think we</p> <p>07:59PM 4 ought to note that we are being requested to change</p> <p>08:00PM 5 the impervious coverage. I'd like to note that one.</p> <p>08:00PM 6 This is the highest density of anything</p> <p>08:00PM 7 we've ever been requested. We have had other</p> <p>08:00PM 8 apartment areas. This is higher.</p> <p>08:00PM 9 But I'd like to also say I very much</p> <p>08:00PM 10 like the idea of preparing the garages for the</p> <p>08:00PM 11 eventuality of people having their own charging</p> <p>08:00PM 12 stations. I think that would, in ten years, be a big</p> <p>08:00PM 13 help to people who live there.</p> <p>08:00PM 14 MR. TUVEL: Yes.</p> <p>08:00PM 15 And also, we talked about this at the</p> <p>08:00PM 16 last meeting, and the area between our property line</p> <p>08:00PM 17 and the right-of-way is completely pervious area and</p> <p>08:00PM 18 visually it doesn't look like it's part of the site</p> <p>08:00PM 19 but technically it's not, and we're not allowed to</p> <p>08:00PM 20 take credit from that from a percentage standpoint,</p> <p>08:00PM 21 but if we did, our overall number would be a lot</p> <p>08:00PM 22 less, but it -- that is -- visually, from pure</p> <p>08:01PM 23 development standpoint, looks like it's one part of</p> <p>08:01PM 24 the development and our planner will go through that</p> <p>08:01PM 25 during his testimony.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>



		33
08:01PM	<b>1</b>	MS. FECHTNER: Your surrounding
08:01PM	<b>2</b>	property is advantageous, too, because you do have a
08:01PM	<b>3</b>	cemetery there, so right there you have greenery, and
08:01PM	<b>4</b>	then on the other side, Drift Road, you've got quite
08:01PM	<b>5</b>	a wide expanse of greenery there, too, so --
08:01PM	<b>6</b>	MR. TUVEL: You're making my arguments
08:01PM	<b>7</b>	for me.
08:01PM	<b>8</b>	MS. FECHTNER: I'm recognizing what is
08:01PM	<b>9</b>	a positive for the people who are going to be living
08:01PM	<b>10</b>	there.
08:01PM	<b>11</b>	MR. TUVEL: No doubt.
	<b>12</b>	MS. FECHTNER: Real living, breathing
	<b>13</b>	people.
	<b>14</b>	MR. TUVEL: No doubt.
	<b>15</b>	Thank you.
	<b>16</b>	THE WITNESS: I think, Ms. Fechtner,
08:01PM	<b>17</b>	there are a couple of unique things with this site
08:01PM	<b>18</b>	included in that 30-plus foot, you know, right where
08:01PM	<b>19</b>	the DOT actually owns, right, whereas in the
08:01PM	<b>20</b>	standard, you know, sort of like on Plainfield, for
08:01PM	<b>21</b>	us it's a variable right-of-way of, you know,
08:01PM	<b>22</b>	anywhere between 5 to 10 feet would be more normal,
08:01PM	<b>23</b>	right?
08:01PM	<b>24</b>	And then I think there's a couple other
08:01PM	<b>25</b>	things with the project on Mountain Boulevard that
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

		34
08:01PM	<b>1</b>	are also unique, including the inclusion of a
08:01PM	<b>2</b>	single-family home lot both in its lot area and its
08:01PM	<b>3</b>	impervious coverage calculations which, if removed,
08:01PM	<b>4</b>	and Charles will -- you know, could testify to this
08:01PM	<b>5</b>	if the board would like to hear something like that,
08:01PM	<b>6</b>	may make it a little bit more of an apples-to-apples
08:01PM	<b>7</b>	comparison between the two.
08:01PM	<b>8</b>	But we appreciate the comments
08:01PM	<b>9</b>	certainly.
08:02PM	<b>10</b>	Before we go to planning I did just
08:02PM	<b>11</b>	want to say, like, just to sort of wrap up, we have
08:02PM	<b>12</b>	our planning testimony.
08:02PM	<b>13</b>	And I think what Charles will get into
08:02PM	<b>14</b>	and where we started this whole thing, and where I
08:02PM	<b>15</b>	started the opening statement, you know, we're really
08:02PM	<b>16</b>	hopeful that what we've put in front of you in
08:02PM	<b>17</b>	particular with the changes that we've made here to
08:02PM	<b>18</b>	be responsive to the board, it is a great reuse of a
08:02PM	<b>19</b>	property right now that's sitting foul and is an
08:02PM	<b>20</b>	outdated structure.
08:02PM	<b>21</b>	A creative way to address inclusionary
08:02PM	<b>22</b>	housing as well through the adaptive reuse of a
08:02PM	<b>23</b>	property that is an odd sort of, you know, use
08:02PM	<b>24</b>	variance in and of itself already and now is, sort
08:02PM	<b>25</b>	of, coming back into more of a conforming use with
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

		35
08:02PM	<b>1</b>	the underlying residential zone from permits office
08:02PM	<b>2</b>	use.
08:02PM	<b>3</b>	And -- and the really, you know,
08:03PM	<b>4</b>	honestly with Marc's work on the architecture we hope
08:03PM	<b>5</b>	is going to provide a really attractive solution both
08:03PM	<b>6</b>	to the reuse of the site and to the provision of
08:03PM	<b>7</b>	inclusionary housing.
08:03PM	<b>8</b>	So with that, I'm happy to turn it back
08:03PM	<b>9</b>	and look forward to Charles' planning testimony and
08:03PM	<b>10</b>	appreciated the questions and hope that some of what
08:03PM	<b>11</b>	we've shown you here tonight with the widening of the
08:03PM	<b>12</b>	driveways and stuff has been responsive to your
08:03PM	<b>13</b>	comments from the last hearing.
08:03PM	<b>14</b>	ACTING CHAIRMAN HUNSINGER: Excellent.
08:03PM	<b>15</b>	So we'll move on to the planner then.
08:03PM	<b>16</b>	MR. WARNER: I'm sorry, Mr. Chairman,
08:03PM	<b>17</b>	did you want to have members of the public ask each
08:03PM	<b>18</b>	witness questions since we only have two this evening
08:03PM	<b>19</b>	or did you want to wait until the planner was done?
08:03PM	<b>20</b>	The discretion of the chair, of course.
08:03PM	<b>21</b>	ACTING CHAIRMAN HUNSINGER: It doesn't
08:03PM	<b>22</b>	matter to me. I mean, we can see -- so the questions
08:03PM	<b>23</b>	would only be on the changes because we've already
08:03PM	<b>24</b>	questioned this witness, so if anybody from the
08:03PM	<b>25</b>	public has any questions of -- on these changes only,
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

		36
08:03PM	<b>1</b>	we'll have a period of time for each of the other
08:03PM	<b>2</b>	witnesses and we'll also have a time for comments at
08:04PM	<b>3</b>	the end of this application as well.
08:04PM	<b>4</b>	So, is there anyone from the public
08:04PM	<b>5</b>	that has any question about the changes?
08:04PM	<b>6</b>	Mr. Avalone, are you looking to make a
08:04PM	<b>7</b>	comment? No?
08:04PM	<b>8</b>	(No response.)
08:04PM	<b>9</b>	ACTING CHAIRMAN HUNSINGER: So hearing
08:04PM	<b>10</b>	no one come forward, we'll close the public portion.
08:04PM	<b>11</b>	Again, you'll have an opportunity to ask questions
08:04PM	<b>12</b>	later on, and we will proceed to the next witness.
08:04PM	<b>13</b>	MR. TUVEL: Great.
08:04PM	<b>14</b>	Thank you, Mr. Chairman.
08:04PM	<b>15</b>	So the next witness we have is Charles
08:04PM	<b>16</b>	Heydt, our professional planner, so we're going to
08:04PM	<b>17</b>	just scoot him into the picture.
08:04PM	<b>18</b>	So, Mr. Warner, Charles was not sworn
08:04PM	<b>19</b>	in at the last meeting.
08:04PM	<b>20</b>	MR. WARNER: Please raise your right
08:04PM	<b>21</b>	hand.
08:04PM	<b>22</b>	Do you swear to God or affirm that the
08:04PM	<b>23</b>	testimony you're about to give is the truth, the
08:04PM	<b>24</b>	whole truth and nothing but the truth?
08:04PM	<b>25</b>	MR. HEYDT: I do.
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

<p style="text-align: right;">37</p> <p>08:04PM <b>1</b> C H A R L E S H E Y D T, PP,  08:05PM <b>2</b> 1 Evertrust Plaza in Jersey City, New Jersey,  08:04PM <b>3</b> having been duly sworn, testifies as follows:  08:04PM <b>4</b> MR. WARNER: Thank you.  08:04PM <b>5</b> Name and address, business address is  08:04PM <b>6</b> fine, for the record, and I'm sure Mr. Tuvel will  08:05PM <b>7</b> voir dire you and elicit your qualifications.  08:05PM <b>8</b> MR. HEYDT: Yes.  08:05PM <b>9</b> Hi, good evening, everyone. My name is  08:05PM <b>10</b> Charles Heydt, last name is spelled H-E-Y-D-T.  08:05PM <b>11</b> I am a professional planner with the  08:05PM <b>12</b> firm of Dresdner Robin.  08:05PM <b>13</b> We have our headquarters at 1 Evertrust  08:05PM <b>14</b> Plaza in Jersey City, New Jersey, as well as an  08:05PM <b>15</b> office in Fairfield at 55 Lane Road, Fairfield, New  08:05PM <b>16</b> Jersey.  08:05PM <b>17</b> VOIR DIRE EXAMINATION  08:05PM <b>18</b> BY MR. TUVEL:  08:05PM <b>19</b> Q. All right. Charles, if you could just  08:05PM <b>20</b> give the board the benefit of your educational  08:05PM <b>21</b> background, licenses held and experience testifying  08:05PM <b>22</b> as a professional planner before land use boards in  08:05PM <b>23</b> the State of New Jersey?  08:05PM <b>24</b> A. Yes.  08:05PM <b>25</b> I have an undergraduate degree in  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>	<p style="text-align: right;">39</p> <p>08:06PM <b>1</b> Mr. Chairman, I would ask that the  08:06PM <b>2</b> board accept Mr. Heydt as an expert in the field of  08:06PM <b>3</b> professional planning.  08:06PM <b>4</b> ACTING CHAIRMAN HUNSINGER: I think we  08:06PM <b>5</b> can definitely do that, no objections.  08:06PM <b>6</b> MR. TUVEL: Great.  08:06PM <b>7</b> Thank you so much.  08:06PM <b>8</b> DIRECT EXAMINATION  08:06PM <b>9</b> BY MR. TUVEL:  08:06PM <b>10</b> Q. So, Charles, just the typical  08:06PM <b>11</b> foundational questions for you before you get into  08:06PM <b>12</b> the substance.  08:06PM <b>13</b> You visited the site and the  08:06PM <b>14</b> surrounding area?  08:06PM <b>15</b> A. Yes.  08:06PM <b>16</b> Q. Okay.  08:06PM <b>17</b> You've reviewed the Master Plan for the  08:07PM <b>18</b> municipality, as well as the Zoning Ordinance?  08:07PM <b>19</b> A. Yes, I have.  08:07PM <b>20</b> Q. You've reviewed all the application  08:07PM <b>21</b> materials, plans, reports, and have heard all the  08:07PM <b>22</b> testimony and viewed all of the exhibits that have  08:07PM <b>23</b> been part of the application?  08:07PM <b>24</b> A. Yes, I have.  08:07PM <b>25</b> Q. Great.  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>
<p style="text-align: right;">38</p> <p>08:05PM <b>1</b> economics from The College of New Jersey. I also am  08:05PM <b>2</b> benefitted of a master's degree in city and regional  08:05PM <b>3</b> planning from Rutgers University.  08:05PM <b>4</b> I should point out, Rutgers is actually  08:05PM <b>5</b> the third-ranked city planning school. Harvard is  08:05PM <b>6</b> sixth.  08:05PM <b>7</b> MR. WARNER: Wait a minute. If I  08:05PM <b>8</b> understand correctly, was it Mr. Kushner who went to  08:05PM <b>9</b> Harvard?  08:06PM <b>10</b> THE WITNESS: Yes.  08:06PM <b>11</b> MR. WARNER: United we stand.  08:06PM <b>12</b> Anyway...  08:06PM <b>13</b> THE WITNESS: It's a testament to the  08:06PM <b>14</b> program. I am a staunch alumni.  08:06PM <b>15</b> And I also, in terms of professional  08:06PM <b>16</b> qualifications, I do hold my professional planner's  08:06PM <b>17</b> license in the State of New Jersey.  08:06PM <b>18</b> I also am a member of the American  08:06PM <b>19</b> Institute of Certified Planners. That was a national  08:06PM <b>20</b> certification program.  08:06PM <b>21</b> And I like to say this is my full-time  08:06PM <b>22</b> night job. I routinely appear before boards  08:06PM <b>23</b> throughout the state on a wide range of development  08:06PM <b>24</b> and multifamily housing.  08:06PM <b>25</b> MR. TUVEL: Thank you, Charles.  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>	<p style="text-align: right;">40</p> <p>08:07PM <b>1</b> So why don't we just jump right into  08:07PM <b>2</b> it, and why don't -- we have several variances that  08:07PM <b>3</b> we have to speak about, so why don't we just start, I  08:07PM <b>4</b> guess, with the D-1 variance.  08:07PM <b>5</b> A. Yeah, I do appreciate that.  08:07PM <b>6</b> We do have a couple of site photos just  08:07PM <b>7</b> to reorient the board of the existing conditions of  08:07PM <b>8</b> the property. In terms of the variances, we do seek  08:07PM <b>9</b> to what we call D variances as they're listed in the  08:07PM <b>10</b> Municipal Land Use Law; one for a use not permitted  08:07PM <b>11</b> within a zone, and then a building height variance  08:07PM <b>12</b> with respect to exceeding a 10 percent or 10 feet  08:07PM <b>13</b> threshold, so those are the D variances, and they're  08:07PM <b>14</b> related to the intensity and use of the property so I  08:07PM <b>15</b> will be focusing on them.  08:08PM <b>16</b> We do have additionally six bulk  08:08PM <b>17</b> variances. They range from different issues from  08:08PM <b>18</b> setback to coverage to signage, so I will get into  08:08PM <b>19</b> those details as they relate to various aspects of  08:08PM <b>20</b> the testimony.  08:08PM <b>21</b> And then, lastly, there are the three  08:08PM <b>22</b> design waivers, mostly related with the parking and  08:08PM <b>23</b> circulation, so I will briefly touch on those at the  08:08PM <b>24</b> end in terms of the variances.  08:08PM <b>25</b> So as we start, I just wanted to share  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>

<p style="text-align: right;">41</p> <p>08:08PM 1 with the board these photos. These were taken ahead</p> <p>08:08PM 2 of the previous buildings.</p> <p>08:08PM 3 MR. TUVEL: Just counsel, just so</p> <p>08:08PM 4 you're aware, these were part of the original 32</p> <p>08:08PM 5 slides on A-1, we just didn't get to them the last</p> <p>08:08PM 6 time because Charles did not testify.</p> <p>08:08PM 7 BY MR. TUVEL:</p> <p>08:08PM 8 Q. So, Charles, if you could just identify</p> <p>08:08PM 9 them as, you know, taken by your office and</p> <p>08:08PM 10 representative of the existing conditions.</p> <p>08:08PM 11 A. Yes, these are photos taken I think the</p> <p>08:08PM 12 two days before the last hearing by myself on one of</p> <p>08:09PM 13 my site visits. They are a set of four photos.</p> <p>08:09PM 14 So if we could just jump back quickly,</p> <p>08:09PM 15 this photo is from Plainfield Avenue, it shows the</p> <p>08:09PM 16 main driveway entrance as well as the existing</p> <p>08:09PM 17 two-story office structure. There is a vacant office</p> <p>08:09PM 18 structure. I believe you've heard testimony as to</p> <p>08:09PM 19 the history and status of the office use at this</p> <p>08:09PM 20 location.</p> <p>08:09PM 21 The second photo is from Drift Road,</p> <p>08:09PM 22 which is in the foreground, and the main façade along</p> <p>08:09PM 23 Drift Road.</p> <p>08:09PM 24 It's helpful with this photo to really</p> <p>08:09PM 25 grasp the distance of this, what we call buffer area</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">43</p> <p>08:11PM 1 to the right (indicating).</p> <p>08:11PM 2 And it's viewing north, so this is</p> <p>08:11PM 3 capturing some of the vegetation along Plainfield</p> <p>08:11PM 4 Avenue which is in the foreground. The homes beyond</p> <p>08:11PM 5 the vegetation do front onto Hampton Drive, so I</p> <p>08:11PM 6 think that we had some residents from that</p> <p>08:11PM 7 neighborhood attend the prior hearing. I am sure</p> <p>08:11PM 8 they're here.</p> <p>08:11PM 9 But this just gives you a perspective.</p> <p>08:11PM 10 These homes -- obviously that's the rear yard. The</p> <p>08:11PM 11 homes front further north onto Hampton Drive, which</p> <p>08:11PM 12 is north of Plainfield Avenue.</p> <p>08:11PM 13 And then this final photo is of the</p> <p>08:11PM 14 Stonegate development, which is just east of the</p> <p>08:11PM 15 subject property across Drift Road.</p> <p>08:11PM 16 Again, it is a single-family</p> <p>08:12PM 17 townhouse-style development that's kind of a little</p> <p>08:12PM 18 unique because it's integrated into the existing</p> <p>08:12PM 19 topography of the property whereas, you could see</p> <p>08:12PM 20 from the initial two photos, the subject property</p> <p>08:12PM 21 that we're here presenting on tonight has already</p> <p>08:12PM 22 been previously approved, is relatively flat in</p> <p>08:12PM 23 slope, and -- and has basically an office building in</p> <p>08:12PM 24 the center of it with surrounding parking areas, so</p> <p>08:12PM 25 there is not much existing landscaping on the subject</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">42</p> <p>08:09PM 1 along Drift Road. So there's a marginal slope in</p> <p>08:09PM 2 this area, but it is a substantially pervious area</p> <p>08:09PM 3 that will be maintained, I think that's one of the</p> <p>08:09PM 4 critical aspects of this development, and it is</p> <p>08:09PM 5 within the right-of-way along Drift Road.</p> <p>08:10PM 6 So, we can move on to the second, third</p> <p>08:10PM 7 and fourth photos. This third photo is of the</p> <p>08:10PM 8 adjacent cemetery, St. Mary's Cemetery.</p> <p>08:10PM 9 Again, it's a very passive use. This</p> <p>08:10PM 10 is the only adjacent use to the property. So from a</p> <p>08:10PM 11 physical standpoint, we have one adjacent cemetery</p> <p>08:10PM 12 use and two frontages in terms of characteristics.</p> <p>08:10PM 13 The fourth photo -- and I believe I</p> <p>08:10PM 14 said four, there is actually five photos. This is a</p> <p>08:10PM 15 photo of the Berkeley Square multifamily development</p> <p>08:10PM 16 which is just due west of the cemetery, so it's</p> <p>08:10PM 17 within close proximity.</p> <p>08:10PM 18 The unique aspect of this property is</p> <p>08:10PM 19 actually that it's bisected by the municipal boundary</p> <p>08:10PM 20 between Watchung and Berkeley Square, but it is a</p> <p>08:10PM 21 very consistent multifamily development within</p> <p>08:10PM 22 200 feet of the property -- or within 300 feet.</p> <p>08:11PM 23 The last photo -- I'm forgetting how</p> <p>08:11PM 24 many photos we had. This is a photo from the subject</p> <p>08:11PM 25 property (indicating). The main driveway is just off</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">44</p> <p>08:12PM 1 property tonight, but here's a photo of a similar</p> <p>08:12PM 2 multifamily home as well within the area.</p> <p>08:12PM 3 I think that's it for the photos.</p> <p>08:12PM 4 So with respect to the variances -- you</p> <p>08:12PM 5 can stop sharing, I think. The board is aware that</p> <p>08:12PM 6 D-1 use variances are really derived in terms of the</p> <p>08:12PM 7 burden of proof the <u>Medici</u> case, there are subsequent</p> <p>08:13PM 8 cases after that, but that case really established</p> <p>08:13PM 9 the language and the test that use variances must</p> <p>08:13PM 10 meet in the State of New Jersey.</p> <p>08:13PM 11 And for the most part, the framework is</p> <p>08:13PM 12 the particular suitability test. And what I mean by</p> <p>08:13PM 13 that is, are there particular and unique aspects of</p> <p>08:13PM 14 the specific property in question that would lend</p> <p>08:13PM 15 itself to be utilized for the proposed use.</p> <p>08:13PM 16 And I will go through that, there are</p> <p>08:13PM 17 several factors where I think that this property and</p> <p>08:13PM 18 application do meet that threshold.</p> <p>08:13PM 19 I also, in this test, want to touch on</p> <p>08:13PM 20 and I will touch on a few issues. I'll speak to</p> <p>08:13PM 21 density because it is a multifamily development. I</p> <p>08:13PM 22 will also speak to the building height. We are</p> <p>08:13PM 23 requesting a D-6 building height variance where</p> <p>08:13PM 24 two-and-a-half stories, 35 feet are permitted in the</p> <p>08:13PM 25 RR District, the Single-Family Rural Residential</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">45</p> <p>08:13PM <b>1</b> District, and three stories is proposed with one of</p> <p>08:14PM <b>2</b> the buildings having a maximum height of 40 feet</p> <p>08:14PM <b>3</b> 8 inches.</p> <p>08:14PM <b>4</b> The last one that I think is really</p> <p>08:14PM <b>5</b> related to the use is a bulk variance with respect to</p> <p>08:14PM <b>6</b> net habitable floor area. When you review this</p> <p>08:14PM <b>7</b> requirement as it relates to single-family homes it</p> <p>08:14PM <b>8</b> makes sense. The minimum requirement is 2,000 square</p> <p>08:14PM <b>9</b> feet of net habitable floor area.</p> <p>08:14PM <b>10</b> For a townhouse development that is not</p> <p>08:14PM <b>11</b> necessarily appropriate. That would be a very large</p> <p>08:14PM <b>12</b> townhouse development in terms of net habitable floor</p> <p>08:14PM <b>13</b> area.</p> <p>08:14PM <b>14</b> What we're proposing with this design</p> <p>08:14PM <b>15</b> and use is when you calculate it out is 669 square</p> <p>08:14PM <b>16</b> feet. So the variance is being requested, but</p> <p>08:14PM <b>17</b> obviously it's related to the type of development.</p> <p>08:14PM <b>18</b> So I think that gives the board a</p> <p>08:14PM <b>19</b> general framework for the use variance. I will run</p> <p>08:14PM <b>20</b> through the positive criteria at first, touch on some</p> <p>08:14PM <b>21</b> of the bulk requirements, bulk variances, as they</p> <p>08:14PM <b>22</b> relate to the application, and then finish up with</p> <p>08:15PM <b>23</b> the negative criteria.</p> <p>08:15PM <b>24</b> A few of the elements in terms of the</p> <p>08:15PM <b>25</b> particular suitability relate to lot characteristics,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">47</p> <p>08:16PM <b>1</b> to a density of approximately 12 units per acre, so</p> <p>08:16PM <b>2</b> that's the 27 total units over the -- well, what</p> <p>08:16PM <b>3</b> would be approximately 2.1 acres.</p> <p>08:16PM <b>4</b> That really is a product of the type of</p> <p>08:16PM <b>5</b> design and development. We're talking about</p> <p>08:16PM <b>6</b> townhouse-styled units. They're primarily efficient</p> <p>08:16PM <b>7</b> because each unit is a vertical construction.</p> <p>08:16PM <b>8</b> The ground floor provides for all of</p> <p>08:17PM <b>9</b> the market-rate units, the parking space and some</p> <p>08:17PM <b>10</b> auxiliary storage and hallway space to get up to the</p> <p>08:17PM <b>11</b> -- staircase space to get up to the upper floors.</p> <p>08:17PM <b>12</b> The second and third floors are for the living and</p> <p>08:17PM <b>13</b> bedrooms.</p> <p>08:17PM <b>14</b> The types of units are also comfortable</p> <p>08:17PM <b>15</b> in terms of they afford the three-bedroom units, so I</p> <p>08:17PM <b>16</b> think that's an important element in terms of</p> <p>08:17PM <b>17</b> establishing that these aren't small in terms of</p> <p>08:17PM <b>18</b> market units, in terms of size, as well as</p> <p>08:17PM <b>19</b> appropriate area and bedrooms.</p> <p>08:17PM <b>20</b> MR. TUVEL: And, Charles, just to</p> <p>08:17PM <b>21</b> confirm there are six stacked flats as well?</p> <p>08:17PM <b>22</b> THE WITNESS: Yes.</p> <p>08:17PM <b>23</b> And the six stacked flats are the</p> <p>08:17PM <b>24</b> special aspect to this property because -- and</p> <p>08:17PM <b>25</b> project because they are able to be accommodated in a</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">46</p> <p>08:15PM <b>1</b> consistency with existing land use patterns, and then</p> <p>08:15PM <b>2</b> the adequacy of the site plan and site design as it</p> <p>08:15PM <b>3</b> relates to the size of the property, so in this</p> <p>08:15PM <b>4</b> instance I want to hone in on the parking and</p> <p>08:15PM <b>5</b> circulation and then also the landscaping and</p> <p>08:15PM <b>6</b> screening.</p> <p>08:15PM <b>7</b> With respect to lot characteristics, we</p> <p>08:15PM <b>8</b> have a substantially large property. It's</p> <p>08:15PM <b>9</b> approximately 91,670 square feet. The minimum in the</p> <p>08:15PM <b>10</b> requirements is 60,000 square feet, so we do exceed</p> <p>08:15PM <b>11</b> that comfortably. And, again, the zoning anticipates</p> <p>08:15PM <b>12</b> one home on 60,000 square feet, a very low density</p> <p>08:15PM <b>13</b> manner.</p> <p>08:15PM <b>14</b> I would first say that a single-family</p> <p>08:15PM <b>15</b> home in this location would probably not be an</p> <p>08:15PM <b>16</b> appropriate use given the isolated nature of it and</p> <p>08:15PM <b>17</b> the frontage on two main roads. We also have</p> <p>08:15PM <b>18</b> substantial frontage, so we're able to accommodate a</p> <p>08:16PM <b>19</b> driveway, basically reutilize the existing main</p> <p>08:16PM <b>20</b> driveway for a two-way driveway entrance, as well as</p> <p>08:16PM <b>21</b> the circulation, internal circulation road.</p> <p>08:16PM <b>22</b> The overall property size when you look</p> <p>08:16PM <b>23</b> at it from a density standpoint, and I know this was</p> <p>08:16PM <b>24</b> referenced in the board engineer and planner's recent</p> <p>08:16PM <b>25</b> memo. When you do calculate it, you do calculate out</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">48</p> <p>08:17PM <b>1</b> multifamily use and we are creating them as --</p> <p>08:17PM <b>2</b> setting them up to be the affordable component with</p> <p>08:17PM <b>3</b> the overall development.</p> <p>08:17PM <b>4</b> And I will get into some of the</p> <p>08:17PM <b>5</b> affordable issues as it relates to the town's</p> <p>08:17PM <b>6</b> ordinances and objectives in the Master Plan later.</p> <p>08:18PM <b>7</b> One of the other aspects in terms of</p> <p>08:18PM <b>8</b> the particular suitability that I also referenced was</p> <p>08:18PM <b>9</b> consistency with the existing land use pattern. This</p> <p>08:18PM <b>10</b> property is actually a very unique property.</p> <p>08:18PM <b>11</b> Its only adjacent use, as I mentioned</p> <p>08:18PM <b>12</b> earlier in the review of existing conditions, is the</p> <p>08:18PM <b>13</b> cemetery.</p> <p>08:18PM <b>14</b> Within adjacent properties beyond Drift</p> <p>08:18PM <b>15</b> Road and further west are two multifamily homes,</p> <p>08:18PM <b>16</b> multifamily home developments. Those -- the</p> <p>08:18PM <b>17</b> development at Stonegate is comprised of 41</p> <p>08:18PM <b>18</b> townhouses.</p> <p>08:18PM <b>19</b> The development at Berkeley Square,</p> <p>08:18PM <b>20</b> which is partially in Berkeley Heights, partially in</p> <p>08:18PM <b>21</b> Watchung, is a total of 37 townhouses.</p> <p>08:18PM <b>22</b> So in terms of total unit count, we're</p> <p>08:18PM <b>23</b> actually pretty consistent if not less with the</p> <p>08:18PM <b>24</b> proposed 27 units on this property. And I say that</p> <p>08:18PM <b>25</b> because I think it's part of a scale and overall</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">49</p> <p>08:19PM <b>1</b> civil design for the layout.</p> <p>08:19PM <b>2</b> But I do find that it's consistent with</p> <p>08:19PM <b>3</b> the appropriate -- the adjacent uses within this</p> <p>08:19PM <b>4</b> location.</p> <p>08:19PM <b>5</b> The other two aspects in terms of</p> <p>08:19PM <b>6</b> particular suitability relate to the site design.</p> <p>08:19PM <b>7</b> And I know the board had some serious</p> <p>08:19PM <b>8</b> concerns. We have made amendments to the overall</p> <p>08:19PM <b>9</b> circulation and -- and parking.</p> <p>08:19PM <b>10</b> First and foremost, I want to reiterate</p> <p>08:19PM <b>11</b> that we do meet the minimum requirement for parking</p> <p>08:19PM <b>12</b> that's set forth in the RSIS standards. We are</p> <p>08:19PM <b>13</b> providing 67 spaces in total for the development</p> <p>08:19PM <b>14</b> where 64 are required.</p> <p>08:19PM <b>15</b> And just to be clear to break that</p> <p>08:19PM <b>16</b> down, in terms of residential visitor spaces, 14 are</p> <p>08:19PM <b>17</b> required where we're proposing 25. Some will be</p> <p>08:19PM <b>18</b> general visitors. Some of those surface spaces will</p> <p>08:20PM <b>19</b> be used for the stacked COAH flats as well.</p> <p>08:20PM <b>20</b> And we are also including 21 spaces</p> <p>08:20PM <b>21</b> dedicated in each garage for townhomes, as well as 21</p> <p>08:20PM <b>22</b> parking spaces in the driveways.</p> <p>08:20PM <b>23</b> So each townhome essentially has</p> <p>08:20PM <b>24</b> dedicated two parking spaces for the further tenants.</p> <p>08:20PM <b>25</b> We also mentioned that we are providing</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">51</p> <p>08:21PM <b>1</b> townhomes are -- were originally designed at 20 feet</p> <p>08:21PM <b>2</b> in width and have been -- now been increased to</p> <p>08:22PM <b>3</b> 22 feet, as well as the increase in the overall depth</p> <p>08:22PM <b>4</b> of those parking spaces, and that was borne out of</p> <p>08:22PM <b>5</b> conversation and questions from the board in terms of</p> <p>08:22PM <b>6</b> adequacy, so we were able to make those adjustments.</p> <p>08:22PM <b>7</b> And I think it just, again, in relating</p> <p>08:22PM <b>8</b> it to the planning testimony for the particular</p> <p>08:22PM <b>9</b> suitability of this property, I think it's a further</p> <p>08:22PM <b>10</b> testament as to why it is particularly suitable</p> <p>08:22PM <b>11</b> because we are able to accommodate those changes for</p> <p>08:22PM <b>12</b> better circulation.</p> <p>08:22PM <b>13</b> Lastly, I would want to discuss the</p> <p>08:22PM <b>14</b> adequate screening.</p> <p>08:22PM <b>15</b> So first and foremost, we are an</p> <p>08:22PM <b>16</b> isolated property. There is vegetation across</p> <p>08:22PM <b>17</b> Plainfield Avenue that you saw in the existing</p> <p>08:22PM <b>18</b> photos. So from the single-family homes there is</p> <p>08:22PM <b>19</b> already some existing screening. We are proposing a</p> <p>08:22PM <b>20</b> substantial amount of increase in landscaping on the</p> <p>08:22PM <b>21</b> property. It is a wide range from shade trees,</p> <p>08:22PM <b>22</b> evergreen trees, as well as ornamental trees and</p> <p>08:22PM <b>23</b> bushes and even perennial grasses, perennials and</p> <p>08:22PM <b>24</b> grasses.</p> <p>08:23PM <b>25</b> Just to be specific, along Plainfield</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">50</p> <p>08:20PM <b>1</b> the 11 spaces for electric vehicles which is part of</p> <p>08:20PM <b>2</b> the new legislation to encourage energy-efficient</p> <p>08:20PM <b>3</b> automobile purchases and provision of charging</p> <p>08:20PM <b>4</b> equipment throughout the state.</p> <p>08:20PM <b>5</b> This is, in terms of planning, one of</p> <p>08:20PM <b>6</b> the more cutting edge recent actions that the state</p> <p>08:20PM <b>7</b> legislature has taken to help guide us to a more</p> <p>08:20PM <b>8</b> sustainable future.</p> <p>08:20PM <b>9</b> We just heard additional testimony that</p> <p>08:20PM <b>10</b> we would also be able to go above and beyond that and</p> <p>08:21PM <b>11</b> provide for the make-ready provisions for electrical</p> <p>08:21PM <b>12</b> supply for the garage parking spaces in each of the</p> <p>08:21PM <b>13</b> townhouse units, so usually the leading indicator for</p> <p>08:21PM <b>14</b> site adequacy and able to accommodate residential</p> <p>08:21PM <b>15</b> units is parking, and in this case I think we have</p> <p>08:21PM <b>16</b> met that by providing an appropriate number and an</p> <p>08:21PM <b>17</b> appropriate breakdown of those parking spaces.</p> <p>08:21PM <b>18</b> We really honed in on circulation for</p> <p>08:21PM <b>19</b> this application. We have made recent revisions and</p> <p>08:21PM <b>20</b> I'll just review them again quickly. The main drive</p> <p>08:21PM <b>21</b> aisle along the western boundary adjacent to the</p> <p>08:21PM <b>22</b> cemetery is combined at 24 feet. That's the main</p> <p>08:21PM <b>23</b> two-way access.</p> <p>08:21PM <b>24</b> The courts that were referenced</p> <p>08:21PM <b>25</b> earlier, the roadways and parking areas between the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">52</p> <p>08:23PM <b>1</b> Avenue we are proposing five red maple trees, and</p> <p>08:23PM <b>2</b> these will be some of the taller trees on the</p> <p>08:23PM <b>3</b> property that will end up growing substantially</p> <p>08:23PM <b>4</b> taller than any of the other landscaping and will</p> <p>08:23PM <b>5</b> help provide that visual screen from the buildings</p> <p>08:23PM <b>6</b> and to help set it in place for a very nice</p> <p>08:23PM <b>7</b> aesthetically pleasing residential character.</p> <p>08:23PM <b>8</b> In addition to the five red maples,</p> <p>08:23PM <b>9</b> there are 30 other street -- shade trees, deciduous</p> <p>08:23PM <b>10</b> trees throughout the property. Along the eastern</p> <p>08:23PM <b>11</b> property line that -- it runs along Drift Road and</p> <p>08:23PM <b>12</b> along the western property boundary next to the</p> <p>08:23PM <b>13</b> cemetery, we're providing additional evergreen trees.</p> <p>08:23PM <b>14</b> That will provide for adequate shielding of any</p> <p>08:23PM <b>15</b> headlights, as well as just a little bit more</p> <p>08:23PM <b>16</b> screening at the pedestrian level for future</p> <p>08:23PM <b>17</b> reference -- for future residents.</p> <p>08:23PM <b>18</b> In total, we're providing 43 evergreen</p> <p>08:24PM <b>19</b> trees in those areas. So I think we do meet that</p> <p>08:24PM <b>20</b> test in an effort to situate these proposed</p> <p>08:24PM <b>21</b> structures in a nice aesthetic residential landscape</p> <p>08:24PM <b>22</b> design, and that will be appropriate landscaping not</p> <p>08:24PM <b>23</b> only for adjacent -- adjacent uses, but also for</p> <p>08:24PM <b>24</b> future tenants.</p> <p>08:24PM <b>25</b> If we could, I think there was the --</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">53</p> <p>08:24PM 1 one of the renderings that we had provided in the</p> <p>08:24PM 2 exhibit, we'll bring it up now, but it does a good</p> <p>08:24PM 3 job of illustrating some of the trees. Yeah, you</p> <p>08:24PM 4 just had it.</p> <p>08:24PM 5 MR. TUVEL: Now you pay the architect a</p> <p>08:24PM 6 compliment.</p> <p>08:24PM 7 THE WITNESS: Yes, yes.</p> <p>08:24PM 8 The one thing I wanted to call out is</p> <p>08:24PM 9 that it's often in these renderings that we show</p> <p>08:24PM 10 street trees at planting height, but we did confirm</p> <p>08:24PM 11 with the landscape architect the deciduous trees,</p> <p>08:24PM 12 certainly the red maples along Plainfield Avenue and</p> <p>08:25PM 13 other trees, will grow taller than what's illustrated</p> <p>08:25PM 14 here (indicating).</p> <p>08:25PM 15 The intent in this photo is to really</p> <p>08:25PM 16 highlight the buildings, not necessarily the</p> <p>08:25PM 17 landscaping, although they both work together very</p> <p>08:25PM 18 well (indicating). So I just wanted to call that</p> <p>08:25PM 19 out.</p> <p>08:25PM 20 I think we can leave this photo up</p> <p>08:25PM 21 because I do want to shift into the building height,</p> <p>08:25PM 22 the D-6 building height variance.</p> <p>08:25PM 23 So, again --</p> <p>08:25PM 24 MR. WARNER: Before you do, if I may,</p> <p>08:25PM 25 Mr. Chairman, was this part of the architect's</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">55</p> <p>08:26PM 1 I wanted to remind the board that a</p> <p>08:26PM 2 two-and-a-half story 35-foot requirement was really</p> <p>08:26PM 3 intended to regulate a single-family home, and that's</p> <p>08:26PM 4 common throughout the state, those dimensions, both</p> <p>08:26PM 5 in storage and feet.</p> <p>08:26PM 6 For townhouses, even within the borough</p> <p>08:26PM 7 it's -- within the borough of Watchung it's actually</p> <p>08:26PM 8 regulated a little bit higher and more conservatively</p> <p>08:26PM 9 at three stories is permitted.</p> <p>08:26PM 10 So in this design we are proposing</p> <p>08:26PM 11 three stories. We have a set of architectural</p> <p>08:26PM 12 elements just to help break up and harmonize the</p> <p>08:26PM 13 overall massings, have it more relatable to the</p> <p>08:27PM 14 specific townhouse units, so we have some vertical</p> <p>08:27PM 15 elements of the brick and the various materials.</p> <p>08:27PM 16 We also have, if you can note on the --</p> <p>08:27PM 17 where you see the parking, parked vehicle in the</p> <p>08:27PM 18 garage parking space, there is a course of gray brick</p> <p>08:27PM 19 at the base that helps break up the vertical element</p> <p>08:27PM 20 and feel for these townhomes as well.</p> <p>08:27PM 21 So in short, I think there's a really</p> <p>08:27PM 22 sensitive touch to the design of these homes to help</p> <p>08:27PM 23 relate it more to a low scale, lower density overall</p> <p>08:27PM 24 development and all the buildings -- there is not</p> <p>08:27PM 25 necessarily one prototype for each building, so it's</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">54</p> <p>08:25PM 1 exhibits or part or Exhibit A-1?</p> <p>08:25PM 2 MR. TUVEL: Yes, Steve, this was all</p> <p>08:25PM 3 part of A-1, nothing's new.</p> <p>08:25PM 4 We just -- the planner just wanted to</p> <p>08:25PM 5 refer back to some of the prior exhibits. That's</p> <p>08:25PM 6 all.</p> <p>08:25PM 7 MR. WARNER: That's what I thought, I</p> <p>08:25PM 8 just wanted to make sure we had that on the record.</p> <p>08:25PM 9 And it has a tab on it, A-12, but I guess that's an</p> <p>08:25PM 10 architect's sheet A-12 or something?</p> <p>08:25PM 11 THE WITNESS: Yes, we weren't sure how</p> <p>08:25PM 12 we were going to mark them originally and we thought</p> <p>08:26PM 13 let's just mark it all as one exhibit, it was easier.</p> <p>08:26PM 14 That's all.</p> <p>08:26PM 15 MR. WARNER: Okay. So it's an</p> <p>08:26PM 16 architect's rendering, we'll call it. Okay.</p> <p>08:26PM 17 MR. TUVEL: Yes.</p> <p>08:26PM 18 And it was previously marked and</p> <p>08:26PM 19 discussed.</p> <p>08:26PM 20 MR. WARNER: Part of A-1.</p> <p>08:26PM 21 MR. TUVEL: Yes.</p> <p>08:26PM 22 THE WITNESS: So we did hear a lot of</p> <p>08:26PM 23 detail in term of the design of these buildings and I</p> <p>08:26PM 24 just wanted to revisit that and highlight that as it</p> <p>08:26PM 25 relates to the D-6 density variance.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">56</p> <p>08:27PM 1 not the same design over and over again, but they</p> <p>08:27PM 2 have been hand crafted to have some variety, which</p> <p>08:27PM 3 again, I think breaks up the overall visual</p> <p>08:28PM 4 aesthetics here, so I think that helps mitigate the</p> <p>08:28PM 5 three stories and 40 feet.</p> <p>08:28PM 6 In terms of the specific feet, as you</p> <p>08:28PM 7 recall from last meeting, the overall maximum</p> <p>08:28PM 8 building height that we're requesting a variance for</p> <p>08:28PM 9 is for 40 feet 8 inches. That occurs in Building 3</p> <p>08:28PM 10 which is centered. It's the one, you see the red</p> <p>08:28PM 11 brick center in the image (indicating). That is</p> <p>08:28PM 12 actually a very appropriate location.</p> <p>08:28PM 13 It mitigates that impact from the sheer</p> <p>08:28PM 14 excess in height of what would be 5 feet 8 inches on</p> <p>08:28PM 15 any adjacent property.</p> <p>08:28PM 16 And just to remind the board that in</p> <p>08:28PM 17 terms of massing, again, we have very little impact</p> <p>08:28PM 18 on any adjacent property. We have a cemetery</p> <p>08:28PM 19 immediately adjacent to us and two main roads, so --</p> <p>08:28PM 20 BY MR. TUVEL:</p> <p>08:28PM 21 Q. And, Charles, I think one of the board</p> <p>08:28PM 22 members, it might have been the Chairman at the last</p> <p>08:28PM 23 meeting, identified that that building that does have</p> <p>08:28PM 24 that 40-foot-8-inch dimension was several hundred</p> <p>08:28PM 25 feet away from the nearest residential property,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">57</p> <p>08:29PM 1 correct?</p> <p>08:29PM 2 A. Correct, yes.</p> <p>08:29PM 3 Substantial distance to help mitigate</p> <p>08:29PM 4 as well.</p> <p>08:29PM 5 So in totality, I think the main impact</p> <p>08:29PM 6 here is aesthetics. And as we've all discussed and I</p> <p>08:29PM 7 reiterated tonight, between the landscaping and the</p> <p>08:29PM 8 design of the structures, I think we've mitigated the</p> <p>08:29PM 9 impacts of the requested building height variance.</p> <p>08:29PM 10 The element of density, as I mentioned</p> <p>08:29PM 11 before, 12 units, I know there was some comparisons</p> <p>08:29PM 12 made with respect to other developments in town.</p> <p>08:29PM 13 Again, the board should be aware that</p> <p>08:29PM 14 every use variance application needs to be related to</p> <p>08:29PM 15 the particular suitability of that property. There</p> <p>08:29PM 16 really is no comparisons to other property that needs</p> <p>08:29PM 17 to be made in terms of establishing the case and</p> <p>08:29PM 18 proof of burden, but we did do a bit of an analysis</p> <p>08:29PM 19 there.</p> <p>08:29PM 20 This is a density as calculated at</p> <p>08:30PM 21 12 units per acre. The other zone that permits</p> <p>08:30PM 22 multifamily does have a maximum of six units per</p> <p>08:30PM 23 acre. That was referenced in the memo.</p> <p>08:30PM 24 And there was another development that</p> <p>08:30PM 25 was recently approved and under construction on</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">59</p> <p>08:31PM 1 Exhibit A-4 for identification.)</p> <p>08:31PM 2 MR. WARNER: Sorry, just describe the</p> <p>08:31PM 3 exhibit and who prepared it first.</p> <p>08:31PM 4 THE WITNESS: Yes.</p> <p>08:31PM 5 So this is a property comparison</p> <p>08:31PM 6 analysis prepared by myself. It's utilizing the New</p> <p>08:31PM 7 Jersey State DEP GIS program where we have recent</p> <p>08:31PM 8 aerials overlaying with the digital tax parcel file.</p> <p>08:31PM 9 So you can see on the right the recency</p> <p>08:31PM 10 of the photos of the aerials with the -- what I'll</p> <p>08:31PM 11 refer to as 708 Mountain Boulevard development under</p> <p>08:31PM 12 construction.</p> <p>08:31PM 13 So, in comparison, again, we're dealing</p> <p>08:31PM 14 with different settings. On the right there,</p> <p>08:31PM 15 Mountain Boulevard, you're adjacent to some</p> <p>08:32PM 16 commercial uses along Mountain Boulevard</p> <p>08:32PM 17 (indicating).</p> <p>08:32PM 18 To the rear you have single-family</p> <p>08:32PM 19 homes. That was probably the most unique aspect in</p> <p>08:32PM 20 my opinion as a planner as to why the densities are</p> <p>08:32PM 21 different.</p> <p>08:32PM 22 In 708 Mountain Boulevard there are</p> <p>08:32PM 23 three existing homes that are related to that</p> <p>08:32PM 24 development, and the approval rested on providing</p> <p>08:32PM 25 access through the townhouse development into the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">58</p> <p>08:30PM 1 Mountain Boulevard. That was an interesting project.</p> <p>08:30PM 2 When it was raised in the memo we did look into some</p> <p>08:30PM 3 of the details there. I believe this board did</p> <p>08:30PM 4 review that application.</p> <p>08:30PM 5 So just to recall some -- some detail</p> <p>08:30PM 6 that I think differentiates this property, there was</p> <p>08:30PM 7 several unique aspects in there. There was three</p> <p>08:30PM 8 different properties, property owners, and four</p> <p>08:30PM 9 different parcels. I think we have a -- we prepared</p> <p>08:30PM 10 an exhibit just to speak to that I think would be</p> <p>08:30PM 11 helpful.</p> <p>08:30PM 12 MR. TUVEL: So, Steve, this we'll have</p> <p>08:30PM 13 to mark as A-4.</p> <p>08:30PM 14 MR. WARNER: Yup.</p> <p>08:30PM 15 BY MR. TUVEL:</p> <p>08:30PM 16 Q. And, Charles, if you could just</p> <p>08:30PM 17 identify it for the record and explain who prepared</p> <p>08:30PM 18 it.</p> <p>08:30PM 19 A. Yes, we'll put it up momentarily. I</p> <p>08:31PM 20 started speaking about it and then remembered that we</p> <p>08:31PM 21 did do a quick comparison exhibit.</p> <p>08:31PM 22 So, again, there is no design related</p> <p>08:31PM 23 with these --</p> <p>08:31PM 24 (Whereupon, Property Comparison</p> <p>08:31PM 25 Analysis prepared by Mr. Heydt is marked as</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">60</p> <p>08:32PM 1 cul de sac and then continuing on to each of those</p> <p>08:32PM 2 three-family homes within that rear parcel. If those</p> <p>08:32PM 3 homes were not involved, I would estimate that there</p> <p>08:32PM 4 would be more townhouse developments, townhouse units</p> <p>08:32PM 5 in that rear portion where I called out one acre,</p> <p>08:32PM 6 thus increasing the overall unit count and probably</p> <p>08:32PM 7 making it very comparable to what we're proposing on</p> <p>08:32PM 8 our property.</p> <p>08:32PM 9 Two other elements that we did look</p> <p>08:32PM 10 into in terms of tax records, there are easements on</p> <p>08:33PM 11 this property that had to be negotiated.</p> <p>08:33PM 12 One was a driveway, a utility easement,</p> <p>08:33PM 13 as well as a water main easement that further</p> <p>08:33PM 14 restricted the property from development.</p> <p>08:33PM 15 In terms of numbers, the one aspect</p> <p>08:33PM 16 that we asked ourselves is, well, how does the area</p> <p>08:33PM 17 compare from these two developments.</p> <p>08:33PM 18 So our property, 1375 Plainfield</p> <p>08:33PM 19 Avenue, is approximately one point -- 2.1 acres. If</p> <p>08:33PM 20 you count -- and what we've been doing is referencing</p> <p>08:33PM 21 the adjacent land along Drift Road which is in the</p> <p>08:33PM 22 right-of-way but it will not be improved, it will</p> <p>08:33PM 23 remain as pervious coverage, pervious surface.</p> <p>08:33PM 24 If you account for that area, which is</p> <p>08:33PM 25 approximately .43, we would have an adjusted density</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">61</p> <p>08:33PM <b>1</b> of approximately 10 units per acre.</p> <p>08:33PM <b>2</b> And that's not even considering that</p> <p>08:33PM <b>3</b> the adjacent property is a cemetery.</p> <p>08:34PM <b>4</b> When we move over to 708, there's --</p> <p>08:34PM <b>5</b> the single-family home in the rear of Lot 32.01</p> <p>08:34PM <b>6</b> that's approximately sitting on an acre of land</p> <p>08:34PM <b>7</b> that's more or less contributing to that</p> <p>08:34PM <b>8</b> single-family home, you can see in the construction</p> <p>08:34PM <b>9</b> the earthwork there and whatnot. When you net out</p> <p>08:34PM <b>10</b> the single-family home in that acre, you're actually</p> <p>08:34PM <b>11</b> calculating an adjusted density for that development</p> <p>08:34PM <b>12</b> of nine -- approximately nine units per acre.</p> <p>08:34PM <b>13</b> So in an effort to make a real</p> <p>08:34PM <b>14</b> apples-to-apples comparison between these two, we're</p> <p>08:34PM <b>15</b> speaking between nine units and ten units an acre,</p> <p>08:34PM <b>16</b> and in my planning experience that's an equivalent</p> <p>08:34PM <b>17</b> density.</p> <p>08:34PM <b>18</b> It's not the same, but it's in the</p> <p>08:34PM <b>19</b> equivalent neighborhood of level of intensity for the</p> <p>08:34PM <b>20</b> uses.</p> <p>08:34PM <b>21</b> So with that, we just want to touch on</p> <p>08:34PM <b>22</b> the density aspect.</p> <p>08:34PM <b>23</b> BY MR. TUVEL:</p> <p>08:35PM <b>24</b> <b>Q.</b> So before you get further into the</p> <p>08:35PM <b>25</b> testimony on the positive and negative criteria, on</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">63</p> <p>08:36PM <b>1</b> setback along Drift Road is being proposed at</p> <p>08:36PM <b>2</b> 12 feet. What is required is 50 feet.</p> <p>08:36PM <b>3</b> Again, 50 feet is intended to regulate</p> <p>08:36PM <b>4</b> a single-family home. In this case we have a 12-foot</p> <p>08:36PM <b>5</b> setback to the property line. Along Drift Road it's</p> <p>08:36PM <b>6</b> approximately -- it varies from either 30 to 40 feet,</p> <p>08:36PM <b>7</b> but there is an additional 30 to 40 feet of yard that</p> <p>08:36PM <b>8</b> is within the right-of-way to the curb line, so that</p> <p>08:36PM <b>9</b> further helps mitigate that front yard setback</p> <p>08:36PM <b>10</b> variances because it does exist.</p> <p>08:36PM <b>11</b> And we are providing an appropriate</p> <p>08:36PM <b>12</b> setback. As was discussed, there are no impacts to</p> <p>08:37PM <b>13</b> sight triangles for anyone stopped at the light on</p> <p>08:37PM <b>14</b> Plainfield Avenue traveling east. We're not</p> <p>08:37PM <b>15</b> encroaching and impacting any safe vehicle traveling</p> <p>08:37PM <b>16</b> along Plainfield Avenue.</p> <p>08:37PM <b>17</b> <b>Q.</b> So, Charles, so visually from a setback</p> <p>08:37PM <b>18</b> standpoint, I know Ms. Ruskan testified about this</p> <p>08:37PM <b>19</b> earlier, it will look between 40 and 50 -- the homes</p> <p>08:37PM <b>20</b> will look between 40 and 50 feet away from the street</p> <p>08:37PM <b>21</b> if you were a traveling motorist, correct?</p> <p>08:37PM <b>22</b> <b>A.</b> Correct.</p> <p>08:37PM <b>23</b> With respect to the signage, the</p> <p>08:37PM <b>24</b> required setback is 25 feet. We're proposing the</p> <p>08:37PM <b>25</b> sign at a setback of 5 feet, and the sign is located</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">62</p> <p>08:35PM <b>1</b> the D-5 and the D-6, the <u>Grubs</u> case focusing on a</p> <p>08:35PM <b>2</b> D-5, the <u>Grasso</u> case focusing on the D-6, it's your</p> <p>08:35PM <b>3</b> opinion that the site can accommodate the density</p> <p>08:35PM <b>4</b> under the D-5 test based on parking, circulation,</p> <p>08:35PM <b>5</b> traffic, and same with the <u>Grasso</u> test for the</p> <p>08:35PM <b>6</b> height, the site can accommodate the additional</p> <p>08:35PM <b>7</b> several feet of height based on the fact that</p> <p>08:35PM <b>8</b> compliance with parking, compliance with stormwater,</p> <p>08:35PM <b>9</b> minimal traffic impacts; would you say that that's</p> <p>08:35PM <b>10</b> correct?</p> <p>08:35PM <b>11</b> <b>A.</b> Yes, that's essentially the test. When</p> <p>08:35PM <b>12</b> you look at density and building height, the site</p> <p>08:35PM <b>13</b> accommodation test.</p> <p>08:35PM <b>14</b> <b>Q.</b> All right, please continue.</p> <p>08:35PM <b>15</b> <b>A.</b> Okay.</p> <p>08:35PM <b>16</b> So that's really the guts of the D-1</p> <p>08:35PM <b>17</b> use variance obviously referencing density and</p> <p>08:35PM <b>18</b> building height.</p> <p>08:35PM <b>19</b> I will move to some of the other bulk</p> <p>08:35PM <b>20</b> variances. We are requesting setback variances, one</p> <p>08:36PM <b>21</b> for front yard setback, as well as signage setback</p> <p>08:36PM <b>22</b> and signage square footage. I think they're all kind</p> <p>08:36PM <b>23</b> of related because they deal with the appropriate</p> <p>08:36PM <b>24</b> buffering and distances from the main roads.</p> <p>08:36PM <b>25</b> The board is aware that the minimum</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">64</p> <p>08:37PM <b>1</b> along Plainfield Avenue.</p> <p>08:37PM <b>2</b> And again, even in that location, there</p> <p>08:37PM <b>3</b> is an additional between eight and 10 feet of</p> <p>08:37PM <b>4</b> additional yard from the property line to the curb</p> <p>08:37PM <b>5</b> line of Plainfield Avenue. That will be maintained</p> <p>08:38PM <b>6</b> and there will be sufficient visibility of the sign,</p> <p>08:38PM <b>7</b> I think that was our most critical aspect in locating</p> <p>08:38PM <b>8</b> the sign, to provide for appropriate visual identify</p> <p>08:38PM <b>9</b> for vehicles traveling along Plainfield Avenue to</p> <p>08:38PM <b>10</b> know the -- know the property and locate it near the</p> <p>08:38PM <b>11</b> main driveway entrance.</p> <p>08:38PM <b>12</b> <b>Q.</b> Same thing, Charles, with the sign; no</p> <p>08:38PM <b>13</b> sight distance issues, no obstructions, it's</p> <p>08:38PM <b>14</b> perfectly and safely within an appropriate location</p> <p>08:38PM <b>15</b> for motorists to be able to leave the site or come</p> <p>08:38PM <b>16</b> into the site, correct?</p> <p>08:38PM <b>17</b> <b>A.</b> Correct.</p> <p>08:38PM <b>18</b> And lastly, with the sign, the size,</p> <p>08:38PM <b>19</b> again, one square foot is permitted for a</p> <p>08:38PM <b>20</b> single-family home. What's being proposed is</p> <p>08:38PM <b>21</b> 20 square feet. We actually took lead from other</p> <p>08:38PM <b>22</b> townhouse developments which do propose a</p> <p>08:38PM <b>23</b> 20-square-foot sign, so we scaled it in comparison to</p> <p>08:38PM <b>24</b> those townhouse requirements.</p> <p>08:38PM <b>25</b> <b>Q.</b> And you feel that that is a sufficient</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>



<p style="text-align: right;">65</p> <p>08:38PM <b>1</b> amount for motorists who see it to be able to</p> <p>08:38PM <b>2</b> identify the site and know where to turn?</p> <p>08:38PM <b>3</b> <b>A.</b> Correct, correct.</p> <p>08:39PM <b>4</b> And we did, we did present sign</p> <p>08:39PM <b>5</b> details, so the sign will be designed to be</p> <p>08:39PM <b>6</b> consistent with the overall architecture of the</p> <p>08:39PM <b>7</b> property and also have some base landscaping.</p> <p>08:39PM <b>8</b> The other two bulk variances that I</p> <p>08:39PM <b>9</b> wanted to address would be related to maximum</p> <p>08:39PM <b>10</b> building coverage and maximum lot coverage. The</p> <p>08:39PM <b>11</b> maximum building coverage in the rural residential</p> <p>08:39PM <b>12</b> district is 15 percent.</p> <p>08:39PM <b>13</b> Again, that's for a single-family home.</p> <p>08:39PM <b>14</b> The maximum lot coverage is 25 percent. So</p> <p>08:39PM <b>15</b> naturally, these are types of variances that I would</p> <p>08:39PM <b>16</b> say are subsumed and directly related to the type of</p> <p>08:39PM <b>17</b> use.</p> <p>08:39PM <b>18</b> With respect to that, we are proposing</p> <p>08:39PM <b>19</b> a building coverage of 24 percent of the overall</p> <p>08:39PM <b>20</b> property and a lot coverage of what was previously</p> <p>08:39PM <b>21</b> 64 percent and now has been increased to 66 percent.</p> <p>08:40PM <b>22</b> Those are all related to the fact that we have</p> <p>08:40PM <b>23</b> multiple structures on the property. This is a</p> <p>08:40PM <b>24</b> townhouse cluster development where we have clusters</p> <p>08:40PM <b>25</b> of townhomes, groupings, and four total buildings.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">67</p> <p>08:41PM <b>1</b> the positive criteria relates to Municipal Land Use</p> <p>08:41PM <b>2</b> Law. There are special reasons that you need to</p> <p>08:41PM <b>3</b> address in terms of why this proposed project</p> <p>08:41PM <b>4</b> advances the Municipal Land Use Law.</p> <p>08:41PM <b>5</b> I will run through a few as I see them</p> <p>08:41PM <b>6</b> from a planning standpoint. First off, Purpose A, to</p> <p>08:41PM <b>7</b> guide appropriate development in the State of New</p> <p>08:41PM <b>8</b> Jersey. The action by this board in reviewing this</p> <p>08:41PM <b>9</b> application is definitely aimed at identifying an</p> <p>08:42PM <b>10</b> appropriate location for an appropriate use.</p> <p>08:42PM <b>11</b> So if this board were to approve the</p> <p>08:42PM <b>12</b> application, it would be furthering Purpose A.</p> <p>08:42PM <b>13</b> I also believe we're furthering</p> <p>08:42PM <b>14</b> Purpose C, to provide for adequate light, air and</p> <p>08:42PM <b>15</b> open space to surrounding properties consistent in</p> <p>08:42PM <b>16</b> the State of New Jersey given the context.</p> <p>08:42PM <b>17</b> So in this setting, we are maintaining</p> <p>08:42PM <b>18</b> safe distances between buildings, as was mentioned</p> <p>08:42PM <b>19</b> earlier and in the architect's testimony. We are</p> <p>08:42PM <b>20</b> also providing substantial setbacks from the curb</p> <p>08:42PM <b>21</b> line, as was mentioned, in term of the front yard</p> <p>08:42PM <b>22</b> setback variances.</p> <p>08:42PM <b>23</b> And in terms of impact on any massing</p> <p>08:42PM <b>24</b> to adjacent properties, again, we have two main roads</p> <p>08:42PM <b>25</b> and a cemetery so there's, in my opinion, very little</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">66</p> <p>08:40PM <b>1</b> We also have appropriate driveway</p> <p>08:40PM <b>2</b> aisles and courts, as we referenced, as well as</p> <p>08:40PM <b>3</b> surface parking to provide for the necessary parking</p> <p>08:40PM <b>4</b> to be accommodated on the site.</p> <p>08:40PM <b>5</b> So that all amounts to the need for an</p> <p>08:40PM <b>6</b> increase in building coverage and an increase in lot</p> <p>08:40PM <b>7</b> coverage beyond what's permitted in the zone.</p> <p>08:40PM <b>8</b> <b>Q.</b> And, again, the coverages would be a</p> <p>08:40PM <b>9</b> lot less if we included the right-of-way area in our</p> <p>08:40PM <b>10</b> calculations, but we are not.</p> <p>08:40PM <b>11</b> <b>A.</b> Correct.</p> <p>08:40PM <b>12</b> No, we are -- we are required to</p> <p>08:40PM <b>13</b> request that maximum based on the property size.</p> <p>08:40PM <b>14</b> I should also point out that with</p> <p>08:40PM <b>15</b> respect to building coverage, we are decreasing the</p> <p>08:40PM <b>16</b> building coverage compared to existing conditions.</p> <p>08:41PM <b>17</b> So currently the existing conditions on</p> <p>08:41PM <b>18</b> the property is approximately 70 percent. With the</p> <p>08:41PM <b>19</b> reduction of four percent we're proposing a</p> <p>08:41PM <b>20</b> 66 percent building coverage.</p> <p>08:41PM <b>21</b> So, again, that's an improvement in and</p> <p>08:41PM <b>22</b> of itself.</p> <p>08:41PM <b>23</b> I will also address stormwater as it</p> <p>08:41PM <b>24</b> relates to the negative impact of negative criteria.</p> <p>08:41PM <b>25</b> The one last bit of testimony on the private -- on</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">68</p> <p>08:42PM <b>1</b> impact from the massing of the structures.</p> <p>08:42PM <b>2</b> So we don't have -- we are providing</p> <p>08:42PM <b>3</b> adequate light and air in the surrounding context.</p> <p>08:42PM <b>4</b> Another aspect is Purpose E, which is</p> <p>08:42PM <b>5</b> the establishment of appropriate densities I do</p> <p>08:42PM <b>6</b> believe that this is an appropriate scale development</p> <p>08:43PM <b>7</b> that's being proposed. I do have a little bit of</p> <p>08:43PM <b>8</b> information as it relates to other aspects of</p> <p>08:43PM <b>9</b> establishing appropriate populations and densities as</p> <p>08:43PM <b>10</b> it relates to the Master Plan and the Zone Plan, so</p> <p>08:43PM <b>11</b> I'll get into that in a little bit.</p> <p>08:43PM <b>12</b> Lastly, Purpose I is to promote a</p> <p>08:43PM <b>13</b> desirable visual environment through creating design</p> <p>08:43PM <b>14</b> techniques. It's been a pleasure working with this</p> <p>08:43PM <b>15</b> project team. I can stand firm in saying that we</p> <p>08:43PM <b>16</b> have designed a desirable environment that does</p> <p>08:43PM <b>17</b> promote high quality aesthetics in the overall area,</p> <p>08:43PM <b>18</b> given the mix of materials, the arrangement of the</p> <p>08:43PM <b>19</b> material for the buildings, as well as the</p> <p>08:43PM <b>20</b> landscaping that's being provided on this</p> <p>08:43PM <b>21</b> development.</p> <p>08:43PM <b>22</b> I think we're going to bring up the</p> <p>08:43PM <b>23</b> rendering.</p> <p>08:43PM <b>24</b> <b>Q.</b> Yeah, Charles, I just wanted to -- just</p> <p>08:43PM <b>25</b> a few follow-ups on the positive criteria before we</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">69</p> <p>08:43PM <b>1</b> switch over.</p> <p>08:43PM <b>2</b> And a lot of these might also apply to</p> <p>08:43PM <b>3</b> the negative, meeting the negative criteria as well?</p> <p>08:44PM <b>4</b> How does providing the affordable</p> <p>08:44PM <b>5</b> housing at an excess of 20 percent, does that</p> <p>08:44PM <b>6</b> support, buttress, your analysis on the affordable</p> <p>08:44PM <b>7</b> housing -- on the positive criteria, and if so, how?</p> <p>08:44PM <b>8</b> <b>A.</b> So, yes, I was saving the discussion on</p> <p>08:44PM <b>9</b> affordable housing for the Master Plan because it</p> <p>08:44PM <b>10</b> does relate to that, but we do have an opportunity to</p> <p>08:44PM <b>11</b> implement the borough's ordinance that requires a</p> <p>08:44PM <b>12</b> development like this to provide affordable housing</p> <p>08:44PM <b>13</b> for future residents in Watchung, and that is</p> <p>08:44PM <b>14</b> definitely a positive aspect of this overall</p> <p>08:44PM <b>15</b> development.</p> <p>08:44PM <b>16</b> So we are proposing the six affordable</p> <p>08:44PM <b>17</b> units that are going to be integrated into the</p> <p>08:44PM <b>18</b> overall development that's being proposed.</p> <p>08:44PM <b>19</b> <b>Q.</b> Would that further also Purpose A</p> <p>08:44PM <b>20</b> that's promoting the general welfare?</p> <p>08:44PM <b>21</b> <b>A.</b> Yes, yes, it does promote the general</p> <p>08:44PM <b>22</b> welfare. Affordable housing and housing in general</p> <p>08:44PM <b>23</b> is a large issue in the state. You're finding it</p> <p>08:44PM <b>24</b> more common for adaptive reuse and infill for older,</p> <p>08:45PM <b>25</b> outdated properties in suburban settings to provide</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">71</p> <p>08:46PM <b>1</b> operational office building because that's what's</p> <p>08:46PM <b>2</b> existing today.</p> <p>08:46PM <b>3</b> So, yeah, there are improvements with</p> <p>08:46PM <b>4</b> respect to stormwater and traffic as well.</p> <p>08:46PM <b>5</b> <b>Q.</b> Does the EV charging station</p> <p>08:46PM <b>6</b> requirement by statute, as well as the board's</p> <p>08:46PM <b>7</b> request for that additional conduits that would be</p> <p>08:46PM <b>8</b> installed, make ready within the garages, does that</p> <p>08:46PM <b>9</b> play into your analysis of the positive criteria as</p> <p>08:46PM <b>10</b> well?</p> <p>08:46PM <b>11</b> <b>A.</b> Yes, it is a requirement.</p> <p>08:46PM <b>12</b> We are going above and beyond that by</p> <p>08:46PM <b>13</b> providing the make ready spaces in the garages, as</p> <p>08:46PM <b>14</b> well as the provisions for future solar with</p> <p>08:46PM <b>15</b> providing the electrical setup for any future solar</p> <p>08:46PM <b>16</b> installations.</p> <p>08:47PM <b>17</b> So that is aimed at being more</p> <p>08:47PM <b>18</b> sustainable, reducing the demand for fossil fuel,</p> <p>08:47PM <b>19</b> fossil fuel vehicles for future tenants.</p> <p>08:47PM <b>20</b> <b>Q.</b> Great. Okay.</p> <p>08:47PM <b>21</b> Why don't you address the negative?</p> <p>08:47PM <b>22</b> <b>A.</b> Okay, so I will shift gears to get into</p> <p>08:47PM <b>23</b> some of the negative criteria.</p> <p>08:47PM <b>24</b> This board is aware there's two prongs.</p> <p>08:47PM <b>25</b> And thank you for bearing with me. I know planners</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">70</p> <p>08:45PM <b>1</b> for opportunities for either smaller households or</p> <p>08:45PM <b>2</b> younger professionals who are still looking to stay</p> <p>08:45PM <b>3</b> within the state, stay close within suburban settings</p> <p>08:45PM <b>4</b> such as Watchung, and to access all the commercial</p> <p>08:45PM <b>5</b> businesses and opportunities for jobs within the</p> <p>08:45PM <b>6</b> area.</p> <p>08:45PM <b>7</b> <b>Q.</b> Okay. And the fact that we're</p> <p>08:45PM <b>8</b> upgrading the stormwater management, having a</p> <p>08:45PM <b>9</b> low-traffic generator in terms of the use and</p> <p>08:45PM <b>10</b> providing substantial landscaping and vegetation, how</p> <p>08:45PM <b>11</b> does that play into the positive criteria analysis</p> <p>08:45PM <b>12</b> for you?</p> <p>08:45PM <b>13</b> <b>A.</b> Yes, so all of those aspects are</p> <p>08:45PM <b>14</b> improving upon existing conditions. And with respect</p> <p>08:45PM <b>15</b> to stormwater, we are upgrading the existing</p> <p>08:45PM <b>16</b> stormwater basin into a bio-retention basin, so that</p> <p>08:45PM <b>17</b> will meet the current stormwater rules in the State</p> <p>08:45PM <b>18</b> of New Jersey.</p> <p>08:45PM <b>19</b> With respect to traffic -- and, again,</p> <p>08:46PM <b>20</b> I understand the building is vacant so there is no</p> <p>08:46PM <b>21</b> traffic generated today, but in operation,</p> <p>08:46PM <b>22</b> comparatively, the proposed trips from a residential</p> <p>08:46PM <b>23</b> use are far less than what would be generated by a</p> <p>08:46PM <b>24</b> fully operational office building or any of the other</p> <p>08:46PM <b>25</b> -- well, I think we can just keep it at a fully</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">72</p> <p>08:47PM <b>1</b> get a bad rap for talking a lot, but we did review</p> <p>08:47PM <b>2</b> the negative criteria with a very keen sense because</p> <p>08:47PM <b>3</b> we know there is a sensitive nature about this</p> <p>08:47PM <b>4</b> application. It's in a very notable intersection</p> <p>08:47PM <b>5</b> between Plainfield Avenue and Drift Road.</p> <p>08:47PM <b>6</b> With respect to the first prong, no</p> <p>08:47PM <b>7</b> substantial detriment to the general welfare, the</p> <p>08:47PM <b>8</b> main issue that we did hear testimony on was with</p> <p>08:47PM <b>9</b> respect to traffic.</p> <p>08:47PM <b>10</b> So as we just mentioned, in some of the</p> <p>08:47PM <b>11</b> positive aspects that we're reducing traffic, I also</p> <p>08:48PM <b>12</b> think we're mitigating that traffic impact by</p> <p>08:48PM <b>13</b> providing sufficient off-street parking for the</p> <p>08:48PM <b>14</b> future tenants, so we won't have any potential need</p> <p>08:48PM <b>15</b> for vehicles to park elsewhere in the vicinity and</p> <p>08:48PM <b>16</b> walk to this, this will be a fully accommodated site</p> <p>08:48PM <b>17</b> with respect to off-street parking.</p> <p>08:48PM <b>18</b> As it relates to trips, I just wanted</p> <p>08:48PM <b>19</b> to reiterate that we are estimating a total maximum</p> <p>08:48PM <b>20</b> peak hour trips of 14. That's the p.m. peak hour.</p> <p>08:48PM <b>21</b> In the a.m., the peak would be 11 total trips. And</p> <p>08:48PM <b>22</b> that was borne out of calculations done by the</p> <p>08:48PM <b>23</b> project's traffic engineer, Mr. Staigar.</p> <p>08:48PM <b>24</b> With respect to aesthetics, I think we</p> <p>08:48PM <b>25</b> were pretty thorough in establishing that we are</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">73</p> <p>08:48PM <b>1</b> reducing aesthetic impacts with respect to</p> <p>08:48PM <b>2</b> landscaping, the design of the buildings and whatnot.</p> <p>08:48PM <b>3</b> Lastly, we're going one step beyond in</p> <p>08:48PM <b>4</b> terms of promoting the general welfare by providing</p> <p>08:49PM <b>5</b> new housing opportunities, and this is in two forms.</p> <p>08:49PM <b>6</b> It's with single-family townhouses that are more</p> <p>08:49PM <b>7</b> affordable than single-family detached homes.</p> <p>08:49PM <b>8</b> I usually reference these, and I see it</p> <p>08:49PM <b>9</b> often, that people who enjoy the borough, who enjoy</p> <p>08:49PM <b>10</b> the overall area, are able to move in. They may not</p> <p>08:49PM <b>11</b> have kids, they might be working professionals, and</p> <p>08:49PM <b>12</b> then they're able to understand the neighborhoods,</p> <p>08:49PM <b>13</b> what homes they might want to buy in the further; so</p> <p>08:49PM <b>14</b> it's really a stepping path for future homes.</p> <p>08:49PM <b>15</b> So smaller households will be able to</p> <p>08:49PM <b>16</b> enjoy being residents of Watchung.</p> <p>08:49PM <b>17</b> Also, you do have empty-nesters who are</p> <p>08:49PM <b>18</b> looking to downsize, that's a common trend, and still</p> <p>08:49PM <b>19</b> stay within the state, not necessarily have to move</p> <p>08:49PM <b>20</b> out because of increasing housing costs and all of</p> <p>08:49PM <b>21</b> that.</p> <p>08:49PM <b>22</b> And, lastly, the affordable aspect. I</p> <p>08:50PM <b>23</b> think this, this project does not serve as a</p> <p>08:50PM <b>24</b> detriment ut also as a benefit to the general welfare</p> <p>08:50PM <b>25</b> by providing the affordable housing.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">75</p> <p>08:51PM <b>1</b> The Master Plan recommended considering impervious</p> <p>08:51PM <b>2</b> coverage requirements in residential districts. That</p> <p>08:51PM <b>3</b> obviously has been implemented with this project.</p> <p>08:51PM <b>4</b> We're meeting the state stormwater rules by providing</p> <p>08:51PM <b>5</b> the upgraded biosystem. We're also decreasing</p> <p>08:51PM <b>6</b> impervious coverage and increasing overall</p> <p>08:51PM <b>7</b> landscaping on the property which helps absorb the</p> <p>08:51PM <b>8</b> surface stormwater runoff.</p> <p>08:51PM <b>9</b> Another aspect of the Master Plan</p> <p>08:51PM <b>10</b> touched on population, and this is really what</p> <p>08:51PM <b>11</b> generated some of the discussion on household size.</p> <p>08:51PM <b>12</b> There is a fact from the Master Plan that the</p> <p>08:51PM <b>13</b> population in Watchung is aging faster than both</p> <p>08:52PM <b>14</b> Somerset County and the state.</p> <p>08:52PM <b>15</b> So what that means is that households</p> <p>08:52PM <b>16</b> overall in terms of populations are, their average</p> <p>08:52PM <b>17</b> ages are older rather than younger.</p> <p>08:52PM <b>18</b> It's clear that in a setting like this,</p> <p>08:52PM <b>19</b> in a suburban setting, that most younger households,</p> <p>08:52PM <b>20</b> younger people are looking to move out. Likely one</p> <p>08:52PM <b>21</b> of those factors is the available provision of</p> <p>08:52PM <b>22</b> affordable housing and more efficient housing, so</p> <p>08:52PM <b>23</b> this opportunity with this project does aim at</p> <p>08:52PM <b>24</b> addressing the aging population.</p> <p>08:52PM <b>25</b> Two-fold because, as I mentioned</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">74</p> <p>08:50PM <b>1</b> The last topic, so it's always nice</p> <p>08:50PM <b>2</b> when I get to say the last topic, is the substantial</p> <p>08:50PM <b>3</b> impairment of the Zone Plan and Zoning Ordinance.</p> <p>08:50PM <b>4</b> So there's an enhanced burden with use</p> <p>08:50PM <b>5</b> variances and we just want to be clear that we did</p> <p>08:50PM <b>6</b> take time to review the Master Plan and the Zoning</p> <p>08:50PM <b>7</b> Ordinance as it relates to this project.</p> <p>08:50PM <b>8</b> First and foremost, it's a residential</p> <p>08:50PM <b>9</b> use. I t's generally a low-intensity use. That is</p> <p>08:50PM <b>10</b> consistent with the residential use that rural</p> <p>08:50PM <b>11</b> residential district permits.</p> <p>08:50PM <b>12</b> Obviously we're talking single-family</p> <p>08:50PM <b>13</b> homes and multifamily homes, so the intensity is</p> <p>08:50PM <b>14</b> more, but the use category residential is</p> <p>08:50PM <b>15</b> appropriate. We're not contemplating an industrial</p> <p>08:50PM <b>16</b> property, we're not contemplating self-storage or any</p> <p>08:50PM <b>17</b> other more intense commercial property with this</p> <p>08:51PM <b>18</b> application.</p> <p>08:51PM <b>19</b> So I think we are consistent with the</p> <p>08:51PM <b>20</b> overall use for this zone.</p> <p>08:51PM <b>21</b> In reviewing the Master Plan there</p> <p>08:51PM <b>22</b> aren't any specific references to this property, but</p> <p>08:51PM <b>23</b> I did want to relate a few elements.</p> <p>08:51PM <b>24</b> First and foremost, impervious surface</p> <p>08:51PM <b>25</b> coverage was discussed for residential properties.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">76</p> <p>08:52PM <b>1</b> earlier, any older individuals who are looking to</p> <p>08:52PM <b>2</b> downsize, who don't need the space of a single-family</p> <p>08:52PM <b>3</b> detached house, now have an opportunity to rent -- to</p> <p>08:52PM <b>4</b> live in one of these townhouses.</p> <p>08:52PM <b>5</b> The last two elements of the Master</p> <p>08:53PM <b>6</b> Plan speak to affordable housing, and that's really</p> <p>08:53PM <b>7</b> what I wanted to hone in on, on the no substantial</p> <p>08:53PM <b>8</b> impairment to the zone plans.</p> <p>08:53PM <b>9</b> In 2018, the borough did a vacant land</p> <p>08:53PM <b>10</b> use analysis and that kind of sets up what the</p> <p>08:53PM <b>11</b> borough has to offer in terms of development</p> <p>08:53PM <b>12</b> opportunities to provide affordable housing.</p> <p>08:53PM <b>13</b> And I will quote from the Master Plan</p> <p>08:53PM <b>14</b> from that inventory.</p> <p>08:53PM <b>15</b> "Most of the vacant lots are affected</p> <p>08:53PM <b>16</b> by one or more significant development</p> <p>08:53PM <b>17</b> constraints such as a lack of sanitary sewers,</p> <p>08:53PM <b>18</b> lack of road frontage and/or presence of steep</p> <p>08:53PM <b>19</b> slopes, floodplains or wetlands."</p> <p>08:53PM <b>20</b> So in this instance, we have an</p> <p>08:53PM <b>21</b> opportunity with this property that wasn't included</p> <p>08:53PM <b>22</b> in vacant land because it was improved with the</p> <p>08:53PM <b>23</b> office building to accommodate housing and affordable</p> <p>08:53PM <b>24</b> housing on a property that does have sewer and water</p> <p>08:53PM <b>25</b> infrastructure, has appropriate frontage, has -- does</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">77</p> <p>08:54PM <b>1</b> not have presence of steep slopes, so we're not in</p> <p>08:54PM <b>2</b> any sort of environmentally-challenged property, or</p> <p>08:54PM <b>3</b> floodplains or wetlands.</p> <p>08:54PM <b>4</b> So I think this is a testament to</p> <p>08:54PM <b>5</b> another opportunity aimed at transitioning vacant</p> <p>08:54PM <b>6</b> property, underutilized property, to appropriate</p> <p>08:54PM <b>7</b> development.</p> <p>08:54PM <b>8</b> And, lastly, I think it's an important</p> <p>08:54PM <b>9</b> aspect to reiterate, with respect to the affordable</p> <p>08:54PM <b>10</b> housing, in 2019 the borough did prepare its</p> <p>08:54PM <b>11</b> Affordable Housing Element and Fair Share Plan. That</p> <p>08:54PM <b>12</b> plan referenced the borough ordinance, it's called</p> <p>08:54PM <b>13</b> the borough set-aside, which does require a certain</p> <p>08:54PM <b>14</b> percentage of overall units in an instance of a use</p> <p>08:54PM <b>15</b> variance application to be provided as affordable</p> <p>08:54PM <b>16</b> units.</p> <p>08:54PM <b>17</b> We're meeting that requirement with</p> <p>08:54PM <b>18</b> this application, and thus, not -- for not</p> <p>08:54PM <b>19</b> establishing a project as impairment of the Zone Plan</p> <p>08:55PM <b>20</b> but in reverse, we're actually implementing the</p> <p>08:55PM <b>21</b> intent of the Zoning Ordinance.</p> <p>08:55PM <b>22</b> That's the direct testimony related to</p> <p>08:55PM <b>23</b> the variances. I should note we do have three design</p> <p>08:55PM <b>24</b> waivers. Ms. Ruskan covered these in her initial</p> <p>08:55PM <b>25</b> testimony. These are four, just to reiterate,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">79</p> <p>08:56PM <b>1</b> still with me. I hope members of the public</p> <p>08:56PM <b>2</b> understood my testimony and I'd be happy to answer</p> <p>08:56PM <b>3</b> any questions.</p> <p>08:56PM <b>4</b> <b>Q.</b> Just a few things, Charles.</p> <p>08:56PM <b>5</b> So just from a big picture standpoint,</p> <p>08:56PM <b>6</b> your testimony is geared towards this property in</p> <p>08:56PM <b>7</b> terms of its unique characteristics, correct?</p> <p>08:56PM <b>8</b> <b>A.</b> Yes.</p> <p>08:56PM <b>9</b> <b>Q.</b> Like this property, in your</p> <p>08:56PM <b>10</b> professional opinion as a planner, has very neat and</p> <p>08:56PM <b>11</b> distinct characteristics over other properties that</p> <p>08:56PM <b>12</b> it lends itself to meet the particular suitability</p> <p>08:56PM <b>13</b> standard?</p> <p>08:56PM <b>14</b> <b>A.</b> I do, yes. I think I have highlighted</p> <p>08:56PM <b>15</b> a number of different characteristics of the</p> <p>08:56PM <b>16</b> property, consistency with the surrounding properties</p> <p>08:57PM <b>17</b> as well as the site accommodation.</p> <p>08:57PM <b>18</b> <b>Q.</b> And the site, in your professional</p> <p>08:57PM <b>19</b> opinion, can accommodate the height deviation based</p> <p>08:57PM <b>20</b> on the <u>Grasso</u> test, based on parking, stormwater,</p> <p>08:57PM <b>21</b> traffic; all the things that you mentioned during</p> <p>08:57PM <b>22</b> your testimony?</p> <p>08:57PM <b>23</b> <b>A.</b> Correct, I do.</p> <p>08:57PM <b>24</b> <b>Q.</b> Okay. And then in terms of the</p> <p>08:57PM <b>25</b> negative criteria, the project as proposed with</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">78</p> <p>08:55PM <b>1</b> minimum drive aisle width, minimum access to side and</p> <p>08:55PM <b>2</b> rear lot lines with respect to circulation, and then</p> <p>08:55PM <b>3</b> minimum parking setback to building.</p> <p>08:55PM <b>4</b> The drive aisle width was increased</p> <p>08:55PM <b>5</b> from a minimum of 20 feet proposed to 22 feet</p> <p>08:55PM <b>6</b> proposed which we referenced several times tonight.</p> <p>08:55PM <b>7</b> The minimum access drive to side and rear lot lines</p> <p>08:55PM <b>8</b> is a minimum of 10 feet, we are proposing 7 feet.</p> <p>08:55PM <b>9</b> Again, that's along the cemetery.</p> <p>08:55PM <b>10</b> We're providing landscaping there and the</p> <p>08:55PM <b>11</b> 24-foot-wide drive aisle.</p> <p>08:55PM <b>12</b> And lastly, the design waiver for</p> <p>08:55PM <b>13</b> setback, parking setback to buildings is a</p> <p>08:55PM <b>14</b> requirement of 6 feet is required and 4 feet is</p> <p>08:55PM <b>15</b> proposed.</p> <p>08:56PM <b>16</b> Again, this only occurs in certain</p> <p>08:56PM <b>17</b> locations where landscaping and sidewalks are</p> <p>08:56PM <b>18</b> provided throughout the property.</p> <p>08:56PM <b>19</b> Those design waivers, in my opinion, do</p> <p>08:56PM <b>20</b> meet the threshold that they're practical</p> <p>08:56PM <b>21</b> alternatives that are reasonable in terms of</p> <p>08:56PM <b>22</b> achieving the same design intent, and I can see how</p> <p>08:56PM <b>23</b> those would be granted along with this application as</p> <p>08:56PM <b>24</b> well.</p> <p>08:56PM <b>25</b> With that, I hope the board members are</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">80</p> <p>08:57PM <b>1</b> respect to the use and the bulk standards and the</p> <p>08:57PM <b>2</b> bulk variances won't have any negative impacts on</p> <p>08:57PM <b>3</b> stormwater management in your opinion?</p> <p>08:57PM <b>4</b> <b>A.</b> No, I think we're making substantial</p> <p>08:57PM <b>5</b> improvements with the design.</p> <p>08:57PM <b>6</b> <b>Q.</b> Okay. It won't have any negative</p> <p>08:57PM <b>7</b> impacts with respect to traffic?</p> <p>08:57PM <b>8</b> <b>A.</b> Again, I think the proposed development</p> <p>08:57PM <b>9</b> is actually going to be less intense related to a</p> <p>08:57PM <b>10</b> fully operational commercial.</p> <p>08:57PM <b>11</b> <b>Q.</b> And won't have any negative impacts</p> <p>08:57PM <b>12</b> with respect to parking?</p> <p>08:57PM <b>13</b> <b>A.</b> Parking, I think, is one of the most</p> <p>08:57PM <b>14</b> sensitive elements to this application. All of the</p> <p>08:57PM <b>15</b> townhouses, we'll provide two dedicated parking</p> <p>08:57PM <b>16</b> spaces, the stacked flats will have surface parking</p> <p>08:57PM <b>17</b> spaces, and we exceed the state standards for</p> <p>08:58PM <b>18</b> parking.</p> <p>08:58PM <b>19</b> <b>Q.</b> And in terms of adjacent properties,</p> <p>08:58PM <b>20</b> you don't see any negative impacts to the adjacent</p> <p>08:58PM <b>21</b> properties, again based on the unique positioning of</p> <p>08:58PM <b>22</b> this lot?</p> <p>08:58PM <b>23</b> <b>A.</b> Correct.</p> <p>08:58PM <b>24</b> There's only one immediately adjacent</p> <p>08:58PM <b>25</b> property which is the cemetery, and obviously that's</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">81</p> <p>08:58PM 1 a traditionally impassive use, and I don't see any</p> <p>08:58PM 2 impacts on this proposed development on that</p> <p>08:58PM 3 property.</p> <p>08:58PM 4 Q. In terms of the second prong of the</p> <p>08:58PM 5 negative criteria, substantial impairment to the Zone</p> <p>08:58PM 6 Plan and Zoning Ordinance, I won't make you reiterate</p> <p>08:58PM 7 your testimony.</p> <p>08:58PM 8 Based on all the testimony that you</p> <p>08:58PM 9 provided, you believe that we do meet that standard</p> <p>08:58PM 10 and that -- as well as that reconciliation test under</p> <p>08:58PM 11 the <u>Medici</u> criteria.</p> <p>08:58PM 12 A. Correct. I think we took a little bit</p> <p>08:58PM 13 of a deep dive, I hope the board stayed with me on</p> <p>08:58PM 14 the Zoning Ordinance and Master Plan review, but I</p> <p>08:58PM 15 don't believe we pose any substantial impairment to</p> <p>08:58PM 16 the Zone Plan or any detriment to the general</p> <p>08:58PM 17 welfare.</p> <p>08:58PM 18 Q. Okay. And as to the C variances, is it</p> <p>08:58PM 19 your testimony that the benefits of granting those</p> <p>08:58PM 20 C variances would substantially outweigh any</p> <p>08:59PM 21 detriments?</p> <p>08:59PM 22 A. Yes.</p> <p>08:59PM 23 I didn't reference the burden of proof</p> <p>08:59PM 24 for C variances. I do think that the flexible test</p> <p>08:59PM 25 is appropriate in this instance, given we're</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">83</p> <p>09:00PM 1 Q. Okay. Thank you very much.</p> <p>09:00PM 2 MR. TUVEL: Thank you, Mr. Chairman and</p> <p>09:00PM 3 Members of the Board, for your patience.</p> <p>09:00PM 4 We just had to get a lot on the record</p> <p>09:00PM 5 with the planning testimony. I think it's important</p> <p>09:00PM 6 for the board to hear.</p> <p>09:00PM 7 ACTING CHAIRMAN HUNSINGER: Thank you.</p> <p>09:00PM 8 Real quick, I had some housekeeping for</p> <p>09:00PM 9 Mr. Warner. There was a letter from the fire</p> <p>09:00PM 10 department, there was a letter from the Environmental</p> <p>09:00PM 11 Commission and there was a memo from Mr. Stires.</p> <p>09:00PM 12 That's all a part of the record; is</p> <p>09:00PM 13 that correct, Mr. Warner?</p> <p>09:00PM 14 MR. WARNER: That's correct.</p> <p>09:00PM 15 ACTING CHAIRMAN HUNSINGER: Okay. And</p> <p>09:00PM 16 then last --</p> <p>09:00PM 17 MR. WARNER: It's also my understanding</p> <p>09:00PM 18 that the applicant, and maybe the applicant can</p> <p>09:00PM 19 confirm, that the applicant is stipulating, as</p> <p>09:00PM 20 conditions of approval should the board approve the</p> <p>09:00PM 21 application, to the items listed in the</p> <p>09:00PM 22 aforementioned memos.</p> <p>09:00PM 23 MR. TUVEL: I believe we stipulated to</p> <p>09:01PM 24 work with the fire official to get his or her</p> <p>09:01PM 25 sign-off.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">82</p> <p>08:59PM 1 proposing a full design for the site, but also as I</p> <p>08:59PM 2 mentioned earlier and I echoed throughout, all the</p> <p>08:59PM 3 bulk variances are really related to the fact that</p> <p>08:59PM 4 this is a use variance application. The requirements</p> <p>08:59PM 5 aren't intended to regulate development.</p> <p>08:59PM 6 Q. And, therefore, they would be subsumed</p> <p>08:59PM 7 in the use variance based on the <u>Price vs. Himeji</u></p> <p>08:59PM 8 case?</p> <p>08:59PM 9 A. Correct.</p> <p>08:59PM 10 Q. But, nonetheless, you still went</p> <p>08:59PM 11 through the test and you believe that the C-2</p> <p>08:59PM 12 criteria is met?</p> <p>08:59PM 13 A. Yes, yes.</p> <p>08:59PM 14 Q. Great.</p> <p>08:59PM 15 And in terms of this being a vacant</p> <p>08:59PM 16 office building that was tried to be re-tenanted by</p> <p>08:59PM 17 the applicant and was unsuccessful in doing so, you</p> <p>08:59PM 18 believe that repurposing or redeveloping this site</p> <p>08:59PM 19 which is a vacant office building has a benefit to</p> <p>08:59PM 20 the community?</p> <p>08:59PM 21 A. Yes. There are many benefits, not only</p> <p>09:00PM 22 in terms of the design but the overall use and the</p> <p>09:00PM 23 activation of the property, bringing this back</p> <p>09:00PM 24 online, it allows to the tax base, it will provide</p> <p>09:00PM 25 for a variety of housing options for further tenants.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">84</p> <p>09:01PM 1 That's correct.</p> <p>09:01PM 2 ACTING CHAIRMAN HUNSINGER: And one</p> <p>09:01PM 3 more question, Mr. Warner. Should we put it on the</p> <p>09:01PM 4 record that Dr. Steinfeld has listened to the tapes,</p> <p>09:01PM 5 he had connection problem the last presentation and</p> <p>09:01PM 6 so he has listened to the tapes and he is eligible to</p> <p>09:01PM 7 vote today.</p> <p>09:01PM 8 MR. WARNER: That's my understanding.</p> <p>09:01PM 9 I believe I even saw the certification from Theresa,</p> <p>09:01PM 10 but he's still -- there he is.</p> <p>09:01PM 11 ACTING CHAIRMAN HUNSINGER: He's there,</p> <p>09:01PM 12 yep.</p> <p>09:01PM 13 MR. WARNER: He can reconfirm same on</p> <p>09:01PM 14 the record.</p> <p>09:01PM 15 Is that correct, Dr. Steinfeld.</p> <p>09:01PM 16 DR. STEINFELD: Absolutely correct.</p> <p>09:01PM 17 MR. WARNER: Thank you, yes, we do have</p> <p>09:01PM 18 a full complement of seven board members to hear and</p> <p>09:01PM 19 decide this D variance application requiring five --</p> <p>09:01PM 20 out of seven for passage.</p> <p>09:01PM 21 ACTING CHAIRMAN HUNSINGER: Thank you.</p> <p>09:01PM 22 I should have taken care of that earlier, I just</p> <p>09:01PM 23 wanted to mention it.</p> <p>09:01PM 24 Okay. Having said that, I will open it</p> <p>09:01PM 25 up to members of the board who have any questions for</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

	85
09:01PM 1	this witness.
09:01PM 2	DR. STEINFELD: Yes, I have some
09:02PM 3	questions I'd like to ask.
09:02PM 4	Could you please clarify the path for
09:02PM 5	vehicles entering and then leaving the property?
09:02PM 6	It's my understanding that all traffic
09:02PM 7	will enter and exit off of Plainfield Avenue.
09:02PM 8	THE WITNESS: Correct, yes.
09:02PM 9	That is the main driveway. It's a
09:02PM 10	two-way driveway, two-way directional drive aisle,
09:02PM 11	driveway curb cut.
09:02PM 12	There is also an emergency access that
09:02PM 13	was coordinated with the DOT and the Borough to Drift
09:02PM 14	Road.
09:02PM 15	But, again, that's only in emergency
09:02PM 16	and it's a engineered lawn grid that will also be
09:02PM 17	pervious.
09:02PM 18	DR. STEINFELD: Okay.
09:02PM 19	So now when a vehicle exits the
09:02PM 20	property and wants to make a left turn, they have to
09:02PM 21	be concerned with traffic coming down and up Diamond
09:02PM 22	Hill Road.
09:02PM 23	Is that correct?
09:02PM 24	MR. TUVEL: That was dealt with in the
09:03PM 25	traffic testimony, and I believe Mr. Staigar
	<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
	<b>201-641-1812</b>

	86
09:03PM 1	indicated that in the peak hours the trips were so
09:03PM 2	minimal that there would be no negative impacts and
09:03PM 3	that all the Levels of Service at the driveways would
09:03PM 4	operate safely and efficiently. I don't -- we did
09:03PM 5	cover that, I believe, at the last meeting.
09:03PM 6	If you didn't hear that, I apologize,
09:03PM 7	but Mr. Staigar did cover all that.
09:03PM 8	DR. STEINFELD: Okay, but I can
09:03PM 9	anticipate difficult making a left turn off of
09:03PM 10	Diamond Hill Road coming up from Valley Road into the
09:03PM 11	property, you know, during peak traffic hours.
09:03PM 12	And even though there is not, you know,
09:03PM 13	excessive traffic from residents of the property,
09:03PM 14	you've still got, you know, excessive -- during rush
09:03PM 15	hours there is a lot of traffic going up and down
09:03PM 16	Diamond Hill Road that the residents are going to
09:03PM 17	have to contend with.
09:03PM 18	MR. TUVEL: Yes.
09:04PM 19	I could have Mr. Staigar reiterate, but
09:04PM 20	his testimony was compared to retaining the office
09:04PM 21	space, the traffic would be substantially less and
09:04PM 22	there wouldn't be even close to the amount of trips
09:04PM 23	coming in and out of the driveway or conflicting with
09:04PM 24	any other cars on the roadway.
09:04PM 25	But if you -- Mr. Staigar is on and
	<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
	<b>201-641-1812</b>

	87
09:04PM 1	when we're done with Mr. Heydt I could have him
09:04PM 2	answer that question if you'd me to.
09:04PM 3	MS. FECHTNER: May I correct, it's not
09:04PM 4	Diamond Hill Road, it's Plainfield Avenue.
09:04PM 5	DR. STEINFELD: Right, right.
09:04PM 6	Absolutely. I am sorry.
09:04PM 7	Okay. But the other thing is even
09:04PM 8	though there's little coming in and out onto the
09:04PM 9	property, if there is a lot of traffic, one car
09:04PM 10	waiting to make a left turn coming up Plainfield
09:04PM 11	Avenue can set off a major -- well, more than a minor
09:04PM 12	traffic --
09:04PM 13	THE WITNESS: I can respond generally
09:04PM 14	from a planning standpoint. One of the beneficial
09:04PM 15	attributes of this property is that we are close to a
09:05PM 16	signalized intersection, so by virtue of that signal,
09:05PM 17	it will regulate travel flows and there will be
09:05PM 18	breaks in the traffic at all hours of the day so a
09:05PM 19	vehicle who is looking to make a left will benefit
09:05PM 20	from vehicles who are either stopped waiting for the
09:05PM 21	light to turn green so they can proceed east on
09:05PM 22	Plainfield Avenue and that would naturally give a
09:05PM 23	vehicle with a turning signal an appropriate
09:05PM 24	opportunity to make a left into the building.
09:05PM 25	That's an existing condition today.
	<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
	<b>201-641-1812</b>

	88
09:05PM 1	The office building operated with that left-turn
09:05PM 2	movement into the driveway. We are just going to be
09:05PM 3	experiencing a reduced number of those movements now.
09:05PM 4	Substantially reduced numbers.
09:05PM 5	So, again, relating it back to the
09:05PM 6	existing operations of that driveway and turning
09:05PM 7	movements, the conditions will actually improve.
09:05PM 8	MR. WARNER: Mr. Chairman, if I can add
09:05PM 9	-- and I apologize if I'm interrupting
09:06PM 10	Dr. Steinfeld's flow of questioning, it's not my
09:06PM 11	intention, but just to stay on that one topic,
09:06PM 12	benefit the board, the traffic engineering testimony
09:06PM 13	that was heard by Mr. Staigar, that is the only
09:06PM 14	expert traffic testimony the board has heard.
09:06PM 15	Correct?
09:06PM 16	MR. TUVEL: That's correct, Mr. Warner.
09:06PM 17	MR. WARNER: And the site plan approval
09:06PM 18	for this particular site in and of itself primarily
09:06PM 19	focuses on ingress, egress and site circulation,
09:06PM 20	off-site traffic only comes into play with respect to
09:06PM 21	two variances, correct?
09:06PM 22	MR. TUVEL: Correct.
09:06PM 23	And also the off-site traffic would be
09:06PM 24	regulated by DOT and the county, based on the fact
09:06PM 25	that these are -- the abutting roads are DOT and
	<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
	<b>201-641-1812</b>

<p style="text-align: right;">89</p> <p>09:06PM 1 county roadways.</p> <p>09:06PM 2 MR. WARNER: Okay.</p> <p>09:06PM 3 But Dr. Steinfeld is, to at least an</p> <p>09:06PM 4 extent, asking about ingress/egress, correct?</p> <p>09:06PM 5 DR. STEINFELD: Exactly.</p> <p>09:06PM 6 MR. WARNER: Well, thank you, Doctor.</p> <p>09:06PM 7 I was actually positing it to applicant's counsel and</p> <p>09:06PM 8 the witness.</p> <p>09:06PM 9 But, yes, I think it was a rhetorical</p> <p>09:07PM 10 question. So I'll leave it at that. Just wanted to</p> <p>09:07PM 11 get some clarity to the context of the questions and</p> <p>09:07PM 12 what may and may not be the parameters of the board's</p> <p>09:07PM 13 authority with regard to same.</p> <p>09:07PM 14 MR. TUVEL: Yes.</p> <p>09:07PM 15 And I'll ask Mr. Heydt just also as --</p> <p>09:07PM 16 if this site is going to be redeveloped, this is</p> <p>09:07PM 17 probably, from a traffic standpoint, the least</p> <p>09:07PM 18 intense use that it could be redeveloped with,</p> <p>09:07PM 19 correct?</p> <p>09:07PM 20 THE WITNESS: Certainly.</p> <p>09:07PM 21 Residential uses are of a less intense</p> <p>09:07PM 22 than the overall uses that could be discussed for the</p> <p>09:07PM 23 property, and certainly any other commercial use.</p> <p>09:07PM 24 MR. TUVEL: Okay.</p> <p>09:07PM 25 DR. STEINFELD: Also I understand that</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">91</p> <p>09:08PM 1 off on the project.</p> <p>09:08PM 2 That's correct.</p> <p>09:08PM 3 MR. WARNER: And everything in -- all</p> <p>09:08PM 4 the comments and requirements set forth in the</p> <p>09:09PM 5 February 2, 2022 fire official site plan review</p> <p>09:09PM 6 letter, correct?</p> <p>09:09PM 7 MR. TUVEL: Yes, they will be</p> <p>09:09PM 8 addressed. That's correct. To his satisfaction,</p> <p>09:09PM 9 you're correct.</p> <p>09:09PM 10 MR. WARNER: Okay. Thank you.</p> <p>09:09PM 11 I'm sorry, Dr. Steinfeld.</p> <p>09:09PM 12 DR. STEINFELD: Okay.</p> <p>09:09PM 13 MR. WARNER: I want to get him on the</p> <p>09:09PM 14 record for that one.</p> <p>09:09PM 15 Please go ahead.</p> <p>09:09PM 16 DR. STEINFELD: All right. But like</p> <p>09:09PM 17 he's saying is that nobody has really determined what</p> <p>09:09PM 18 the maximum number of emergency vehicles would be in</p> <p>09:09PM 19 case there was some catastrophe occurring on that</p> <p>09:09PM 20 site.</p> <p>09:09PM 21 MR. TUVEL: I mean, all I could say is</p> <p>09:09PM 22 that our professionals, and I know that the</p> <p>09:09PM 23 application materials are given to all the</p> <p>09:09PM 24 appropriate emergency services.</p> <p>09:09PM 25 We've met with the fire official, which</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">90</p> <p>09:07PM 1 in a previous meeting you addressed the availability</p> <p>09:07PM 2 of emergency vehicles on the site, and has anybody</p> <p>09:07PM 3 calculated how many emergency vehicles, you know, the</p> <p>09:07PM 4 size of, say, a fire engine would be able to function</p> <p>09:07PM 5 on that site at the same time if necessary?</p> <p>09:07PM 6 MR. TUVEL: We -- we -- our engineer, I</p> <p>09:08PM 7 believe, and the board engineer -- actually I'm not</p> <p>09:08PM 8 sure of the board engineer, but we spoke to the fire</p> <p>09:08PM 9 official regarding fire trucks access and modeled the</p> <p>09:08PM 10 fire truck access on the property.</p> <p>09:08PM 11 DR. STEINFELD: Okay. And --</p> <p>09:08PM 12 MR. TUVEL: And as Mr. Warner</p> <p>09:08PM 13 indicated, Dr. Steinfeld, this approval, if it were</p> <p>09:08PM 14 approved, it would be conditioned on the satisfaction</p> <p>09:08PM 15 of meeting the fire official's approval and I guess</p> <p>09:08PM 16 other emergency entities as well, whether it be</p> <p>09:08PM 17 ambulance or police, et cetera.</p> <p>09:08PM 18 MR. WARNER: And in particular, you're</p> <p>09:08PM 19 referencing the February 20, 2022 memo of our office</p> <p>09:08PM 20 of fire prevention -- bear with me -- and our fire</p> <p>09:08PM 21 official, Christopher Czuba.</p> <p>09:08PM 22 And all the items contained within that</p> <p>09:08PM 23 five-page report you're stipulating to, correct.</p> <p>09:08PM 24 MR. TUVEL: We're -- yes, we're</p> <p>09:08PM 25 stipulating to ensuring that the fire official signs</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">92</p> <p>09:09PM 1 is typical, but as a condition if the board feels --</p> <p>09:09PM 2 and we'd be happy to do it, met with police and EMT</p> <p>09:09PM 3 and fire, we're happy to do that.</p> <p>09:09PM 4 But we're comfortable that the site is</p> <p>09:09PM 5 designed per RSIS standards and would meet all the</p> <p>09:09PM 6 applicable requirements and code requirement as well.</p> <p>09:09PM 7 Sorry, Steve.</p> <p>09:09PM 8 Go ahead.</p> <p>09:09PM 9 MR. WARNER: No, no, no, go ahead. I</p> <p>09:10PM 10 think you're probably going to say what I'm going to</p> <p>09:10PM 11 say.</p> <p>09:10PM 12 Go ahead.</p> <p>09:10PM 13 MR. TUVEL: No, I was going to say,</p> <p>09:10PM 14 RSIS contemplates these issues, which is why we're</p> <p>09:10PM 15 RSIS compliant on these types of issues and why also</p> <p>09:10PM 16 we have the second emergency access as well.</p> <p>09:10PM 17 So the Residential Site Improvement</p> <p>09:10PM 18 Standards which govern, Dr. Steinfeld, the issues</p> <p>09:10PM 19 that you're appropriately bringing up, we have abided</p> <p>09:10PM 20 by. That's what I wanted to say.</p> <p>09:10PM 21 MR. WARNER: Right.</p> <p>09:10PM 22 And my question was going to be is</p> <p>09:10PM 23 there anything more theoretically possible that an</p> <p>09:10PM 24 applicant can do than to comply with the fire</p> <p>09:10PM 25 official, police and other emergency services</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">93</p> <p>09:10PM <b>1</b> providers' requirements, as well as the RSIS</p> <p>09:10PM <b>2</b> requirements.</p> <p>09:10PM <b>3</b> What else is there?</p> <p>09:10PM <b>4</b> MR. TUVEL: Right.</p> <p>09:10PM <b>5</b> No, that's all we can do, Counsel.</p> <p>09:10PM <b>6</b> DR. STEINFELD: Okay. I have one final</p> <p>09:10PM <b>7</b> question.</p> <p>09:10PM <b>8</b> MR. TUVEL: Sure.</p> <p>09:10PM <b>9</b> DR. STEINFELD: And that is, what is</p> <p>09:10PM <b>10</b> the total number of parking spaces available for</p> <p>09:10PM <b>11</b> guests on the entire property?</p> <p>09:10PM <b>12</b> THE WITNESS: So yes, we have that.</p> <p>09:11PM <b>13</b> The requirements is .5, so the total, it would be 14,</p> <p>09:11PM <b>14</b> but we are providing a total of 25 surface spaces</p> <p>09:11PM <b>15</b> that will be utilized -- that could be utilized for</p> <p>09:11PM <b>16</b> guests.</p> <p>09:11PM <b>17</b> DR. STEINFELD: Okay, 25.</p> <p>09:11PM <b>18</b> MR. TUVEL: Yes, so we have more than</p> <p>09:11PM <b>19</b> the required guest parking that is required under</p> <p>09:11PM <b>20</b> RSIS.</p> <p>09:11PM <b>21</b> DR. STEINFELD: Okay. Thank you.</p> <p>09:11PM <b>22</b> ACTING CHAIRMAN HUNSINGER: Looks to me</p> <p>09:11PM <b>23</b> like Dr. Steinfeld's frozen for a second.</p> <p>09:11PM <b>24</b> Okay, there we go.</p> <p>09:11PM <b>25</b> DR. STEINFELD: I'm finished.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">95</p> <p>09:12PM <b>1</b> blast.</p> <p>09:12PM <b>2</b> MS. FECHTNER: Well, let me see if I</p> <p>09:12PM <b>3</b> can get closer to my --</p> <p>09:12PM <b>4</b> MR. TUVEL: We can hear you now.</p> <p>09:12PM <b>5</b> MS. FECHTNER: Is this better for you?</p> <p>09:12PM <b>6</b> MR. TUVEL: Much better, much better.</p> <p>09:12PM <b>7</b> MS. FECHTNER: Okay. These are not</p> <p>09:12PM <b>8</b> major things, but I'm very pleased about the electric</p> <p>09:12PM <b>9</b> charging stations being built in. I'm trying to be a</p> <p>09:12PM <b>10</b> future-focused person.</p> <p>09:12PM <b>11</b> Now, that was number one.</p> <p>09:12PM <b>12</b> Number two, I saw your very attractive</p> <p>09:13PM <b>13</b> pictures of a woman pushing a baby carriage, somebody</p> <p>09:13PM <b>14</b> else on the sidewalk. Having had a lot of experience</p> <p>09:13PM <b>15</b> with our, we call them pathways in Watchung, as I</p> <p>09:13PM <b>16</b> said I'm on the committee, we talked about</p> <p>09:13PM <b>17</b> maintaining them.</p> <p>09:13PM <b>18</b> And there was a resolution there in how</p> <p>09:13PM <b>19</b> they were going to be maintained that didn't happen</p> <p>09:13PM <b>20</b> at all.</p> <p>09:13PM <b>21</b> Is there a way of putting into the</p> <p>09:13PM <b>22</b> community maintenance plan that when these things</p> <p>09:13PM <b>23</b> break down, I see you're putting that Belgian curbing</p> <p>09:13PM <b>24</b> on the side, so the concrete is going to wear and</p> <p>09:13PM <b>25</b> it's going to crack in winter.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">94</p> <p>09:11PM <b>1</b> MR. TUVEL: Thank you, Dr. Steinfeld.</p> <p>09:11PM <b>2</b> ACTING CHAIRMAN HUNSINGER: I think</p> <p>09:11PM <b>3</b> Mrs. Fechtner has some questions.</p> <p>09:11PM <b>4</b> MS. FECHTNER: Well, I'm curious, I</p> <p>09:11PM <b>5</b> don't recall the bulk coverage of the office building</p> <p>09:11PM <b>6</b> being 70 percent and you're coming back 66 -- is that</p> <p>09:11PM <b>7</b> what we did, we gave 70 percent of the office?</p> <p>09:11PM <b>8</b> MR. TUVEL: Yes.</p> <p>09:11PM <b>9</b> THE WITNESS: Yeah, the office building</p> <p>09:11PM <b>10</b> was built in the '80s, and by today's standards it is</p> <p>09:12PM <b>11</b> not sustainable, meaning that the building and</p> <p>09:12PM <b>12</b> surface parking are impervious coverage and they have</p> <p>09:12PM <b>13</b> limited landscaping on the property, so we are making</p> <p>09:12PM <b>14</b> substantial improvements with the proposed design.</p> <p>09:12PM <b>15</b> MS. FECHTNER: That's the first time</p> <p>09:12PM <b>16</b> I've been aware of that, so that, to me, was an</p> <p>09:12PM <b>17</b> important factor.</p> <p>09:12PM <b>18</b> Now, I just have some housekeeping</p> <p>09:12PM <b>19</b> things that might be included in -- when this thing</p> <p>09:12PM <b>20</b> is passed.</p> <p>09:12PM <b>21</b> Number one, I would like to see the</p> <p>09:12PM <b>22</b> electric charge.</p> <p>09:12PM <b>23</b> Can you see those?</p> <p>09:12PM <b>24</b> MR. WARNER: I'm sorry, I can barely</p> <p>09:12PM <b>25</b> hear Board Member Fechtner and I have mine on full</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">96</p> <p>09:13PM <b>1</b> And then before you know it, nobody is</p> <p>09:13PM <b>2</b> taking care of them. And, you know, that is a</p> <p>09:13PM <b>3</b> concern of mine.</p> <p>09:13PM <b>4</b> MR. TUVEL: So all I would say is I</p> <p>09:13PM <b>5</b> don't know if those previous communities had approved</p> <p>09:13PM <b>6</b> site plans based on, you know, when they were built,</p> <p>09:13PM <b>7</b> but with an approved site plan we have to keep the</p> <p>09:13PM <b>8</b> property in the exact condition as the board approves</p> <p>09:14PM <b>9</b> it. That's one.</p> <p>09:14PM <b>10</b> But I have no problem if Mr. Warner</p> <p>09:14PM <b>11</b> wanted to write a condition into the resolution that</p> <p>09:14PM <b>12</b> all pathways, sidewalks, you know, have to be</p> <p>09:14PM <b>13</b> maintained in the proper condition to the</p> <p>09:14PM <b>14</b> satisfaction of the board engineer.</p> <p>09:14PM <b>15</b> I have no issue with that whatsoever.</p> <p>09:14PM <b>16</b> MS. FECHTNER: It cleans it up for</p> <p>09:14PM <b>17</b> years down the road. Yes, somebody wants to say</p> <p>09:14PM <b>18</b> something?</p> <p>09:14PM <b>19</b> MR. TUVEL: And also, Ms. Fechtner, if</p> <p>09:14PM <b>20</b> I could -- again, Steve, could I just have</p> <p>09:14PM <b>21</b> Mr. Chrismer address it as well from the applicant's</p> <p>09:14PM <b>22</b> perspective?</p> <p>09:14PM <b>23</b> Is that okay?</p> <p>09:14PM <b>24</b> MR. WARNER: Discretion of the Chair,</p> <p>09:14PM <b>25</b> always.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>



<p style="text-align: right;">97</p> <p>09:14PM <b>1</b> ACTING CHAIRMAN HUNSINGER: Absolutely,</p> <p>09:14PM <b>2</b> please.</p> <p>09:14PM <b>3</b> MR. TUVEL: Go ahead, Noah.</p> <p>09:14PM <b>4</b> MR. CHRISMER: Thanks, Jason.</p> <p>09:14PM <b>5</b> And, Ms. Fechtner, we do this routinely</p> <p>09:14PM <b>6</b> and we're very happy to do it here. We're happy to</p> <p>09:14PM <b>7</b> enter into a developer agreement that would -- and to</p> <p>09:14PM <b>8</b> make covenant that will operate the property wholly</p> <p>09:14PM <b>9</b> as a Class A property. That would include</p> <p>09:14PM <b>10</b> maintenance of all of the driveways, of the</p> <p>09:14PM <b>11</b> sidewalks.</p> <p>09:14PM <b>12</b> But in addition, the stormwater</p> <p>09:14PM <b>13</b> management facilities and the landscaping.</p> <p>09:14PM <b>14</b> So we're happy to do that. We have</p> <p>09:14PM <b>15</b> that same interest as you.</p> <p>09:14PM <b>16</b> MS. FECHTNER: I know you have it. And</p> <p>09:14PM <b>17</b> where I'm coming from with this application is</p> <p>09:14PM <b>18</b> thinking of people living there.</p> <p>09:15PM <b>19</b> And, yes, I do have the concern of</p> <p>09:15PM <b>20</b> people coming up Springfield Avenue and making that</p> <p>09:15PM <b>21</b> left turn. We've done it before. They have to do it</p> <p>09:15PM <b>22</b> into Stonegate. It is a problem. We can't make that</p> <p>09:15PM <b>23</b> nice wide road with a dedicated turning route, I know</p> <p>09:15PM <b>24</b> that, so I am not even questioning that.</p> <p>09:15PM <b>25</b> But the other thing, I know you're</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">99</p> <p><b>1</b> know how wide the entrance is on Plainfield?</p> <p><b>2</b> MS. FECHTNER: Yeah, it doesn't flare</p> <p><b>3</b> open right there, does it?</p> <p><b>4</b> THE WITNESS: It's a normal design</p> <p><b>5</b> where like the drive aisle would be 24 feet, but then</p> <p><b>6</b> it is flared out to the curb for appropriate</p> <p><b>7</b> circulation and turning radius.</p> <p><b>8</b> MS. FECHTNER: Okay.</p> <p>09:16PM <b>9</b> Where I'm going with that again is the</p> <p>09:16PM <b>10</b> clearance and we have eight, ten children -- a lot of</p> <p>09:16PM <b>11</b> three-bedroom apartments and I predict we will have</p> <p>09:16PM <b>12</b> children there, I want to make sure they're not -- as</p> <p>09:16PM <b>13</b> people are getting impatient to get to work. Because</p> <p>09:16PM <b>14</b> people going out of the property will also have to</p> <p>09:16PM <b>15</b> cut into traffic if they're going towards Berkeley</p> <p>09:16PM <b>16</b> Heights, so they get a little impatient, you know, we</p> <p>09:16PM <b>17</b> kind of gun it when we see there's a break.</p> <p>09:16PM <b>18</b> So if you're flaring and then kids have</p> <p>09:16PM <b>19</b> a place to not stand right in the middle of the</p> <p>09:16PM <b>20</b> street but be safer.</p> <p>09:17PM <b>21</b> THE WITNESS: Yes, I understand the</p> <p>09:17PM <b>22</b> question and the concern. I think the future</p> <p>09:17PM <b>23</b> location of any bus stop will be off to the side, not</p> <p>09:17PM <b>24</b> near this drive aisle or driveway and curb cut.</p> <p>09:17PM <b>25</b> MS. FECHTNER: I'm sure -- I'm not</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">98</p> <p>09:15PM <b>1</b> going to do but you need your outside water supply to</p> <p>09:15PM <b>2</b> water those lovely plants and green grass.</p> <p>09:15PM <b>3</b> MR. CHRISMER: Certainly. Certainly.</p> <p>09:15PM <b>4</b> And I --</p> <p>09:15PM <b>5</b> MS. FECHTNER: -- and I thought okay,</p> <p>09:15PM <b>6</b> just question to make sure that didn't get away from</p> <p>09:15PM <b>7</b> me.</p> <p>09:15PM <b>8</b> MR. CHRISMER: Yes, and I'll make one</p> <p>09:15PM <b>9</b> final statement.</p> <p>09:15PM <b>10</b> I think that a covenant like that would</p> <p>09:15PM <b>11</b> run with the land. So 50 years from now, that same</p> <p>09:15PM <b>12</b> covenant will hold, right.</p> <p>09:15PM <b>13</b> MS. FECHTNER: Nothing to me, I'm</p> <p>09:15PM <b>14</b> living in my house 67 years so...</p> <p>09:15PM <b>15</b> UNIDENTIFIED MALE SPEAKER: It will</p> <p>09:15PM <b>16</b> hold 67 years.</p> <p>09:15PM <b>17</b> MS. FECHTNER: Okay. Just a question,</p> <p>09:15PM <b>18</b> it's not going to matter but I'm curious, how wide is</p> <p>09:16PM <b>19</b> the entrance as people come off Plainfield Avenue?</p> <p><b>20</b> How wide is that?</p> <p><b>21</b> MR. TUVEL: Charles, do you know the</p> <p><b>22</b> answer to that?</p> <p><b>23</b> THE WITNESS: Can you repeat the</p> <p><b>24</b> question?</p> <p>09:16PM <b>25</b> MR. TUVEL: Ms. Fechtner, you wanted to</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">100</p> <p>09:17PM <b>1</b> sure, I'm not on the board anymore so I don't know</p> <p>09:17PM <b>2</b> what -- the bus, but yes, these are things that I</p> <p>09:17PM <b>3</b> think make quality of life and safety available.</p> <p>09:17PM <b>4</b> And that's on an everyday level --</p> <p>09:17PM <b>5</b> that's it.</p> <p>09:17PM <b>6</b> MR. TUVEL: Agreed.</p> <p>09:17PM <b>7</b> MS. FECHTNER: I've got my little notes</p> <p>09:17PM <b>8</b> and I've got my answers. Thank you.</p> <p>09:17PM <b>9</b> And you did a tremendous job in your</p> <p>09:17PM <b>10</b> presentation.</p> <p>09:17PM <b>11</b> MR. TUVEL: Appreciate that.</p> <p>09:17PM <b>12</b> Thank you, Ms. Fechtner.</p> <p>09:17PM <b>13</b> MS. FECHTNER: It's hard to continue --</p> <p>09:17PM <b>14</b> but thank you.</p> <p>09:17PM <b>15</b> ACTING CHAIRMAN HUNSINGER: Does anyone</p> <p>09:17PM <b>16</b> else have questions?</p> <p>09:17PM <b>17</b> MR. WARNER: Board Member Taraschi</p> <p><b>18</b> might, but he's on mute.</p> <p><b>19</b> MR. TARASCHI: I'm sorry that I was on</p> <p><b>20</b> mute so nobody would hear me, I apologize.</p> <p><b>21</b> Getting a four-year old to go to bed.</p> <p><b>22</b> MR. WARNER: What's the truck? No,</p> <p><b>23</b> never mind.</p> <p><b>24</b> MR. TARASCHI: I wish I knew.</p> <p><b>25</b> ACTING CHAIRMAN HUNSINGER: Any other</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">101</p> <p>1 board members have questions for this witness?</p> <p>2 DR. STEINFELD: Yes, I do.</p> <p>3 Has any decision been made on whether</p> <p>4 or not these properties are going to be rentals or</p> <p>5 they will be for sale, and if not, when do you</p> <p>6 anticipate announcing that?</p> <p>7 MR. TUVEL: Okay, I'll let Mr. Chrismer</p> <p>8 answer that again as the applicant. I think he's the</p> <p>9 best person to answer that question.</p> <p>10 MR. CHRISMER: Doctor, we have not yet</p> <p>11 made that decision and that decision, I think, would</p> <p>09:19PM 12 come likely, you know, these homes, when they're</p> <p>13 build out -- I'm just going to give you an estimate</p> <p>14 here -- as Charles has mentioned, the site's already</p> <p>15 improved.</p> <p>16 I would estimate the build-out of these</p> <p>17 homes would start to finish will take no longer than</p> <p>18 two years, sir.</p> <p>19 And a decision would be made sometime</p> <p>20 during that timeframe. Marketing for these, whether</p> <p>21 as for sale or rental, would likely start to occur as</p> <p>22 -- if for sale, when the first sort of block of homes</p> <p>23 came available and we were able to have adequate and</p> <p>24 safe access there.</p> <p>25 And for rental units, some -- you know,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">103</p> <p>09:20PM 1 THE WITNESS: Yes, sir.</p> <p>09:20PM 2 MR. TUVEL: Yes, Steve.</p> <p>09:20PM 3 ACTING CHAIRMAN HUNSINGER: How high is</p> <p>09:20PM 4 that sign, the one that we need the variance for?</p> <p>09:20PM 5 MR. TUVEL: I believe that complies.</p> <p>09:20PM 6 There was no standard, but -- so the architect is</p> <p>09:20PM 7 saying that it's a 3-foot sign on a 1-foot masonry</p> <p>09:20PM 8 base. So it's 4 feet in total off the ground.</p> <p>09:20PM 9 MR. WARNER: The height's not the</p> <p>09:20PM 10 problem, but the square footage of the sign is</p> <p>09:20PM 11 because a single-family dwelling sign is a lot</p> <p>09:20PM 12 smaller.</p> <p>09:20PM 13 MR. TUVEL: Correct, correct, correct.</p> <p>09:20PM 14 That's right.</p> <p>09:20PM 15 ACTING CHAIRMAN HUNSINGER: I was</p> <p>09:20PM 16 asking because since we are giving variance for the</p> <p>09:20PM 17 square footage, I'd like to know how high it was and</p> <p>09:21PM 18 -- okay.</p> <p>09:21PM 19 You gave testimony that Stonegate was</p> <p>09:21PM 20 41 units, I was shocked, I didn't realize it was that</p> <p>09:21PM 21 big. And then the other unit, Berkeley Square, is</p> <p>09:21PM 22 37.</p> <p>09:21PM 23 I pass this property pretty much every</p> <p>09:21PM 24 day, I have almost never seen anyone coming out of</p> <p>09:21PM 25 Stonegate, and I don't see a traffic issue there.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">102</p> <p>1 three to six months in advance of when you'd be</p> <p>2 wanting to rent them in the market.</p> <p>09:19PM 3 So some time, if the board were to</p> <p>09:19PM 4 grant approval, we would likely move forward with the</p> <p>09:19PM 5 project upon getting all the rest of the entitlements</p> <p>09:19PM 6 that we need to get, and then would start</p> <p>09:19PM 7 construction shortly thereafter and make the decision</p> <p>09:19PM 8 within that timeframe as we're constructing the</p> <p>09:19PM 9 homes, sir.</p> <p>09:19PM 10 ACTING CHAIRMAN HUNSINGER: Anyone else</p> <p>09:19PM 11 have any questions?</p> <p>09:19PM 12 MS. FECHTNER: What about your signage?</p> <p>09:19PM 13 To me it's critical that people know in advance so</p> <p>09:19PM 14 that they can see it.</p> <p>09:19PM 15 Is this lit for people to come home in</p> <p>09:20PM 16 the winter after 5:00 when it's dark? I'm going to</p> <p>09:20PM 17 -- safety aspect.</p> <p>09:20PM 18 THE WITNESS: Yes, ma'am, adequately --</p> <p>09:20PM 19 I think the testimony from our engineer Patty was</p> <p>09:20PM 20 certainly it is lit. It's adequately lit. It's not</p> <p>09:20PM 21 internally lit. It's externally lit. And that's</p> <p>09:20PM 22 part of the borough standards.</p> <p>09:20PM 23 MR. WARNER: If I recall correctly,</p> <p>09:20PM 24 both sides, the signage is on both sides and lit on</p> <p>09:20PM 25 both sides, correct?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">104</p> <p>09:21PM 1 Taking a left, it is something that I did consider,</p> <p>09:21PM 2 Dr. Steinfeld, as well, you know, would you be able</p> <p>09:21PM 3 to take a left or a right.</p> <p>09:21PM 4 But, having, you know, gone by this</p> <p>09:21PM 5 pretty often, I don't see that being an issue for</p> <p>09:21PM 6 those two properties, so I don't foresee that being</p> <p>09:21PM 7 an issue for this property.</p> <p>09:21PM 8 Do we know what the density is on those</p> <p>09:21PM 9 properties per square foot by any chance?</p> <p>09:21PM 10 THE WITNESS: No, the properties are</p> <p>09:21PM 11 unique in shape, so I wasn't able to get an easy</p> <p>09:21PM 12 calculation of area.</p> <p>09:21PM 13 But they're similar in terms of, like,</p> <p>09:21PM 14 clustered attached townhouses in both settings.</p> <p>09:22PM 15 The Berkeley Square development had</p> <p>09:22PM 16 some two and also some three-story structures, just</p> <p>09:22PM 17 in terms of comparing it, so it was consistent in</p> <p>09:22PM 18 terms of scale and design.</p> <p>09:22PM 19 ACTING CHAIRMAN HUNSINGER: And you</p> <p>09:22PM 20 talked a lot about all the trees you're going to</p> <p>09:22PM 21 plant. Is the net result of this going to be more</p> <p>09:22PM 22 trees on the property when you're done than there are</p> <p>09:22PM 23 currently?</p> <p>09:22PM 24 THE WITNESS: Substantially more.</p> <p>09:22PM 25 The current property is an office</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">105</p> <p>09:22PM <b>1</b> building and surface parking. We are --</p> <p>09:22PM <b>2</b> ACTING CHAIRMAN HUNSINGER: Because</p> <p>09:22PM <b>3</b> you're going to take some down, but you're going to</p> <p>09:22PM <b>4</b> be putting a bunch up, correct?</p> <p>09:22PM <b>5</b> THE WITNESS: Correct.</p> <p>09:22PM <b>6</b> ACTING CHAIRMAN HUNSINGER: Okay. And</p> <p>09:22PM <b>7</b> I think you gave testimony, I just want to verify,</p> <p>09:22PM <b>8</b> that the landscaping, as part of your covenant, will</p> <p>09:22PM <b>9</b> be maintained so that those trees and all of that</p> <p>09:22PM <b>10</b> will not die and --</p> <p>09:22PM <b>11</b> MR. TUVEL: That's correct,</p> <p>09:22PM <b>12</b> Mr. Chairman.</p> <p>09:22PM <b>13</b> ACTING CHAIRMAN HUNSINGER: Excellent.</p> <p>09:23PM <b>14</b> That's the questions I had. Does</p> <p>09:23PM <b>15</b> anybody else have any questions?</p> <p>09:23PM <b>16</b> (No response.)</p> <p>09:23PM <b>17</b> ACTING CHAIRMAN HUNSINGER: Hearing no</p> <p>09:23PM <b>18</b> one...</p> <p>09:23PM <b>19</b> MR. WARNER: Mr. Chairman, I have a few</p> <p><b>20</b> if none of the board members --</p> <p><b>21</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p><b>22</b> MR. WARNER: Once all the board members</p> <p><b>23</b> are --</p> <p><b>24</b> ACTING CHAIRMAN HUNSINGER: You want to</p> <p>09:23PM <b>25</b> do the public first or you want to go first? You can</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">107</p> <p>09:24PM <b>1</b> will be reviewed and approved by borough attorney as</p> <p>09:24PM <b>2</b> well, but it's up to -- it's really -- it's not</p> <p>09:24PM <b>3</b> required. The type of ownership, you know, whether</p> <p>09:24PM <b>4</b> it's for sale or rental, it's not a factor for the</p> <p>09:24PM <b>5</b> board to consider, I just wanted to make sure from a</p> <p>09:24PM <b>6</b> timing standpoint the borough is okay with it, so</p> <p>09:24PM <b>7</b> you're the representative I'm asking.</p> <p>09:24PM <b>8</b> MR. STIRES: Yes, I would think either</p> <p>09:24PM <b>9</b> way, it doesn't really change the timing.</p> <p>09:24PM <b>10</b> MR. WARNER: Okay. The -- Mr. Heydt,</p> <p>09:24PM <b>11</b> on the positive criteria for the D-1 use variance</p> <p>09:24PM <b>12</b> when you were talking about the particular site</p> <p>09:25PM <b>13</b> suitability, just to be clear for the members of the</p> <p>09:25PM <b>14</b> board, particular site suitability does not, not</p> <p>09:25PM <b>15</b> require a site to be uniquely suitable for a</p> <p>09:25PM <b>16</b> particular use: i.e., it doesn't have to be the only</p> <p>09:25PM <b>17</b> one, it just has to be particularly suitable for</p> <p>09:25PM <b>18</b> sufficient reasons.</p> <p>09:25PM <b>19</b> Is that correct?</p> <p>09:25PM <b>20</b> THE WITNESS: That's correct.</p> <p>09:25PM <b>21</b> I would also venture to say that this</p> <p>09:25PM <b>22</b> property is probably particular and unique. You</p> <p>09:25PM <b>23</b> don't find very many properties like this in the</p> <p>09:25PM <b>24</b> context here.</p> <p>09:25PM <b>25</b> MR. WARNER: Now, you referenced the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">106</p> <p>09:23PM <b>1</b> go first.</p> <p>09:23PM <b>2</b> MR. WARNER: Well, thank you,</p> <p>09:23PM <b>3</b> Mr. Chairman.</p> <p>09:23PM <b>4</b> I'll jump in, and my first one is for</p> <p>09:23PM <b>5</b> Mr. Stires actually.</p> <p>09:23PM <b>6</b> And that is, Dave, is there any</p> <p>09:23PM <b>7</b> timeframe when the borough needs to know whether it's</p> <p>09:23PM <b>8</b> going to be for sale versus rental units; i.e., how</p> <p>09:23PM <b>9</b> long prior to any building permits or COs and the</p> <p>09:23PM <b>10</b> like?</p> <p>09:23PM <b>11</b> Is there anything from your perspective</p> <p>09:23PM <b>12</b> or from your end on that?</p> <p>09:23PM <b>13</b> MR. STIRES: Not that I'm aware of, no.</p> <p>09:23PM <b>14</b> MR. WARNER: So what the applicants</p> <p>09:23PM <b>15</b> have offered which is a fair, a period prior to final</p> <p>09:24PM <b>16</b> COs would be sufficient?</p> <p>09:24PM <b>17</b> MR. STIRES: You're asking me?</p> <p>09:24PM <b>18</b> Yeah.</p> <p>09:24PM <b>19</b> MR. WARNER: I'm asking you, Dave.</p> <p>09:24PM <b>20</b> MR. STIRES: Yeah, you know, my</p> <p>09:24PM <b>21</b> question would be whether or not that has to be</p> <p>09:24PM <b>22</b> stipulated in the developer's agreement in any</p> <p>09:24PM <b>23</b> situation. I don't know that.</p> <p>09:24PM <b>24</b> MR. WARNER: Yeah.</p> <p>09:24PM <b>25</b> Well, the developer's agreement, and it</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">108</p> <p>09:25PM <b>1</b> rendering that was part of A-1, the architect's</p> <p>09:25PM <b>2</b> rendering, and -- with the various materials, colors</p> <p>09:25PM <b>3</b> fenestration, articulation of the buildings, et</p> <p>09:25PM <b>4</b> cetera.</p> <p>09:25PM <b>5</b> Is the applicant stipulating as a</p> <p>09:25PM <b>6</b> condition of approval that the final architectural</p> <p>09:25PM <b>7</b> elements, color, style, mass and facades, et cetera,</p> <p>09:26PM <b>8</b> would be substantially similar to that rendering.</p> <p>09:26PM <b>9</b> THE WITNESS: Correct.</p> <p>09:26PM <b>10</b> MR. TUVEL: Yes, Mr. -- yes, Steve.</p> <p>09:26PM <b>11</b> Sorry.</p> <p>09:26PM <b>12</b> THE WITNESS: And the architectural</p> <p>09:26PM <b>13</b> plans do call out those materials with labels as</p> <p>09:26PM <b>14</b> well.</p> <p>09:26PM <b>15</b> MR. WARNER: And so the applicant has</p> <p>09:26PM <b>16</b> no problem with that being a condition of approval,</p> <p>09:26PM <b>17</b> should there be an approval.</p> <p>09:26PM <b>18</b> MR. TUVEL: That's correct, Steve.</p> <p>09:26PM <b>19</b> MR. WARNER: And I know you didn't say</p> <p>09:26PM <b>20</b> this, so -- but I just -- but just to be clear, the</p> <p>09:26PM <b>21</b> fact that the project proposes 22 percent affordable</p> <p>09:26PM <b>22</b> housing does not raise it to the level of being an</p> <p>09:26PM <b>23</b> inherently beneficial project that would</p> <p>09:26PM <b>24</b> automatically satisfy the positive criteria and</p> <p>09:26PM <b>25</b> hence, that's why you argued the particular site</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">109</p> <p>09:26PM 1 suitability for the positive criteria, correct?</p> <p>09:27PM 2 THE WITNESS: Correct.</p> <p>09:27PM 3 I do think it adds to the element of</p> <p>09:27PM 4 positive attributes which I did discuss, but I think</p> <p>09:27PM 5 more importantly it's a factor in the negative</p> <p>09:27PM 6 criteria with respect to showing no impairment of the</p> <p>09:27PM 7 Zoning Ordinance. I think we're implementing the</p> <p>09:27PM 8 Zoning Ordinance as intended.</p> <p>09:27PM 9 MR. WARNER: And I just wanted to</p> <p>09:27PM 10 confirm the variance relief as I had it very quickly,</p> <p>09:27PM 11 'cause the board is going to need to know what it's</p> <p>09:27PM 12 deciding, whether it's a yes or a no. They're going</p> <p>09:27PM 13 to need to know what to say yes or no to.</p> <p>09:27PM 14 So formally you are requesting a D-1</p> <p>09:27PM 15 use variance for multifamily residential use not</p> <p>09:27PM 16 permitted in a zone where single-family residential</p> <p>09:27PM 17 is permitted, correct?</p> <p>09:27PM 18 THE WITNESS: Yes.</p> <p>09:27PM 19 MR. WARNER: And a D-6 height variance</p> <p>09:27PM 20 for a 40.8 foot at its highest building three, if I</p> <p>09:28PM 21 recall correctly?</p> <p>09:28PM 22 THE WITNESS: Yes.</p> <p>09:28PM 23 MR. WARNER: Versus 35 feet permitted</p> <p>09:28PM 24 because it's a single-family zone and 35 is always</p> <p>09:28PM 25 the height maximum permitted for -- just about for</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">111</p> <p>09:29PM 1 calculated, maybe even a little closer to 13 perhaps,</p> <p>09:29PM 2 Mr. Heydt, but the -- but it -- what's that?</p> <p>09:29PM 3 THE WITNESS: It's 12.8, Mr. Warner.</p> <p>09:29PM 4 MR. WARNER: You even do a little math</p> <p>09:29PM 5 every now and again.</p> <p>09:29PM 6 But the -- the -- but, there is no --</p> <p>09:29PM 7 since it's a single-family dwelling zone, there's no</p> <p>09:29PM 8 density per se because single-family dwellings are</p> <p>09:29PM 9 not subject to density requirements, so, therefore,</p> <p>09:29PM 10 there is no such requirement for this zone; hence,</p> <p>09:29PM 11 the D-1 subsumed.</p> <p>09:29PM 12 But if there were one, it would be</p> <p>09:29PM 13 basically one per every what, 65,000 square feet</p> <p>09:29PM 14 roughly.</p> <p>09:29PM 15 THE WITNESS: I refer to that as the</p> <p>09:30PM 16 implicit density. You'd have to manufacture the use</p> <p>09:30PM 17 and the lot area, but, yes.</p> <p>09:30PM 18 MR. WARNER: All right. Okay.</p> <p>09:30PM 19 So, well hopefully that doesn't make it</p> <p>09:30PM 20 more complicated for the board. It might even make</p> <p>09:30PM 21 it more understandable, I would hope.</p> <p>09:30PM 22 So those are the three D variances.</p> <p>09:30PM 23 The bulk variances are C variances, side yard</p> <p>09:30PM 24 setback, 12 feet versus 15 feet from Drift Road,</p> <p>09:30PM 25 now --</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">110</p> <p>09:28PM 1 single-family dwellings, correct?</p> <p>09:28PM 2 THE WITNESS: Correct, yes.</p> <p>09:28PM 3 MR. WARNER: And the third of the three</p> <p>09:28PM 4 D variances that result in this board having to get</p> <p>09:28PM 5 five affirmative votes if it's going to approve this</p> <p>09:28PM 6 application out of the seven is the D-5 density</p> <p>09:28PM 7 variance.</p> <p>09:28PM 8 I understand that you argued that D-5</p> <p>09:28PM 9 and D-6 are subsumed within the D-1, but regardless</p> <p>09:28PM 10 it's my understanding you're also opining that you've</p> <p>09:28PM 11 independently satisfied each one of them, the D-1,</p> <p>09:28PM 12 D-5 and D-6, correct?</p> <p>09:28PM 13 MR. TUVEL: Yes.</p> <p>09:28PM 14 So, Steve, we were conservative. There</p> <p>09:28PM 15 was no density standard, but we put on that</p> <p>09:28PM 16 testimony, we thought it was prudent. So to the</p> <p>09:28PM 17 extent the board feels it's something that should be</p> <p>09:28PM 18 granted, we did that, but I leave that to the board</p> <p>09:29PM 19 to decide whether they think it's an appropriate</p> <p>09:29PM 20 variance to give.</p> <p>09:29PM 21 MR. WARNER: Right.</p> <p>09:29PM 22 And the reason you say that, as I</p> <p>09:29PM 23 understand it, correct me if I'm wrong or for the</p> <p>09:29PM 24 benefit of the board, the -- it's approximately 12 or</p> <p>09:29PM 25 so, roughly 12 units, dwelling units per acre when</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">112</p> <p>09:30PM 1 THE WITNESS: Twelve feet versus 50 --</p> <p>09:30PM 2 MR. WARNER: I'm sorry, 12 feet versus</p> <p>09:30PM 3 50?</p> <p>09:30PM 4 THE WITNESS: Front yard, front yard</p> <p>09:30PM 5 setback.</p> <p>09:30PM 6 MR. WARNER: Oh, I'm sorry, front yard</p> <p>09:30PM 7 -- I don't know why -- okay, somebody sent me the</p> <p>09:30PM 8 wrong -- okay.</p> <p>09:30PM 9 And building coverage, is that still</p> <p>09:30PM 10 24 percent even though the impervious went up?</p> <p>09:30PM 11 MR. TUVEL: Correct, the buildings --</p> <p>09:30PM 12 the sizes did not change.</p> <p>09:30PM 13 MR. WARNER: Right.</p> <p>09:30PM 14 So 24 percent building coverage versus</p> <p>09:30PM 15 15 percent permitted, 66 percent total lot impervious</p> <p>09:30PM 16 coverage now versus 25 percent permitted. Net</p> <p>09:30PM 17 habitable floor area, you have one unit, if I recall</p> <p>09:30PM 18 correctly, as small as 669 square feet whereas a</p> <p>09:31PM 19 minimum of 2,000 square feet is required because it's</p> <p>09:31PM 20 normally single-family homes, as Mr. Heydt testified,</p> <p>09:31PM 21 not townhouses which are -- well, he made the</p> <p>09:31PM 22 testimony.</p> <p>09:31PM 23 Number of stories, three stories versus</p> <p>09:31PM 24 2.5 stories. When you're dealing with number of</p> <p>09:31PM 25 stories, that's not a D-6.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">113</p> <p>09:31PM <b>1</b> MR. TUVEL: Correct.</p> <p>09:31PM <b>2</b> MR. WARNER: It's the height in feet,</p> <p>09:31PM <b>3</b> linear feet that --</p> <p>09:31PM <b>4</b> MR. TUVEL: I'm so glad you said that</p> <p>09:31PM <b>5</b> because so many people don't understand that, so...</p> <p>09:31PM <b>6</b> MR. WARNER: I have gotten -- my boards</p> <p>09:31PM <b>7</b> always understand it. But I can't do that with a D-6</p> <p>09:31PM <b>8</b> on stories, but it's only on linear feet.</p> <p>09:31PM <b>9</b> MR. TUVEL: Correct, correct.</p> <p>09:31PM <b>10</b> MR. WARNER: Sign setback, 5 feet</p> <p>09:31PM <b>11</b> proposed versus 25 feet required.</p> <p>09:31PM <b>12</b> And sign size, 1-square-foot sign area</p> <p>09:31PM <b>13</b> versus 20 -- I'm sorry -- 20-square-foot sign area</p> <p>09:31PM <b>14</b> versus 1-square-foot maximum, I guess.</p> <p>09:31PM <b>15</b> Again, all those bulk regulations being</p> <p>09:32PM <b>16</b> tied to the fact that it's a single-family zone, not</p> <p>09:32PM <b>17</b> a multifamily townhouse zone.</p> <p>09:32PM <b>18</b> MR. TUVEL: Right, yes.</p> <p>09:32PM <b>19</b> MR. WARNER: Are those all the</p> <p>09:32PM <b>20</b> variances?</p> <p>09:32PM <b>21</b> MR. TUVEL: Yes.</p> <p>09:32PM <b>22</b> And there were some design waivers</p> <p>09:32PM <b>23</b> as --</p> <p>09:32PM <b>24</b> MR. WARNER: Design waivers I have are</p> <p>09:32PM <b>25</b> drive aisle width, it's now 22 feet versus 24 feet.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">115</p> <p>09:33PM <b>1</b> on either side.</p> <p>09:33PM <b>2</b> MR. TUVEL: Yes.</p> <p>09:33PM <b>3</b> No, I'm just looking here to make sure</p> <p>09:33PM <b>4</b> there is nothing in Mr. Stires' testimony that we may</p> <p>09:33PM <b>5</b> have overlooked, but it looks like we hit everything.</p> <p>09:33PM <b>6</b> MR. WARNER: And street trees, is that</p> <p>09:33PM <b>7</b> also a --</p> <p>09:33PM <b>8</b> MR. TUVEL: Yes, design waiver,</p> <p>09:33PM <b>9</b> correct.</p> <p>09:33PM <b>10</b> MR. WARNER: Design waiver, not</p> <p>09:33PM <b>11</b> proposed along Drift Road.</p> <p>09:33PM <b>12</b> What about buffer width, 20 feet</p> <p>09:33PM <b>13</b> required along Drift Road?</p> <p>09:33PM <b>14</b> Technically that's not there because of</p> <p>09:33PM <b>15</b> the right-of-way situation.</p> <p>09:33PM <b>16</b> MR. TUVEL: Yes, I would just -- I</p> <p>09:33PM <b>17</b> would say yes, just to be on the safe side.</p> <p>09:33PM <b>18</b> MR. WARNER: Okay. And Mr. Stires is</p> <p>09:33PM <b>19</b> listening, too, so he could weigh in.</p> <p>09:33PM <b>20</b> Vegetation within the buffer area, I</p> <p>09:33PM <b>21</b> guess that's the same issue, Dave?</p> <p>09:33PM <b>22</b> MR. STIRES: Yeah.</p> <p>09:33PM <b>23</b> MR. WARNER: Okay. And then the tree</p> <p>09:33PM <b>24</b> removal, more than 50 percent of the existing trees</p> <p>09:33PM <b>25</b> proposed to be removed, but you mentioned it --</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">114</p> <p>09:32PM <b>1</b> Notwithstanding the fact that the</p> <p>09:32PM <b>2</b> driveways are a little longer, Mr. Heydt and</p> <p>09:32PM <b>3</b> Mr. Tuvel, it's still 22 feet that it's been expanded</p> <p>09:32PM <b>4</b> to, the driveway aisle width, not 24 feet, correct.</p> <p>09:32PM <b>5</b> MR. TUVEL: That's right.</p> <p>09:32PM <b>6</b> MR. WARNER: So there's still a</p> <p>09:32PM <b>7</b> deviation there, but it's 2 feet, not 4 feet, for</p> <p>09:32PM <b>8</b> everybody, including the board members who are</p> <p>09:32PM <b>9</b> keeping track.</p> <p>09:32PM <b>10</b> MR. TUVEL: That's correct.</p> <p>09:32PM <b>11</b> MR. WARNER: Access drive setback is</p> <p>09:32PM <b>12</b> approximately 7 feet proposed versus 10 feet</p> <p>09:32PM <b>13</b> required.</p> <p>09:32PM <b>14</b> Is that correct?</p> <p>09:32PM <b>15</b> MR. TUVEL: Correct.</p> <p>09:32PM <b>16</b> MR. WARNER: And parking setback to</p> <p>09:32PM <b>17</b> building, approximately 4 feet proposed versus 6 feet</p> <p>09:32PM <b>18</b> required?</p> <p>09:32PM <b>19</b> MR. TUVEL: Correct. Yes, I am just --</p> <p>09:32PM <b>20</b> Steve, I'm just checking Dave Stires's letter just to</p> <p>09:32PM <b>21</b> make sure we didn't miss anything.</p> <p>09:33PM <b>22</b> MR. WARNER: Sure.</p> <p>09:33PM <b>23</b> No, I appreciate you doing that. I</p> <p>09:33PM <b>24</b> want to make sure the board gets it right, we get it</p> <p>09:33PM <b>25</b> right, and we know exactly what the board is voting</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">116</p> <p>09:33PM <b>1</b> MR. TUVEL: We're putting way more</p> <p>09:33PM <b>2</b> back.</p> <p>09:33PM <b>3</b> MR. WARNER: I heard that technical</p> <p>09:33PM <b>4</b> testimony, way more back, but -- but the tree</p> <p>09:33PM <b>5</b> replacement -- the tree replacement -- that's -- the</p> <p>09:34PM <b>6</b> tree replacement is at least that much if not more</p> <p>09:34PM <b>7</b> than is required, correct?</p> <p>09:34PM <b>8</b> MR. TUVEL: Yes.</p> <p>09:34PM <b>9</b> MR. WARNER: Okay. And did that cover</p> <p>09:34PM <b>10</b> all the variances, the three D variances, the seven</p> <p>09:34PM <b>11</b> bulk variances and the roughly half a dozen design</p> <p>09:34PM <b>12</b> waivers?</p> <p>09:34PM <b>13</b> MR. TUVEL: I believe you have it,</p> <p>09:34PM <b>14</b> Mr. Warner.</p> <p>09:34PM <b>15</b> MR. WARNER: Okay. Plus preliminary</p> <p>09:34PM <b>16</b> and final site plan approval, so okay. Everybody has</p> <p>09:34PM <b>17</b> their score card hopefully corrected.</p> <p>09:34PM <b>18</b> MR. STIRES: Steve, one thing, you</p> <p>09:34PM <b>19</b> know, going back to what you were talking about</p> <p>09:34PM <b>20</b> before. They didn't submit for a subdivision. You</p> <p>09:34PM <b>21</b> know, if these are for sale, so they would have to do</p> <p>09:34PM <b>22</b> a condo association.</p> <p>09:34PM <b>23</b> MR. TUVEL: Yes, that's what it would</p> <p>09:34PM <b>24</b> be. That's what it would be, Mr. Stires. It would</p> <p>09:34PM <b>25</b> not be individual lots, that's correct.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">117</p> <p>09:34PM <b>1</b> MR. WARNER: Okay.</p> <p>09:34PM <b>2</b> MR. STIRES: You'd have to work with</p> <p>09:34PM <b>3</b> the tax assessor and get the lots --</p> <p>09:34PM <b>4</b> MR. TUVEL: Yes, no, that's completely</p> <p>09:35PM <b>5</b> understood, they would not be divided into separate</p> <p>09:35PM <b>6</b> lots.</p> <p>09:35PM <b>7</b> That's correct.</p> <p>09:35PM <b>8</b> MR. WARNER: And in the event there is</p> <p>09:35PM <b>9</b> a homeowners' association, the affordable housing</p> <p>09:35PM <b>10</b> units would have an equal representation, at least</p> <p>09:35PM <b>11</b> proportionately to the market-rate units as required</p> <p>09:35PM <b>12</b> under UHAC, correct?</p> <p>09:35PM <b>13</b> MR. TUVEL: Of course, yes.</p> <p>09:35PM <b>14</b> And as you indicated to me earlier</p> <p>09:35PM <b>15</b> today, Mr. Warner, we would comply with all the</p> <p>09:35PM <b>16</b> applicable UHAC regulations for the property.</p> <p>09:35PM <b>17</b> MR. WARNER: Right.</p> <p>09:35PM <b>18</b> For the recollection of the board, that</p> <p>09:35PM <b>19</b> includes certain bedroom distributions which appear</p> <p>09:35PM <b>20</b> to be satisfied for the number of one-bedroom,</p> <p>09:35PM <b>21</b> two-bedroom and three-bedroom affordable units, as</p> <p>09:35PM <b>22</b> well as the phasing requirement, affordable units</p> <p>09:35PM <b>23</b> would have to be built --</p> <p>09:35PM <b>24</b> MR. TUVEL: Yes.</p> <p>09:35PM <b>25</b> MR. WARNER: -- there's a requirement</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">119</p> <p>09:36PM <b>1</b> ACTING CHAIRMAN HUNSINGER: Thank you</p> <p>09:36PM <b>2</b> for dotting Is and crossing our Ts, I always</p> <p>09:36PM <b>3</b> appreciate it.</p> <p>09:36PM <b>4</b> MR. WARNER: My pleasure.</p> <p>09:36PM <b>5</b> ACTING CHAIRMAN HUNSINGER: If no one</p> <p>09:36PM <b>6</b> else on the board has any questions, I will open it</p> <p>09:36PM <b>7</b> up to the public.</p> <p>09:37PM <b>8</b> So let's do that. Let's open this up</p> <p>09:37PM <b>9</b> to the public for questions for this witness.</p> <p>09:37PM <b>10</b> Anybody in the public want to come</p> <p>09:37PM <b>11</b> forward with any questions for this witness?</p> <p>09:37PM <b>12</b> This is just a time for questions, not</p> <p>09:37PM <b>13</b> a time for comments, we'll have that -- after we're</p> <p>09:37PM <b>14</b> done we'll have a time for comments.</p> <p>09:37PM <b>15</b> If you do want to come up, please just</p> <p>09:37PM <b>16</b> state your name and address.</p> <p>09:37PM <b>17</b> DR. STEINFELD: Mr. Chairman, before we</p> <p>09:37PM <b>18</b> open it up to the public, I don't want to beat a dead</p> <p>09:37PM <b>19</b> horse, but I'm concerned about the fact that there is</p> <p>09:37PM <b>20</b> no off-site parking available.</p> <p>09:37PM <b>21</b> And what does the applicant propose as</p> <p>09:37PM <b>22</b> a solution if, on New Year's Eve, five or six</p> <p>09:37PM <b>23</b> residences decide to have large parties which will</p> <p>09:37PM <b>24</b> exceed the 25 guest parking spaces? Where are these</p> <p>09:37PM <b>25</b> people going to go?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">118</p> <p>09:35PM <b>1</b> basically that means while you could start your</p> <p>09:35PM <b>2</b> market rates a little early, you have to finish all</p> <p>09:35PM <b>3</b> your affordables before you finish your market rates</p> <p>09:35PM <b>4</b> so as to avoid someone finishing the market rates and</p> <p>09:35PM <b>5</b> not finishing the affordables, if you get my drift,</p> <p>09:36PM <b>6</b> road.</p> <p>09:36PM <b>7</b> The unit tenure will be 30 foot on the</p> <p>09:36PM <b>8</b> -- 30 years on the affordables, minimum. Correct?</p> <p>09:36PM <b>9</b> They'd be deed restricted for 30 years, correct?</p> <p>09:36PM <b>10</b> MR. TUVEL: Whatever the requirement</p> <p>09:36PM <b>11</b> is, but I believe it is 30.</p> <p>09:36PM <b>12</b> MR. WARNER: It's 30 years.</p> <p>09:36PM <b>13</b> And they would have to comply with</p> <p>09:36PM <b>14</b> other requirements such as a certain percentage,</p> <p>09:36PM <b>15</b> 13 percent would have to be set aside for very low</p> <p>09:36PM <b>16</b> income as opposed to just simply low or moderate</p> <p>09:36PM <b>17</b> income.</p> <p>09:36PM <b>18</b> So, again, it's a blanket stipulation</p> <p>09:36PM <b>19</b> by the applicant to comply with the UHAC affordable</p> <p>09:36PM <b>20</b> housing requirements in toto, correct?</p> <p>09:36PM <b>21</b> MR. TUVEL: Yes.</p> <p>09:36PM <b>22</b> MR. WARNER: Thank you.</p> <p>09:36PM <b>23</b> Nothing further at this time,</p> <p>09:36PM <b>24</b> Mr. Chairman.</p> <p>09:36PM <b>25</b> Thank you.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">120</p> <p>09:37PM <b>1</b> MR. TUVEL: So as I would -- I would</p> <p>09:38PM <b>2</b> defer to your Counsel, but that's why we have the</p> <p>09:38PM <b>3</b> RSIS standard, because the RSIS standard contemplates</p> <p>09:38PM <b>4</b> the way that residential complexes operate, right?</p> <p>09:38PM <b>5</b> So -- and we exceed that.</p> <p>09:38PM <b>6</b> So I think we'll be fine. I will also</p> <p>09:38PM <b>7</b> use the comment that I hear from a lot of traffic</p> <p>09:38PM <b>8</b> engineers during testimony for retail; that you don't</p> <p>09:38PM <b>9</b> design a site for Black Friday where, you know, a lot</p> <p>09:38PM <b>10</b> of people come to, you know, on the same day.</p> <p>09:38PM <b>11</b> But I think all we can do,</p> <p>09:38PM <b>12</b> Dr. Steinfeld, is comply with RSIS and we exceed it.</p> <p>09:38PM <b>13</b> So we have the requisite visitor parking, I think we</p> <p>09:38PM <b>14</b> actually exceed the requisite visitor parking.</p> <p>09:38PM <b>15</b> So under the law we've done all we're</p> <p>09:38PM <b>16</b> supposed to and a little bit more, so that's all I</p> <p>09:38PM <b>17</b> could say.</p> <p>09:38PM <b>18</b> MR. WARNER: I have a question on what</p> <p>09:38PM <b>19</b> that is.</p> <p>09:38PM <b>20</b> So the requirement would be what,</p> <p>09:38PM <b>21</b> 12-and-a-half and you're providing 25 or</p> <p>09:38PM <b>22</b> 13-and-a-half, you're providing 25.</p> <p>09:38PM <b>23</b> MR. TUVEL: Yeah, I think it's 14 and</p> <p>09:39PM <b>24</b> we're -- 25, correct.</p> <p>09:39PM <b>25</b> MR. WARNER: So you're 11 more than</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">121</p> <p>09:39PM <b>1</b> required.</p> <p>09:39PM <b>2</b> MR. TUVEL: For visitor parking, that's</p> <p>09:39PM <b>3</b> correct.</p> <p>09:39PM <b>4</b> MR. WARNER: And, Mr. Chairman, to the</p> <p>09:39PM <b>5</b> extent it was raised, you know, from a legal</p> <p>09:39PM <b>6</b> perspective, I cannot -- I don't want to say I do not</p> <p>09:39PM <b>7</b> -- I cannot dispute, from a legal perspective, what</p> <p>09:39PM <b>8</b> was represented.</p> <p>09:39PM <b>9</b> It may be appropriate, although I'm</p> <p>09:39PM <b>10</b> staring at a beautiful bay window, for Mr. Stires to</p> <p>09:39PM <b>11</b> weigh in if he has any comment with respect to the</p> <p>09:39PM <b>12</b> parking requirement as he is our board engineer,</p> <p>09:39PM <b>13</b> although right now I guess the focus is on</p> <p>09:39PM <b>14</b> landscaping when I look at his box there.</p> <p>09:39PM <b>15</b> ACTING CHAIRMAN HUNSINGER: We can come</p> <p>09:39PM <b>16</b> back to Mr. Stires after we hear from the public.</p> <p>09:39PM <b>17</b> MR. WARNER: Maybe we can come back to</p> <p>09:39PM <b>18</b> him.</p> <p>09:39PM <b>19</b> ACTING CHAIRMAN HUNSINGER: There he</p> <p>09:39PM <b>20</b> is.</p> <p>09:39PM <b>21</b> MR. WARNER: Oh, David. How are you?</p> <p>09:39PM <b>22</b> The -- I don't know if -- it might have</p> <p>09:39PM <b>23</b> been a good time when you left, perhaps, but did --</p> <p>09:39PM <b>24</b> ACTING CHAIRMAN HUNSINGER: Did you</p> <p>09:40PM <b>25</b> hear the question? There's some concern about</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">123</p> <p>09:41PM <b>1</b> application.</p> <p>09:41PM <b>2</b> So let's -- we opened it up to the</p> <p>09:41PM <b>3</b> public, so anyone in the public who wants to ask a</p> <p>09:41PM <b>4</b> question, please just state your name and address and</p> <p>09:41PM <b>5</b> ask your question.</p> <p>09:41PM <b>6</b> Anyone from the public want to ask a</p> <p>09:41PM <b>7</b> question?</p> <p>09:41PM <b>8</b> MS. SNYDER: Phil is raising his hand.</p> <p>09:41PM <b>9</b> 111: Yeah, I didn't -- I wasn't sure</p> <p>09:41PM <b>10</b> how it worked exactly so I did the hand up, I figured</p> <p>09:41PM <b>11</b> that was the way to go here.</p> <p>09:41PM <b>12</b> MR. WARNER: Yeah, Theresa, maybe after</p> <p>09:41PM <b>13</b> Mr. Linder, with the Chair's permission, asks his</p> <p>09:41PM <b>14</b> question, maybe you can give a little bit of a</p> <p>09:41PM <b>15</b> tutorial to ensure that every member of the public</p> <p>09:42PM <b>16</b> who wishes to ask a question or make a comment has an</p> <p>09:42PM <b>17</b> opportunity to do so.</p> <p>09:42PM <b>18</b> 111: Sorry about that.</p> <p>09:42PM <b>19</b> MR. WARNER: Explain to them what to</p> <p>09:42PM <b>20</b> do.</p> <p>09:42PM <b>21</b> MS. SNYDER: Okay.</p> <p>09:42PM <b>22</b> 111: So, my name is Phil Linder.</p> <p>09:42PM <b>23</b> I live on Hampton Drive, 125 Hampton</p> <p>09:42PM <b>24</b> Drive. I'm the first house in off of Horseshoe.</p> <p>09:42PM <b>25</b> There is -- this is sort of,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">122</p> <p>09:40PM <b>1</b> parking requirements and particularly the ones -- the</p> <p>09:40PM <b>2</b> extra parking for guests.</p> <p>09:40PM <b>3</b> MR. WARNER: Yes.</p> <p>09:40PM <b>4</b> And our board member, Dr. Steinfeld,</p> <p>09:40PM <b>5</b> asked again if there was any way in which there could</p> <p>09:40PM <b>6</b> be, I guess what would have to be off-site parking</p> <p>09:40PM <b>7</b> for the on-site development if they were to have a</p> <p>09:40PM <b>8</b> big party or have multiple big parties, but</p> <p>09:40PM <b>9</b> notwithstanding the fact that they more than comply</p> <p>09:40PM <b>10</b> with the parking requirements under RSIS.</p> <p>09:40PM <b>11</b> MR. STIRES: Yes. Well, obviously they</p> <p>09:40PM <b>12</b> meet the RSIS requirements. You know, if you have</p> <p>09:40PM <b>13</b> four or five parties at one time, this is an isolated</p> <p>09:40PM <b>14</b> situation with no off-site parking besides what's</p> <p>09:40PM <b>15</b> within parameters of the property, so, you know,</p> <p>09:41PM <b>16</b> potentially that could be an issue, but it's like</p> <p>09:41PM <b>17</b> what we were just talking about, you know, Black</p> <p>09:41PM <b>18</b> Friday, you know.</p> <p>09:41PM <b>19</b> There's a -- you know, can it happen?</p> <p>09:41PM <b>20</b> Yes.</p> <p>09:41PM <b>21</b> But are they complying with the RSIS?</p> <p>09:41PM <b>22</b> Yes, they are.</p> <p>09:41PM <b>23</b> ACTING CHAIRMAN HUNSINGER: I have an</p> <p>09:41PM <b>24</b> argument in the borough. It's probably a bigger</p> <p>09:41PM <b>25</b> issue on Johnson Drive than it is in this</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">124</p> <p>09:42PM <b>1</b> Mr. Steinfeld, I believe it is. My question's</p> <p>09:42PM <b>2</b> hand-in-hand with yours. There is no off-site</p> <p>09:42PM <b>3</b> parking on Plainfield, correct?</p> <p>09:42PM <b>4</b> THE WITNESS: I think what you're</p> <p>09:42PM <b>5</b> referring to is on street parking.</p> <p>09:42PM <b>6</b> Correct, there is no on street parking.</p> <p>09:42PM <b>7</b> 111: So there is no on street parking</p> <p>09:42PM <b>8</b> there, and I don't think it's Black Friday or New</p> <p>09:42PM <b>9</b> Year's Eve or whatever, it may be an average Saturday</p> <p>09:42PM <b>10</b> in the summer.</p> <p>09:42PM <b>11</b> Therefore, the closest on street</p> <p>09:42PM <b>12</b> parking would be Hampton Drive, which is all -- on</p> <p>09:42PM <b>13</b> the other side of Plainfield.</p> <p>09:42PM <b>14</b> And my question then is, is there a way</p> <p>09:43PM <b>15</b> that we're going to regulate traffic or a crosswalk</p> <p>09:43PM <b>16</b> from Hampton Drive across Plainfield to the -- I</p> <p>09:43PM <b>17</b> guess the area in question, because it is a dangerous</p> <p>09:43PM <b>18</b> street and Plainfield has a lot of cars and curbs on</p> <p>09:43PM <b>19</b> both sides.</p> <p>09:43PM <b>20</b> THE WITNESS: So it --</p> <p>09:43PM <b>21</b> MR. WARNER: Just a reminder, if I may,</p> <p>09:43PM <b>22</b> Mr. Chairman, because I know that it's hard for all</p> <p>09:43PM <b>23</b> of us to ask a question without editorializing and</p> <p>09:43PM <b>24</b> commenting a bit, but no one is under oath yet in the</p> <p>09:43PM <b>25</b> public so please keep it to questions as much as you</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">125</p> <p>09:43PM <b>1</b> can.</p> <p>09:43PM <b>2</b> 111: Gotcha.</p> <p>09:43PM <b>3</b> Are we going to put a crosswalk from</p> <p>09:43PM <b>4</b> Horseshoe Drive -- from Hampton Drive across to</p> <p>09:43PM <b>5</b> Plainfield?</p> <p>09:43PM <b>6</b> MR. TUVEL: That would be completely a</p> <p>09:43PM <b>7</b> county issue.</p> <p>09:43PM <b>8</b> If they felt it was necessary, the</p> <p>09:43PM <b>9</b> county would require that. In working on these</p> <p>09:43PM <b>10</b> projects, and Mr. Stires can weigh in, usually mid</p> <p>09:43PM <b>11</b> block crossings are discouraged.</p> <p>09:44PM <b>12</b> So -- but that would be a county issue</p> <p>09:44PM <b>13</b> completely. Just like, just like on a DOT road, it</p> <p>09:44PM <b>14</b> would be a DOT comment.</p> <p>09:44PM <b>15</b> So -- and then I'll let Charles answer</p> <p>09:44PM <b>16</b> your question, but, look, from a legal perspective</p> <p>09:44PM <b>17</b> these standards, RSIS, they were implemented by the</p> <p>09:44PM <b>18</b> state decades ago to cover all these situations on</p> <p>09:44PM <b>19</b> how properties function like this, so that's why the</p> <p>09:44PM <b>20</b> applicant wanted to make sure that they not only met</p> <p>09:44PM <b>21</b> but exceeded the state standard here.</p> <p>09:44PM <b>22</b> So from a parking perspective, we are</p> <p>09:44PM <b>23</b> abiding and going a little bit above and beyond what</p> <p>09:44PM <b>24</b> the letter of the law requires.</p> <p>09:44PM <b>25</b> And, Charles, you want to just weigh in</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">127</p> <p>09:45PM <b>1</b> 111: That was just to clarify.</p> <p>09:45PM <b>2</b> The second thing was that the first</p> <p>09:45PM <b>3</b> building -- so when the variance was applied for, for</p> <p>09:45PM <b>4</b> the height of the buildings, the reference was to the</p> <p>09:45PM <b>5</b> middle building being the tallest, correct?</p> <p>09:45PM <b>6</b> THE WITNESS: Correct.</p> <p>09:45PM <b>7</b> That's the maximum.</p> <p>09:46PM <b>8</b> 111: Is the variance -- the current</p> <p>09:46PM <b>9</b> regulation is 35 feet?</p> <p>09:46PM <b>10</b> Is the first building above 35 feet</p> <p>09:46PM <b>11</b> also, but shorter than -- the front building above</p> <p>09:46PM <b>12</b> 35 feet but shorter than the middle building.</p> <p>09:46PM <b>13</b> THE WITNESS: It is.</p> <p>09:46PM <b>14</b> So to just confirm, the front,</p> <p>09:46PM <b>15</b> Building 1, would be 38 feet.</p> <p>09:46PM <b>16</b> 111: Okay. And there is a variance</p> <p>09:46PM <b>17</b> you're applying for, for all three -- for all the</p> <p>09:46PM <b>18</b> buildings?</p> <p>09:46PM <b>19</b> THE WITNESS: Correct.</p> <p>09:46PM <b>20</b> When we cite variances we often require</p> <p>09:46PM <b>21</b> the maximum relief requested, but to clarify, that</p> <p>09:46PM <b>22</b> first building is 38 feet.</p> <p>09:46PM <b>23</b> 111: Thank you.</p> <p>09:46PM <b>24</b> ACTING CHAIRMAN HUNSINGER: So real</p> <p>09:46PM <b>25</b> quick, before we go on to other questions, if you do</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">126</p> <p>09:44PM <b>1</b> there? I mean --</p> <p>09:44PM <b>2</b> THE WITNESS: Yeah, just to reiterate</p> <p>09:44PM <b>3</b> with respect to the parking provision, the RSIS</p> <p>09:44PM <b>4</b> standard requires for visitor spaces a half space per</p> <p>09:44PM <b>5</b> unit.</p> <p>09:44PM <b>6</b> And that -- how can you propose a half</p> <p>09:44PM <b>7</b> space, right? So the intent there is that on</p> <p>09:44PM <b>8</b> average, the overall development, the demand for</p> <p>09:44PM <b>9</b> visitor parking is at that rate of a half space per</p> <p>09:45PM <b>10</b> unit.</p> <p>09:45PM <b>11</b> So, overall, a requirement for this</p> <p>09:45PM <b>12</b> development to meet the standard that is calculated</p> <p>09:45PM <b>13</b> and implemented in the Residential Site Improvement</p> <p>09:45PM <b>14</b> Standard in the State of New Jersey is 14 visitor</p> <p>09:45PM <b>15</b> parking spaces.</p> <p>09:45PM <b>16</b> We understand the concern. Part of</p> <p>09:45PM <b>17</b> this design increases the available surface parking</p> <p>09:45PM <b>18</b> spaces to all visitors 25 spaces.</p> <p>09:45PM <b>19</b> So I hope that's clear in terms of</p> <p>09:45PM <b>20</b> adequacy for on site parking for visitors.</p> <p>09:45PM <b>21</b> 111: It is.</p> <p>09:45PM <b>22</b> There are some standards you're</p> <p>09:45PM <b>23</b> applying for variance on; yes.</p> <p>09:45PM <b>24</b> THE WITNESS: Parking is not one of</p> <p>09:45PM <b>25</b> them, but, yes.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">128</p> <p>09:46PM <b>1</b> have a question and you have trouble, you can use --</p> <p>09:46PM <b>2</b> on the bottom of the screen there is a button called</p> <p>09:46PM <b>3</b> reactions, and in that, if you hover over that, there</p> <p>09:46PM <b>4</b> is a raise your hand.</p> <p>09:46PM <b>5</b> So if you want to press that, we'll</p> <p>09:46PM <b>6</b> know that you want to ask a question.</p> <p>09:46PM <b>7</b> And I think, Mr. Miller, I think you</p> <p>09:47PM <b>8</b> were ready to ask a question, correct?</p> <p>09:47PM <b>9</b> MR. MILLER: Sure, thank you.</p> <p>09:47PM <b>10</b> This ties into Mr. Linder's question</p> <p>09:47PM <b>11</b> whether or not --</p> <p>09:47PM <b>12</b> ACTING CHAIRMAN HUNSINGER: If you</p> <p>09:47PM <b>13</b> could just state your name and address.</p> <p>09:47PM <b>14</b> MR. MILLER: Sorry.</p> <p>09:47PM <b>15</b> Chad Miller, 111 Hampton Drive,</p> <p>09:47PM <b>16</b> Berkeley Heights.</p> <p>09:47PM <b>17</b> To tag onto Mr. Linder's question, I'm</p> <p>09:47PM <b>18</b> curious as to whether or not Somerset County or Union</p> <p>09:47PM <b>19</b> County have been consulted in relation to this</p> <p>09:47PM <b>20</b> project, given the implications to traffic and</p> <p>09:47PM <b>21</b> parking and those sorts of thing? Have they been</p> <p>09:47PM <b>22</b> consulted at all?</p> <p>09:47PM <b>23</b> THE WITNESS: They both have seen the</p> <p>09:47PM <b>24</b> application, yes.</p> <p>09:47PM <b>25</b> MR. TUVEL: Yes, we actually -- this</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>



<p style="text-align: right;">129</p> <p>09:47PM <b>1</b> application -- I think Mr. Staigar, Mr. Miller,  09:47PM <b>2</b> testified to this, but if he didn't, I'll address it.  09:47PM <b>3</b> We applied to Union/Somerset County Planning Boards,  09:47PM <b>4</b> as well as the DOT on this application.  09:47PM <b>5</b> MR. MILLER: Okay. Follow-up question  09:47PM <b>6</b> then.  09:48PM <b>7</b> With relation to the traffic study or  09:48PM <b>8</b> traffic data that was produced, what year was that  09:48PM <b>9</b> data procured from out of curiosity?  09:48PM <b>10</b> I guess for Mr. Staigar.  09:48PM <b>11</b> MR. TUVEL: Yes, Mr. Staigar testified  09:48PM <b>12</b> to all that last time. I leave it to the Chair, but  09:48PM <b>13</b> Steve, this -- all these questions were -- that  09:48PM <b>14</b> question was already asked. I don't want to revisit  09:48PM <b>15</b> what was discussed, but I leave it up to the Chair on  09:48PM <b>16</b> that.  09:48PM <b>17</b> MR. WARNER: Well, Mr. Chairman, my  09:48PM <b>18</b> advice would be that if they have that information,  09:48PM <b>19</b> in fairness to everyone, they can reiterate what  09:48PM <b>20</b> Mr. Staigar testified to and we could make sure what  09:48PM <b>21</b> they're reiterating is accurate.  09:48PM <b>22</b> I don't want Mr. Miller or anyone else  09:48PM <b>23</b> to not have it available to them.  09:48PM <b>24</b> MR. TUVEL: That's fine.  09:48PM <b>25</b> We did 2000 -- we did 2017 counts,  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>	<p style="text-align: right;">131</p> <p>09:50PM <b>1</b> five of our seven board members to vote yes. That's  09:50PM <b>2</b> under the Municipal Land Use Law requirements.  09:50PM <b>3</b> MR. MILLER: Okay. And there will be a  09:50PM <b>4</b> time for comments as well in addition to just  09:50PM <b>5</b> questions.  09:50PM <b>6</b> Is that accurate?  09:50PM <b>7</b> ACTING CHAIRMAN HUNSINGER: That is  09:50PM <b>8</b> correct.  09:50PM <b>9</b> MR. WARNER: Under oath.  09:50PM <b>10</b> And I suspect this it's going to be  09:50PM <b>11</b> very shortly; correct, Mr. Chairman.  09:50PM <b>12</b> ACTING CHAIRMAN HUNSINGER: Correct.  09:50PM <b>13</b> MR. MILLER: Thank you.  09:50PM <b>14</b> ACTING CHAIRMAN HUNSINGER: Thank you.  09:50PM <b>15</b> Mr. Foster, we have to have you unmute  09:50PM <b>16</b> yourself, please.  09:50PM <b>17</b> MR. FOSTER: Okay.  09:50PM <b>18</b> John Foster, 87 Hampton Drive, Berkeley  09:50PM <b>19</b> Heights.  09:50PM <b>20</b> I have two questions. The first one  09:50PM <b>21</b> is, I guess it would have to be to the traffic study  09:51PM <b>22</b> again also. Has there ever been a motor vehicle  09:51PM <b>23</b> accident study done at the corner Drift Road and  09:51PM <b>24</b> Plainfield Avenue?  09:51PM <b>25</b> ACTING CHAIRMAN HUNSINGER: So just to  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>
<p style="text-align: right;">130</p> <p>09:48PM <b>1</b> pre-COVID, in order -- not counts, but we relied on  09:48PM <b>2</b> data in the area, I believe that was Mr. Staigar's  09:49PM <b>3</b> testimony, based on pre-COVID data, and then  09:49PM <b>4</b> Mr. Staigar's analysis factored in what industry  09:49PM <b>5</b> standards require for growth in the area, as well as  09:49PM <b>6</b> factors for COVID, so that's what was relied upon.  09:49PM <b>7</b> MR. MILLER: Thank you.  09:49PM <b>8</b> Just more of a procedural question.  09:49PM <b>9</b> Related to the 13 variances that are being proposed  09:49PM <b>10</b> here, does the board vote on all variances  09:49PM <b>11</b> individually or just the project as a whole?  09:49PM <b>12</b> ACTING CHAIRMAN HUNSINGER: Usually we  09:49PM <b>13</b> do it individually -- on the project as a whole,  09:49PM <b>14</b> sorry.  09:49PM <b>15</b> MR. WARNER: Yes, the Chairman -- if I  09:49PM <b>16</b> may, Mr. Chairman, the Chairman is correct.  09:49PM <b>17</b> Unless, for some reason, the applicant  09:49PM <b>18</b> sought to, not bifurcate but proposed that the  09:49PM <b>19</b> application be heard, you know, voted on in a  09:49PM <b>20</b> different way, generally the project is looked at as  09:49PM <b>21</b> a whole.  09:49PM <b>22</b> And since, as I mentioned, there are --  09:50PM <b>23</b> there's at least one D variance, and in this case  09:50PM <b>24</b> there's arguably three D variances, in order for the  09:50PM <b>25</b> project as presented to be approved, it would require  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>	<p style="text-align: right;">132</p> <p>09:51PM <b>1</b> be clear, these questions are supposed to be for the  09:51PM <b>2</b> witness who just testified.  09:51PM <b>3</b> But if you, by any chance, the  09:51PM <b>4</b> applicant does know the answer to that question, I  09:51PM <b>5</b> assume they probably do not, but...  09:51PM <b>6</b> THE WITNESS: Unfortunately that was  09:51PM <b>7</b> not part of my planning evaluation, so I don't have  09:51PM <b>8</b> an answer to that question.  09:51PM <b>9</b> MR. FOSTER: Okay.  09:51PM <b>10</b> So my second question is, are you --  09:51PM <b>11</b> the visitors spots that you're going to have on the  09:51PM <b>12</b> property, are they going to be limited to just  09:51PM <b>13</b> visitors or is it going to be people that live there  09:51PM <b>14</b> can also park a second car on the property, or  09:51PM <b>15</b> they're all -- that's already worked into the details  09:51PM <b>16</b> of the half spot that you're talking about.  09:51PM <b>17</b> THE WITNESS: Yeah, so I did reference  09:51PM <b>18</b> the parking breakdown. Every townhouse unit will be  09:52PM <b>19</b> afforded two parking spaces; one in the garage, one  09:52PM <b>20</b> in the driveway.  09:52PM <b>21</b> The intent is to meet that demand for  09:52PM <b>22</b> all of the units, and there will be 25 surface  09:52PM <b>23</b> visitor spaces that are really intended to be for  09:52PM <b>24</b> visitors who come and go on an infrequent basis.  09:52PM <b>25</b> MR. FOSTER: Okay.  <b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p>

<p style="text-align: right;">133</p> <p>09:52PM <b>1</b> Then my next question would go to, as</p> <p>09:52PM <b>2</b> the property gets further down the road and if these</p> <p>09:52PM <b>3</b> houses have more than two people in them and then get</p> <p>09:52PM <b>4</b> another vehicle, will that be allotted into allowing</p> <p>09:52PM <b>5</b> them to park in the visitor spots or now they have</p> <p>09:52PM <b>6</b> three cars, what is their -- what is the option or</p> <p>09:52PM <b>7</b> the plan on that?</p> <p>09:52PM <b>8</b> Are you going to be limiting -- are you</p> <p>09:52PM <b>9</b> going to be limiting the people that move into the</p> <p>09:52PM <b>10</b> place to have two cars only?</p> <p>09:52PM <b>11</b> THE WITNESS: Yeah, I don't think</p> <p>09:52PM <b>12</b> there's a proposed indication on number of vehicles.</p> <p>09:53PM <b>13</b> Could someone own three vehicles? Yes.</p> <p>09:53PM <b>14</b> Could someone own four, five, six?</p> <p>09:53PM <b>15</b> Yes.</p> <p>09:53PM <b>16</b> But likely when you increase the</p> <p>09:53PM <b>17</b> personal demand for vehicles, a townhouse is not your</p> <p>09:53PM <b>18</b> preferred home, so that would likely be a decision</p> <p>09:53PM <b>19</b> factor for anyone living here, if they owned three,</p> <p>09:53PM <b>20</b> four vehicles, they likely would not purchase or rent</p> <p>09:53PM <b>21</b> a townhouse.</p> <p>09:53PM <b>22</b> MR. TUVEL: Yeah, and that's why the</p> <p>09:53PM <b>23</b> RSIS has -- it sounds weird, Mr. Foster, but it has,</p> <p>09:53PM <b>24</b> for example, 1.8. Who has 1.8 cars? Nobody has 1.8</p> <p>09:53PM <b>25</b> cars.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">135</p> <p>09:54PM <b>1</b> related to a single-family dwelling in the zoning</p> <p>09:54PM <b>2</b> area.</p> <p>09:54PM <b>3</b> Does Watchung have any regulations</p> <p>09:54PM <b>4</b> around multifamily condo developments?</p> <p>09:54PM <b>5</b> ACTING CHAIRMAN HUNSINGER: Mr. Warner?</p> <p>09:54PM <b>6</b> MR. WARNER: Yes.</p> <p>09:54PM <b>7</b> Well, Mr. Stires provided a report, our</p> <p>09:55PM <b>8</b> engineer, in this case referencing the RMLV, if I</p> <p>09:55PM <b>9</b> recall correctly, zone.</p> <p>09:55PM <b>10</b> MR. STIRES: Yes.</p> <p>09:55PM <b>11</b> MR. WARNER: He said, and please</p> <p>09:55PM <b>12</b> correct me if I'm mis-paraphrasing you, David, might</p> <p>09:55PM <b>13</b> be somewhat comparable as a -- you know, for</p> <p>09:55PM <b>14</b> multifamily residential, and then he also referenced</p> <p>09:55PM <b>15</b> a particular recent multifamily development that you</p> <p>09:55PM <b>16</b> heard the applicant's planner do a, sort of,</p> <p>09:55PM <b>17</b> distinction, comparison of that Mountain Boulevard</p> <p>09:55PM <b>18</b> one, if I recall correctly, versus this one.</p> <p>09:55PM <b>19</b> So short answer is yes, we do, and it's</p> <p>09:55PM <b>20</b> part of the record.</p> <p>09:55PM <b>21</b> MR. MILLER: Okay, thank you.</p> <p>09:55PM <b>22</b> ACTING CHAIRMAN HUNSINGER: Anyone else</p> <p>09:55PM <b>23</b> from the public have any questions for this witness?</p> <p>09:55PM <b>24</b> (No response.)</p> <p>09:55PM <b>25</b> ACTING CHAIRMAN HUNSINGER: Again, if</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">134</p> <p>09:53PM <b>1</b> But the reason the ratio is 1.8 is</p> <p>09:53PM <b>2</b> because somebody might have two, somebody might have</p> <p>09:53PM <b>3</b> one, so it kind of falls right in the middle where</p> <p>09:53PM <b>4</b> there is a range where they understand a one-bedroom,</p> <p>09:53PM <b>5</b> somebody might have one or two. Same thing with a</p> <p>09:53PM <b>6</b> two-bedroom.</p> <p>09:53PM <b>7</b> So the RSIS factors in to different</p> <p>09:53PM <b>8</b> unit owners having a different amount of vehicles.</p> <p>09:53PM <b>9</b> Some may have less than what's legally allowed, some</p> <p>09:53PM <b>10</b> might have one more.</p> <p>09:53PM <b>11</b> But that's why RSIS is the standard,</p> <p>09:54PM <b>12</b> because it balances and factors that in.</p> <p>09:54PM <b>13</b> MR. FOSTER: Okay, thank you.</p> <p>09:54PM <b>14</b> MR. TUVEL: Thank you.</p> <p>09:54PM <b>15</b> ACTING CHAIRMAN HUNSINGER: Anyone else</p> <p>09:54PM <b>16</b> have any questions of this witness?</p> <p>09:54PM <b>17</b> Mr. Miller?</p> <p>09:54PM <b>18</b> MR. MILLER: Yeah, one last question.</p> <p>09:54PM <b>19</b> I know a lot of the references to the variances are</p> <p>09:54PM <b>20</b> related to a residential -- a single, single-home</p> <p>09:54PM <b>21</b> residential dwelling.</p> <p>09:54PM <b>22</b> I am curious as to whether or not</p> <p>09:54PM <b>23</b> Watchung has any regulations around condo</p> <p>09:54PM <b>24</b> developments, multifamily developments like as being</p> <p>09:54PM <b>25</b> proposed here, because all of these variances are</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">136</p> <p>09:55PM <b>1</b> you need to ask a question, you go to reactions and</p> <p>09:55PM <b>2</b> raise your hand. You know, we are virtual, so I want</p> <p>09:56PM <b>3</b> to leave enough time to make sure everyone's</p> <p>09:56PM <b>4</b> questions are answered.</p> <p>09:56PM <b>5</b> I am looking, and Theresa, can you tell</p> <p>09:56PM <b>6</b> me, I don't think anyone else is coming forward.</p> <p>09:56PM <b>7</b> Little bit different than being in person, we want to</p> <p>09:56PM <b>8</b> make sure everyone -- you know, normally in person I</p> <p>09:56PM <b>9</b> wouldn't give much time, but it's kind of hard to</p> <p>09:56PM <b>10</b> work with technology so...</p> <p>09:56PM <b>11</b> MS. SNYDER: I don't see anyone.</p> <p>09:56PM <b>12</b> MR. MILLER: Sorry, just one last</p> <p><b>13</b> question then.</p> <p><b>14</b> So is --</p> <p><b>15</b> ACTING CHAIRMAN HUNSINGER: I'm sorry,</p> <p><b>16</b> who's speaking?</p> <p><b>17</b> MR. MILLER: This is Chad Miller, 111</p> <p><b>18</b> Hampton Drive.</p> <p><b>19</b> ACTING CHAIRMAN HUNSINGER: Okay,</p> <p><b>20</b> sorry.</p> <p><b>21</b> Go ahead.</p> <p><b>22</b> MR. MILLER: So is part of this</p> <p><b>23</b> application to -- if all of the current regulations</p> <p>09:56PM <b>24</b> are around -- how do I ask this?</p> <p>09:56PM <b>25</b> If all of the current regulations and</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">137</p> <p>09:56PM 1 the variances being sought for are related to a</p> <p>09:56PM 2 single-family dwelling, is there some sort of re --</p> <p>09:57PM 3 some sort of change that needs to happen in order to</p> <p>09:57PM 4 rezone this for a multifamily condo development?</p> <p>09:57PM 5 ACTING CHAIRMAN HUNSINGER: I think</p> <p>09:57PM 6 that's what we do is, as a board of adjustment is we</p> <p>09:57PM 7 take a property that's zoned -- that is not zoned for</p> <p>09:57PM 8 -- that's why they're -- that's why they're here.</p> <p>09:57PM 9 Because it's not zoned for that.</p> <p>09:57PM 10 Am I right, Mr. Warner?</p> <p>09:57PM 11 MR. WARNER: Yeah.</p> <p>09:57PM 12 I mean, the bottom line, Mr. Miller,</p> <p>09:57PM 13 and everyone, is that every zone has its regulations</p> <p>09:57PM 14 and when someone seeks a D-1 use variance for a use</p> <p>09:57PM 15 that is not a permitted use in that zone, you know,</p> <p>09:57PM 16 the bulk regulations, setbacks, heights, et cetera,</p> <p>09:57PM 17 may not be tailored for something very similar to</p> <p>09:57PM 18 what that use is.</p> <p>09:57PM 19 That's why they need the D-1 use</p> <p>09:57PM 20 variance, which is the hardest, so to speak, to get.</p> <p>09:58PM 21 That why you kept hearing the word "subsumed."</p> <p>09:58PM 22 Everything being subsumed within the D-1 use</p> <p>09:58PM 23 variance.</p> <p>09:58PM 24 So the short answer is the regulations</p> <p>09:58PM 25 are what they are. They're generally often tied to</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">139</p> <p>09:59PM 1 the tree -- the Watchung Tree Ordinance which</p> <p>09:59PM 2 requires a one-to-one replacement of -- for -- I'm</p> <p>09:59PM 3 sorry, for each live tree removed, a live tree has to</p> <p>09:59PM 4 be -- sorry, 2-and-a-half-inch caliper tree has to be</p> <p>09:59PM 5 planted, and the ratio has to be, according to the</p> <p>09:59PM 6 ordinance, 75 percent deciduous to 25 percent</p> <p>09:59PM 7 conifer?</p> <p>09:59PM 8 MR. TUVEL: Mr. Warner, or,</p> <p>09:59PM 9 Mr. Chairman, could I answer that question?</p> <p>09:59PM 10 Is that okay?</p> <p>09:59PM 11 ACTING CHAIRMAN HUNSINGER: Sure.</p> <p>09:59PM 12 MR. TUVEL: Okay. So the answer is,</p> <p>09:59PM 13 thanks for the question, it was a good question, we</p> <p>09:59PM 14 are -- and maybe you didn't hear Ms. Ruskan's</p> <p>09:59PM 15 testimony the last time where we went over this, but</p> <p>10:00PM 16 we are complying with the ordinance in full, the</p> <p>10:00PM 17 Watchung Tree Removal Ordinance.</p> <p>10:00PM 18 We are removing the trees you</p> <p>10:00PM 19 indicated, 56 trees; however, we are replanting</p> <p>10:00PM 20 95 trees. And we are replanting them in the</p> <p>10:00PM 21 percentage distribution that you indicated complies</p> <p>10:00PM 22 with the ordinance.</p> <p>10:00PM 23 So 56 come out and 95 go in, with an</p> <p>10:00PM 24 additional 214 shrubs that will be in addition to the</p> <p>10:00PM 25 trees.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">138</p> <p>09:58PM 1 an anticipated use or set of uses for that zone, but</p> <p>09:58PM 2 that -- those are the requirements that any applicant</p> <p>09:58PM 3 who is developing on that zone has to meet, whether</p> <p>09:58PM 4 they may be applicable to what they're looking to do</p> <p>09:58PM 5 as a use or whether they may not be applicable to</p> <p>09:58PM 6 what they're doing as a use, that is just how it</p> <p>09:58PM 7 works.</p> <p>09:58PM 8 And I probably -- I don't have a</p> <p>09:58PM 9 planning license and having given that explanation</p> <p>09:58PM 10 I'll probably never get one. So...</p> <p>09:58PM 11 MR. MILLER: Okay. Thank you, that was</p> <p>09:58PM 12 helpful.</p> <p>09:58PM 13 ACTING CHAIRMAN HUNSINGER: I see</p> <p>09:58PM 14 Mrs. Funcheon has a question.</p> <p>09:58PM 15 I'm sorry, you're muted. You can</p> <p>09:58PM 16 unmute yourself.</p> <p>09:58PM 17 MS. FUNCHEON: Sorry. Rachel Funcheon,</p> <p>09:58PM 18 54 Cedar Road in Watchung.</p> <p>09:58PM 19 Just a few questions about the trees.</p> <p>09:58PM 20 I wanted to know the number of live trees that you're</p> <p>09:59PM 21 planning to take down.</p> <p>09:59PM 22 Are you counting the arborvitae, the</p> <p>09:59PM 23 long line of arborvitae that go alongside the</p> <p>09:59PM 24 driveway on the right side of the driveway driving</p> <p>09:59PM 25 into the property? And will you be complying with</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">140</p> <p>10:00PM 1 I won't go into the grasses, grass,</p> <p>10:00PM 2 perennials, ground cover, but there's also that as</p> <p>10:00PM 3 well, but we are complying above and beyond what's</p> <p>10:00PM 4 required.</p> <p>10:00PM 5 MR. WARNER: And you gave testimony</p> <p>10:00PM 6 that they will be maintained as well as part of your</p> <p>10:00PM 7 covenant, right?</p> <p>10:00PM 8 MR. TUVEL: They will be maintained and</p> <p>10:00PM 9 planted at very good heights.</p> <p>10:00PM 10 MS. FUNCHEON: Thank you for that.</p> <p>10:00PM 11 But what about the arborvitae? 'Cause</p> <p>10:00PM 12 I counted about 130 arborvitae approximately.</p> <p>10:01PM 13 MR. TUVEL: Those -- yeah, I don't</p> <p>10:01PM 14 believe that that's the case. We did a survey. That</p> <p>10:01PM 15 was submitted to the board in terms of the tree</p> <p>10:01PM 16 removal.</p> <p>10:01PM 17 We have to provide a plan, and our</p> <p>10:01PM 18 survey indicates or the plan indicates that there's</p> <p>10:01PM 19 56 being removed and 95 being put in.</p> <p>10:01PM 20 ACTING CHAIRMAN HUNSINGER: And,</p> <p>10:01PM 21 Mr. Warner, as a -- if that's their testimony, they</p> <p>10:01PM 22 have to do that. Correct?</p> <p>10:01PM 23 Just so the --</p> <p>10:01PM 24 MR. WARNER: The tree removal and</p> <p>10:01PM 25 replacement plan -- and, David, correct me if I'm</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">141</p> <p>10:01PM <b>1</b> wrong, but are you the official who is -- that would</p> <p>10:01PM <b>2</b> have to be subject to your review and approval as</p> <p>10:01PM <b>3</b> being compliant?</p> <p>10:01PM <b>4</b> MR. STIRES: Yeah, I'll take a look at</p> <p>10:01PM <b>5</b> that. I'm not sure arborvitae are considered trees,</p> <p>10:01PM <b>6</b> so that might be an issue.</p> <p>10:01PM <b>7</b> MS. FUNCHEON: Well, they -- there is</p> <p>10:01PM <b>8</b> some debate, but they are generally considered trees,</p> <p>10:01PM <b>9</b> to be trees, and there are many, many of them, and</p> <p>10:01PM <b>10</b> most of them are live.</p> <p>10:01PM <b>11</b> MR. WARNER: Well, Ms. Funcheon, before</p> <p>10:01PM <b>12</b> you give expert testimony, qualified or not, I better</p> <p>10:01PM <b>13</b> swear you in, even for fact testimony, but --</p> <p>10:02PM <b>14</b> MS. FUNCHEON: I'm not looking to give</p> <p>10:02PM <b>15</b> expert testimony, I'm just saying that there are a</p> <p>10:02PM <b>16</b> lot of arborvitae there. I was just curious how -- I</p> <p>10:02PM <b>17</b> heard last week the numbers that you said, the 95</p> <p>10:02PM <b>18</b> trees, and I was interested in, you know, the number</p> <p>10:02PM <b>19</b> of -- I know there's a lot of mature trees that are</p> <p>10:02PM <b>20</b> coming down, and I heard, you know, why, because -- I</p> <p>10:02PM <b>21</b> guess the engineer said during construction that</p> <p>10:02PM <b>22</b> there would be too much -- it would be impossible to</p> <p>10:02PM <b>23</b> protect them during construction.</p> <p>10:02PM <b>24</b> Do you have a list of those trees</p> <p>10:02PM <b>25</b> somewhere? The 56 trees?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">143</p> <p><b>1</b> MS. SNYDER: I don't see anyone.</p> <p><b>2</b> ACTING CHAIRMAN HUNSINGER: I see no</p> <p><b>3</b> one.</p> <p><b>4</b> So, seeing no one come forward, we'll</p> <p>10:03PM <b>5</b> close that public portion of the meeting.</p> <p>10:03PM <b>6</b> Are there any more witnesses?</p> <p>10:03PM <b>7</b> MR. WARNER: Mr. Tuvel, no more</p> <p>10:03PM <b>8</b> witnesses?</p> <p>10:03PM <b>9</b> You're on mute.</p> <p>10:03PM <b>10</b> MR. TUVEL: I'm sorry, I was -- I muted</p> <p>10:03PM <b>11</b> it so that you could go to the public if you had to.</p> <p>10:03PM <b>12</b> No, that concludes our case,</p> <p>10:03PM <b>13</b> Mr. Chairman, Members of the Board, I reserve the</p> <p>10:04PM <b>14</b> right to give a summation, if that's okay, after</p> <p>10:04PM <b>15</b> public comment, and also to the extent we have to</p> <p>10:04PM <b>16</b> respond to any public comment or questions from the</p> <p>10:04PM <b>17</b> board, I would just ask that we be able to do that if</p> <p><b>18</b> it's necessary.</p> <p><b>19</b> That's all.</p> <p><b>20</b> ACTING CHAIRMAN HUNSINGER: Thank you</p> <p><b>21</b> very much.</p> <p><b>22</b> MR. WARNER: That's also the</p> <p>10:04PM <b>23</b> recommended procedure, as the Chair knows.</p> <p>10:04PM <b>24</b> MR. TUVEL: Thank you.</p> <p>10:04PM <b>25</b> ACTING CHAIRMAN HUNSINGER: So I will</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">142</p> <p>10:02PM <b>1</b> MR. TUVEL: Yes, there was a plan</p> <p>10:02PM <b>2</b> submitted with the set.</p> <p>10:02PM <b>3</b> MS. FUNCHEON: But --</p> <p>10:02PM <b>4</b> MR. TUVEL: That's a checklist item.</p> <p>10:02PM <b>5</b> You have to submit that for Mr. Stires review.</p> <p>10:02PM <b>6</b> MS. FUNCHEON: But the arborvitae</p> <p>10:02PM <b>7</b> weren't counted in there then, it sounds like.</p> <p>10:02PM <b>8</b> MR. TUVEL: I don't know if they're</p> <p>10:02PM <b>9</b> supposed to be, so I leave that again to Mr. Stires.</p> <p>10:02PM <b>10</b> And we also, we have to comply with the ordinance, so</p> <p>10:02PM <b>11</b> we'll comply.</p> <p>10:03PM <b>12</b> MS. FUNCHEON: Okay, thank you.</p> <p>10:03PM <b>13</b> ACTING CHAIRMAN HUNSINGER: And just to</p> <p>10:03PM <b>14</b> clarify, you said 214 shrubs as -- in addition to the</p> <p>10:03PM <b>15</b> 95 trees.</p> <p>10:03PM <b>16</b> Is that correct?</p> <p>10:03PM <b>17</b> MR. TUVEL: Correct, Mr. Chairman.</p> <p>10:03PM <b>18</b> ACTING CHAIRMAN HUNSINGER: Okay. Do</p> <p>10:03PM <b>19</b> you have any more questions?</p> <p>10:03PM <b>20</b> Her hand's up, but I'm assuming no.</p> <p>10:03PM <b>21</b> Is there anyone else that has any</p> <p>10:03PM <b>22</b> questions?</p> <p>10:03PM <b>23</b> (No response.)</p> <p>10:03PM <b>24</b> ACTING CHAIRMAN HUNSINGER: Looks like</p> <p><b>25</b> --</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">144</p> <p>10:04PM <b>1</b> go back to the board one more time.</p> <p>10:04PM <b>2</b> Does anyone have any questions? And I</p> <p>10:04PM <b>3</b> guess this is the time where we could also make</p> <p>10:04PM <b>4</b> comments from --</p> <p>10:04PM <b>5</b> MR. WARNER: I think, Mr. Chairman, do</p> <p>10:04PM <b>6</b> you want to go to the public first for public comment</p> <p>10:04PM <b>7</b> before the board essentially deliberates?</p> <p>10:04PM <b>8</b> ACTING CHAIRMAN HUNSINGER: We can do</p> <p>10:04PM <b>9</b> that.</p> <p>10:04PM <b>10</b> Just real quick, though, any questions</p> <p>10:04PM <b>11</b> that came up during the public portion that anybody</p> <p>10:04PM <b>12</b> on the board has?</p> <p>10:04PM <b>13</b> (No response.)</p> <p>10:04PM <b>14</b> ACTING CHAIRMAN HUNSINGER: Seeing no</p> <p>10:04PM <b>15</b> one, then we will open it up to the public for</p> <p>10:04PM <b>16</b> comments.</p> <p>10:04PM <b>17</b> This is the -- you can either for or</p> <p>10:04PM <b>18</b> against the application, you can make a comment at</p> <p>10:04PM <b>19</b> this time.</p> <p>10:04PM <b>20</b> So, again, if you want to raise your</p> <p>10:04PM <b>21</b> hand using the reactions on the bottom, you can do</p> <p>10:05PM <b>22</b> that.</p> <p>10:05PM <b>23</b> So I'm opening it up to the public,</p> <p>10:05PM <b>24</b> anyone that wants to make any comment for or against</p> <p>10:05PM <b>25</b> this application.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">145</p> <p>10:05PM <b>1</b> I think Mr. Linder has his hand up.</p> <p>10:05PM <b>2</b> MR. WARNER: And I will have to swear</p> <p>10:05PM <b>3</b> everyone in for this part because it is testimony,</p> <p>10:05PM <b>4</b> has the full weight of fact testimony in the case.</p> <p>10:05PM <b>5</b> So, Mr. Linder --</p> <p>10:05PM <b>6</b> ACTING CHAIRMAN HUNSINGER: You have to</p> <p>10:05PM <b>7</b> also, yeah, unmute yourself. Good.</p> <p>10:05PM <b>8</b> All right.</p> <p>10:05PM <b>9</b> MR. WARNER: Please raise your right</p> <p>10:05PM <b>10</b> hand.</p> <p><b>11</b> Do you swear to God or affirm that the</p> <p><b>12</b> testimony you're about to give is the truth, the</p> <p><b>13</b> whole truth and nothing but the truth?</p> <p><b>14</b> MR. LINDER: Yes.</p> <p><b>15</b> P H I L L I N D E R,</p> <p><b>16</b> 125 Hampton Drive, Berkeley Heights, New Jersey,</p> <p><b>17</b> having been duly sworn, testifies as follows:</p> <p><b>18</b> MR. WARNER: Thank you. And one more</p> <p>10:05PM <b>19</b> time, please, for the record, name and address.</p> <p>10:05PM <b>20</b> MR. LINDER: My name is Phil Linder.</p> <p>10:05PM <b>21</b> I live at 125 Hampton Drive in Berkeley</p> <p>10:05PM <b>22</b> Heights.</p> <p>10:05PM <b>23</b> MR. WARNER: Please proceed.</p> <p>10:06PM <b>24</b> MR. LINDER: I have a couple comments.</p> <p>10:06PM <b>25</b> I've been here with you guys for the whole time,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">147</p> <p>10:07PM <b>1</b> There are no sidewalks on Hampton Drive. There's no</p> <p>10:07PM <b>2</b> sidewalks in our little community that I will</p> <p>10:07PM <b>3</b> reference in a second.</p> <p>10:07PM <b>4</b> And adding cars to our traffic flow is</p> <p>10:07PM <b>5</b> going to be a non-negligible factor, whether we want</p> <p>10:07PM <b>6</b> to admit it or not.</p> <p>10:07PM <b>7</b> I have several safety concerns about</p> <p>10:07PM <b>8</b> that. On one hand, the developer has brought up that</p> <p>10:08PM <b>9</b> if this building were developed fully, there could be</p> <p>10:08PM <b>10</b> 60 cars at peak doing trips in and out, right?</p> <p>10:08PM <b>11</b> On the same -- but at the same time</p> <p>10:08PM <b>12</b> they're like, well, this is only going to be 14 at</p> <p>10:08PM <b>13</b> peak, so it's a 46 trip drop-off.</p> <p>10:08PM <b>14</b> But the reality is, is I've lived here</p> <p>10:08PM <b>15</b> for several years, that building has been empty. It</p> <p>10:08PM <b>16</b> is not a 60-trip, it's zero trips right now.</p> <p>10:08PM <b>17</b> And you also brought up that early on</p> <p>10:08PM <b>18</b> you couldn't pay people to stay there -- or the first</p> <p>10:08PM <b>19</b> statement was we tried to rent out the units and</p> <p>10:08PM <b>20</b> nobody wanted them, so we know that it's zero and</p> <p>10:08PM <b>21</b> it's going to be zero and if somebody came in to</p> <p>10:08PM <b>22</b> develop it, that would be a separate session like</p> <p>10:08PM <b>23</b> this one, I believe.</p> <p>10:08PM <b>24</b> Obviously this false equivalency is an</p> <p>10:08PM <b>25</b> issue. I think there's a lot of comparisons that</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">146</p> <p>10:06PM <b>1</b> since the 10th, and then the 10th before that when it</p> <p>10:06PM <b>2</b> was canceled.</p> <p>10:06PM <b>3</b> The -- I appreciate the pains that</p> <p>10:06PM <b>4</b> people are going through for the aesthetics and I</p> <p>10:06PM <b>5</b> think this is going to be a beautiful development.</p> <p>10:06PM <b>6</b> Whether it gets approved or not obviously is out of</p> <p>10:06PM <b>7</b> our hands.</p> <p>10:06PM <b>8</b> I live in Berkeley Heights. I know</p> <p>10:06PM <b>9</b> it's technically in Watchung, but everybody here can</p> <p>10:06PM <b>10</b> agree that it's like this much of Watchung that is</p> <p>10:06PM <b>11</b> north of 78 and then it's Berkeley Heights.</p> <p>10:06PM <b>12</b> And thus, this development is happening</p> <p>10:06PM <b>13</b> very much in my backyard.</p> <p>10:06PM <b>14</b> I think several of the board members</p> <p>10:06PM <b>15</b> last time, and I don't know your names, and I</p> <p>10:06PM <b>16</b> apologize for that, brought up that it seems to be</p> <p>10:06PM <b>17</b> somewhat overdeveloped. There's been -- while there</p> <p>10:06PM <b>18</b> may be less building coverage, which I recognize,</p> <p>10:06PM <b>19</b> there is a lot more buildings, more cars, and as</p> <p>10:06PM <b>20</b> people seem to be bringing up, less parking.</p> <p>10:07PM <b>21</b> But that's fine. I hear that.</p> <p>10:07PM <b>22</b> I think parking will be a factor, that</p> <p>10:07PM <b>23</b> was my question before. I apologize for</p> <p>10:07PM <b>24</b> editorializing on it. I'm bringing it up now. I</p> <p>10:07PM <b>25</b> think parking will take place on Hampton Drive.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">148</p> <p>10:08PM <b>1</b> they're making to other units that don't necessarily</p> <p>10:08PM <b>2</b> apply and seem a little smoke and mirrors-y like,</p> <p>10:08PM <b>3</b> well, it's not as bad as these, but right now it's</p> <p>10:08PM <b>4</b> zero, so it is as bad as anything more that you're</p> <p>10:08PM <b>5</b> putting there.</p> <p>10:08PM <b>6</b> That said, and I will try and wrap this</p> <p>10:08PM <b>7</b> up, I apologize, a left out of the parking lot onto</p> <p>10:08PM <b>8</b> Plainfield is dangerous. It will be dangerous.</p> <p>10:08PM <b>9</b> There will be accidents. It could be tragic. That</p> <p>10:08PM <b>10</b> is a fact. Whether you want to acknowledge it or</p> <p>10:08PM <b>11</b> not, it is.</p> <p>10:08PM <b>12</b> The New Year's Eve thing with people</p> <p>10:08PM <b>13</b> trying to get in there, the developers aren't going</p> <p>10:08PM <b>14</b> to be there on New Year's Eve but we are. They're</p> <p>10:08PM <b>15</b> not going to be there on the 4th of July, but we are.</p> <p>10:08PM <b>16</b> I understand this thing goes late. I</p> <p>10:08PM <b>17</b> was here with you guys last time until 11:30. I</p> <p>10:08PM <b>18</b> think it is -- we need to understand the impact this</p> <p>10:08PM <b>19</b> is going to have on the community.</p> <p>10:08PM <b>20</b> Horseshoe, which is a street that we</p> <p>10:08PM <b>21</b> haven't really mentioned, goes into Plainfield Avenue</p> <p>10:09PM <b>22</b> not too far, on the other side of the traffic signal</p> <p>10:09PM <b>23</b> from the interstate at an awkward and dangerous point</p> <p>10:09PM <b>24</b> where there is no traffic signal. Tonight at 5:30</p> <p>10:09PM <b>25</b> when I came home, there were nine cars on Horseshoe</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">149</p> <p>10:09PM <b>1</b> backed up waiting to make a dangerous turn onto the</p> <p>10:09PM <b>2</b> street.</p> <p>10:09PM <b>3</b> If we're adding more cars to this part</p> <p>10:09PM <b>4</b> of our community, there will be more than nine cars</p> <p>10:09PM <b>5</b> there, which will do a couple things. One, there</p> <p>10:09PM <b>6</b> will be more dangerous turns onto Plainfield, and</p> <p>10:09PM <b>7</b> two, people will cut through Horseshoe -- Hampton.</p> <p>10:09PM <b>8</b> Hampton has no sidewalks. Not only do we have no</p> <p>10:09PM <b>9</b> sidewalks, but in the community of Hampton, Regent</p> <p>10:09PM <b>10</b> and Sutton, and those blocks alone there are -- and</p> <p>10:09PM <b>11</b> this is no joke -- 27 children under the age of 14.</p> <p>10:09PM <b>12</b> I know this because we have a block party, you're all</p> <p>10:09PM <b>13</b> invited to come, in the summer.</p> <p>10:09PM <b>14</b> There are a lot of children that are</p> <p>10:09PM <b>15</b> going to be in the street and are in the street all</p> <p>10:09PM <b>16</b> the time. There will be cars cutting through. If we</p> <p>10:09PM <b>17</b> do nothing to mitigate that issue, then this could be</p> <p>10:10PM <b>18</b> a tragic result as well, and I want it to be on the</p> <p>10:10PM <b>19</b> record that I put it out here right now.</p> <p>10:10PM <b>20</b> We need speed bumps, we need stop</p> <p>10:10PM <b>21</b> signs, we need traffic lights. If this is going to</p> <p>10:10PM <b>22</b> happen, it is going to add cars to our neighborhood</p> <p>10:10PM <b>23</b> and it is going to be dangerous.</p> <p>10:10PM <b>24</b> So, yes, I appreciate the aesthetics.</p> <p>10:10PM <b>25</b> I hear the issues of the school bus. That's a</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">151</p> <p><b>1</b> testimony you're about to give is the truth, the</p> <p><b>2</b> whole truth and nothing but the truth?</p> <p><b>3</b> MR. FOSTER: I do.</p> <p><b>4</b> J O H N F O S T E R,</p> <p><b>5</b> 87 Hampton Drive, Berkeley Heights, New Jersey,</p> <p><b>6</b> having been duly sworn, testifies as follows:</p> <p><b>7</b> MR. WARNER: Thank you.</p> <p>10:11PM <b>8</b> I would have believed you anyway when</p> <p>10:11PM <b>9</b> you gave your name and address even if I didn't swear</p> <p>10:11PM <b>10</b> you in first, but thank you.</p> <p>10:11PM <b>11</b> MR. FOSTER: Okay.</p> <p>10:11PM <b>12</b> I want to thank the board for doing</p> <p>10:11PM <b>13</b> their due diligence here. I want to thank the people</p> <p>10:11PM <b>14</b> that are doing the construction and want to put this</p> <p>10:11PM <b>15</b> property in there. They're doing their due diligence</p> <p>10:11PM <b>16</b> also.</p> <p>10:11PM <b>17</b> I just want to let the board know that</p> <p>10:11PM <b>18</b> as a police officer for 28 years I've seen</p> <p>10:11PM <b>19</b> communities change over 28 years, and change to the</p> <p>10:11PM <b>20</b> point of exactly what Mr. Linder was talking about.</p> <p>10:11PM <b>21</b> Change where there's kids in that neighborhood and</p> <p>10:11PM <b>22</b> there's nothing gets changed as far as the ingress</p> <p>10:11PM <b>23</b> and egress into the properties or anything changed</p> <p>10:11PM <b>24</b> about accidents.</p> <p>10:11PM <b>25</b> You know, we as the police department</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">150</p> <p>10:10PM <b>1</b> separate thing. But without any of those things, not</p> <p>10:10PM <b>2</b> adding speed humps, not adding stop lights, not</p> <p>10:10PM <b>3</b> adding crosswalks, all of those things are dangerous</p> <p>10:10PM <b>4</b> and will be dangerous in our community.</p> <p>10:10PM <b>5</b> I love the idea that we're bringing new</p> <p>10:10PM <b>6</b> people in. We have a great community, everybody</p> <p>10:10PM <b>7</b> should come and join it.</p> <p>10:10PM <b>8</b> But I do think that we are missing some</p> <p>10:10PM <b>9</b> of the danger because we're comparing it to a</p> <p>10:10PM <b>10</b> fully-developed office building that hasn't been</p> <p>10:10PM <b>11</b> fully developed in several years.</p> <p>10:10PM <b>12</b> Thank you.</p> <p>10:10PM <b>13</b> ACTING CHAIRMAN HUNSINGER: Thank you,</p> <p>10:10PM <b>14</b> Mr. Linder.</p> <p>10:10PM <b>15</b> Anyone else want to make a comment for</p> <p>10:10PM <b>16</b> or against the application?</p> <p>10:10PM <b>17</b> Mr. Foster?</p> <p>10:10PM <b>18</b> MR. FOSTER: Yes, John Foster.</p> <p>10:10PM <b>19</b> MR. WARNER: Raise your right hand.</p> <p>10:10PM <b>20</b> MR. FOSTER: Sorry.</p> <p>10:11PM <b>21</b> ACTING CHAIRMAN HUNSINGER: He needs to</p> <p>10:11PM <b>22</b> swear you in.</p> <p>10:11PM <b>23</b> MR. FOSTER: Thank you.</p> <p>10:11PM <b>24</b> MR. WARNER: Thank you.</p> <p><b>25</b> Do you swear to God or affirm that the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">152</p> <p>10:12PM <b>1</b> try to do that, but we're only one leg of a</p> <p>10:12PM <b>2</b> multifaceted government operation. You all people</p> <p>10:12PM <b>3</b> have the power to do what you need to do to either</p> <p>10:12PM <b>4</b> make this happen or make it go away.</p> <p>10:12PM <b>5</b> And I have to agree with Mr. Linder</p> <p>10:12PM <b>6</b> that if it happens it's going to create more</p> <p>10:12PM <b>7</b> problems. And like I said, I've seen it over 28</p> <p>10:12PM <b>8</b> years being on the police department of handling</p> <p>10:12PM <b>9</b> accidents, of handling first-aid calls, of handling</p> <p>10:12PM <b>10</b> neighborhoods that are inundated by cars backed up</p> <p>10:12PM <b>11</b> and people can't get out of their own driveways and</p> <p>10:12PM <b>12</b> not even being able to get to work.</p> <p>10:12PM <b>13</b> It's just -- it just makes things a</p> <p>10:12PM <b>14</b> little more difficult. So I appreciate your time and</p> <p>10:12PM <b>15</b> I appreciate you allowing me to make the statement</p> <p>10:12PM <b>16</b> here and good luck.</p> <p>10:12PM <b>17</b> MR. WARNER: Mr. Foster, 87 Hampton</p> <p>10:12PM <b>18</b> Drive, correct?</p> <p>10:12PM <b>19</b> MR. FOSTER: Yes.</p> <p>10:12PM <b>20</b> MR. WARNER: Thank you.</p> <p>10:12PM <b>21</b> ACTING CHAIRMAN HUNSINGER: Thank you,</p> <p>10:12PM <b>22</b> Mr. Foster.</p> <p>10:13PM <b>23</b> Anyone else from the public want to</p> <p>10:13PM <b>24</b> make a comment for or against the application?</p> <p>10:13PM <b>25</b> (No response.)</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">153</p> <p>10:13PM <b>1</b> ACTING CHAIRMAN HUNSINGER: I'm</p> <p>10:13PM <b>2</b> checking, Theresa, are you seeing anyone else come</p> <p>10:13PM <b>3</b> forward.</p> <p>10:13PM <b>4</b> MS. SNYDER: I don't see anyone, no.</p> <p>10:13PM <b>5</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p>10:13PM <b>6</b> Seeing no one else come forward -- again, I have to</p> <p>10:13PM <b>7</b> be sensitive that it is technology, so I am giving a</p> <p>10:13PM <b>8</b> little extra time.</p> <p>10:13PM <b>9</b> Seeing no one come forward, we will</p> <p>10:13PM <b>10</b> close the public portion of the meeting.</p> <p>10:13PM <b>11</b> Do you want -- do you have a closing</p> <p>10:13PM <b>12</b> statement that you want to give?</p> <p>10:13PM <b>13</b> MR. TUVEL: Yes, Mr. Chairman. I'll</p> <p>10:13PM <b>14</b> try to be brief because I know it's late, but thank</p> <p>10:13PM <b>15</b> you.</p> <p>10:13PM <b>16</b> I want to thank the board again for</p> <p>10:13PM <b>17</b> having a special meeting and also for all the time</p> <p>10:13PM <b>18</b> and attention that the board has given us during the</p> <p>10:13PM <b>19</b> course of these proceedings.</p> <p>10:13PM <b>20</b> ACTING CHAIRMAN HUNSINGER: I'm sorry,</p> <p>10:13PM <b>21</b> could I interrupt you for one second. I'm sorry.</p> <p>10:13PM <b>22</b> MR. TUVEL: Yes, go ahead.</p> <p>10:13PM <b>23</b> ACTING CHAIRMAN HUNSINGER: Should we</p> <p>10:13PM <b>24</b> -- Mr. Warner, should we -- should the board be</p> <p>10:13PM <b>25</b> making comments first before he does his closing</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">155</p> <p>10:14PM <b>1</b> from an aesthetic and a stormwater perspective.</p> <p>10:14PM <b>2</b> So in this situation we have site</p> <p>10:14PM <b>3</b> characteristics that are very interesting. The</p> <p>10:14PM <b>4</b> property only abuts a cemetery. The property has</p> <p>10:15PM <b>5</b> frontage on three sides. The property is irregularly</p> <p>10:15PM <b>6</b> shaped. The property only can have access or primary</p> <p>10:15PM <b>7</b> access in one location.</p> <p>10:15PM <b>8</b> So we have a very, very unique</p> <p>10:15PM <b>9</b> property. And it's very, very rare that I get to say</p> <p>10:15PM <b>10</b> that. Normally I'm before a board, we have a</p> <p>10:15PM <b>11</b> rectangle as a lot, we have a square as a lot. It's</p> <p>10:15PM <b>12</b> very rare that you have circumstances like this.</p> <p>10:15PM <b>13</b> Which is why I think our planner spent so much time</p> <p>10:15PM <b>14</b> on the particular suitability argument.</p> <p>10:15PM <b>15</b> So what are we doing here? We're doing</p> <p>10:15PM <b>16</b> a significant amount of improvements, and I think</p> <p>10:15PM <b>17</b> everyone could agree that aesthetics is one of them,</p> <p>10:15PM <b>18</b> so I'll start with that. The buildings here that are</p> <p>10:15PM <b>19</b> being proposed are going to enhance the community and</p> <p>10:15PM <b>20</b> this corner tremendously. We are increasing or</p> <p>10:15PM <b>21</b> bettering the stormwater management at this location.</p> <p>10:15PM <b>22</b> As indicated earlier based on some of</p> <p>10:15PM <b>23</b> the questions, although we are removing 56 trees, we</p> <p>10:15PM <b>24</b> are going to be adding 95 and 214 shrubs to further</p> <p>10:15PM <b>25</b> better the property.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">154</p> <p>10:13PM <b>1</b> or --</p> <p>10:13PM <b>2</b> MR. WARNER: No, you should let him</p> <p>10:14PM <b>3</b> make his summation because, again, when -- the board</p> <p>10:14PM <b>4</b> comments should be in the way of deliberations.</p> <p>10:14PM <b>5</b> ACTING CHAIRMAN HUNSINGER: Thank you.</p> <p>10:14PM <b>6</b> MR. WARNER: And then, ultimately, a</p> <p>10:14PM <b>7</b> vote.</p> <p>10:14PM <b>8</b> ACTING CHAIRMAN HUNSINGER: I'm sorry</p> <p>10:14PM <b>9</b> to interrupt you.</p> <p>10:14PM <b>10</b> MR. TUVEL: No, that's okay.</p> <p>10:14PM <b>11</b> ACTING CHAIRMAN HUNSINGER: Sorry to</p> <p>10:14PM <b>12</b> interrupt you.</p> <p>10:14PM <b>13</b> Proceed. Thank you.</p> <p>10:14PM <b>14</b> MR. TUVEL: No, that's okay.</p> <p>10:14PM <b>15</b> So, again, thank you for your time and</p> <p>10:14PM <b>16</b> especially the special meeting.</p> <p>10:14PM <b>17</b> It's very rare as a land use attorney</p> <p>10:14PM <b>18</b> that I get to say that a site truly meets the</p> <p>10:14PM <b>19</b> criteria for a use variance. We make arguments like</p> <p>10:14PM <b>20</b> that a lot, but this is the quintessential case why</p> <p>10:14PM <b>21</b> it was made.</p> <p>10:14PM <b>22</b> A single-family home would unlike --</p> <p>10:14PM <b>23</b> would be very unlikely in this location. Right now</p> <p>10:14PM <b>24</b> you have an existing office building that's vacant</p> <p>10:14PM <b>25</b> and a site that's in dire need of redevelopment both</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">156</p> <p>10:16PM <b>1</b> We are adding affordable housing to the</p> <p>10:16PM <b>2</b> community that will go to the Borough's Affordable</p> <p>10:16PM <b>3</b> Housing Credit, and also provide families in need</p> <p>10:16PM <b>4</b> with the opportunity to have affordable housing in</p> <p>10:16PM <b>5</b> this location. And the applicant is providing,</p> <p>10:16PM <b>6</b> although slightly more, the 22 percent affordable</p> <p>10:16PM <b>7</b> units where 20 percent is required.</p> <p>10:16PM <b>8</b> The applicant is also providing the EV</p> <p>10:16PM <b>9</b> charging stations as required by law, which will help</p> <p>10:16PM <b>10</b> in sustainability of the site. But as we work with</p> <p>10:16PM <b>11</b> the board throughout this process, we're also</p> <p>10:16PM <b>12</b> providing ready-made spaces within the garage which</p> <p>10:16PM <b>13</b> will also make the site better from a sustainability</p> <p>10:16PM <b>14</b> standpoint.</p> <p>10:16PM <b>15</b> I also think that this process with the</p> <p>10:16PM <b>16</b> board and the public and the board's professionals</p> <p>10:16PM <b>17</b> worked out really well. We came to the board with an</p> <p>10:16PM <b>18</b> application. We got review letter from your</p> <p>10:16PM <b>19</b> professionals and from your outside agencies within</p> <p>10:16PM <b>20</b> the municipality, and we also heard comments from the</p> <p>10:16PM <b>21</b> board and the board members themselves, as well as</p> <p>10:17PM <b>22</b> from the public, and we made the project better, as</p> <p>10:17PM <b>23</b> Noah indicated at the beginning of his presentation.</p> <p>10:17PM <b>24</b> The board had a concern regarding the</p> <p>10:17PM <b>25</b> drive aisle widths, we improved those. The board had</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">157</p> <p>10:17PM 1 a concern regarding the spaces by the garages, we</p> <p>10:17PM 2 improved those as well. We added the walkway from</p> <p>10:17PM 3 the site to a potential bus stop that we will work</p> <p>10:17PM 4 with the Board of Education to locate. That</p> <p>10:17PM 5 sidewalk, I think, will be a great help, and the</p> <p>10:17PM 6 board members and Mr. Stires had pointed that out,</p> <p>10:17PM 7 they thought that was a very valuable comment to this</p> <p>10:17PM 8 project.</p> <p>10:17PM 9 We also installed a trench drain that</p> <p>10:17PM 10 was requested to even further enhance stormwater</p> <p>10:17PM 11 management. We are complying with the new</p> <p>10:17PM 12 regulations, both from the borough and from the</p> <p>10:17PM 13 state, and by doing that we also added another aspect</p> <p>10:17PM 14 to the project.</p> <p>10:17PM 15 Also, again, on some of the variance</p> <p>10:17PM 16 relief, the project -- the site is interesting in a</p> <p>10:17PM 17 way that, although visually the right-of-way looks to</p> <p>10:17PM 18 be a part of the property, the property line cuts</p> <p>10:17PM 19 through the right-of-way.</p> <p>10:17PM 20 So we are somewhat penalized by the</p> <p>10:18PM 21 unique or the interesting aspect of where the</p> <p>10:18PM 22 property line is located, but from an overall</p> <p>10:18PM 23 perspective, it will look like it's in conformance</p> <p>10:18PM 24 with most if not all of the bulk regulations with</p> <p>10:18PM 25 respect to setbacks.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">159</p> <p>10:19PM 1 Mr. Chrismer, and was unsuccessful doing. It will</p> <p>10:19PM 2 either be that or it will be something else.</p> <p>10:19PM 3 In this specific situation you heard</p> <p>10:19PM 4 from our traffic engineer and the testimony was</p> <p>10:19PM 5 un rebutted that this is probably the lowest</p> <p>10:19PM 6 trip-generating use of anything that could go at this</p> <p>10:19PM 7 location. A single-family home is not going to go</p> <p>10:19PM 8 here. I think we could all understand that. Nobody</p> <p>10:19PM 9 is going to put one house on this island project.</p> <p>10:19PM 10 But if you're going to put something,</p> <p>10:19PM 11 and I think everyone would agree that it's in dire</p> <p>10:19PM 12 need of redevelopment, this type of project has one</p> <p>10:19PM 13 of the lowest trip-generating numbers of any use that</p> <p>10:19PM 14 can go here.</p> <p>10:19PM 15 An office building would generate more,</p> <p>10:19PM 16 retail would generate more. I mean, I don't even</p> <p>10:20PM 17 think light industrial would be proposed here, but if</p> <p>10:20PM 18 you did something like that, that would be more</p> <p>10:20PM 19 traffic.</p> <p>10:20PM 20 So I think Mr. Staigar's testimony in</p> <p>10:20PM 21 that regard was very compelling. Yes, are there</p> <p>10:20PM 22 going to be car coming in and out of this driveway?</p> <p>10:20PM 23 Of course. But in the peak hour, the trips are so</p> <p>10:20PM 24 minimal at 10 to 14 trips in the a.m. and the p.m.,</p> <p>10:20PM 25 any other use, whether it be a re-tenanting of the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">158</p> <p>10:18PM 1 It's also, I think, very, very</p> <p>10:18PM 2 important here that we comply from a parking</p> <p>10:18PM 3 standpoint. RSIS is a very universal standard and a</p> <p>10:18PM 4 very conservative standard.</p> <p>10:18PM 5 In fact, in most municipalities for</p> <p>10:18PM 6 projects like this, they're going under RSIS with</p> <p>10:18PM 7 respect to parking requirements; going to 1.5 per</p> <p>10:18PM 8 unit, 1.75.</p> <p>10:18PM 9 Here we're complying with RSIS, so</p> <p>10:18PM 10 we're at the 1.8 for the one-bedroom, and over two</p> <p>10:18PM 11 for some of the other units that are two-bedrooms and</p> <p>10:18PM 12 three-bedrooms, and we meet the visitor parking. And</p> <p>10:18PM 13 we're not providing any tandem spaces, anything like</p> <p>10:18PM 14 that. They're all -- all the parking on the surface</p> <p>10:18PM 15 outside will be visitor spaces that are completely</p> <p>10:18PM 16 unobstructed.</p> <p>10:18PM 17 And I agree, you know, with counsel and</p> <p>10:18PM 18 with the board engineer that the state standard put</p> <p>10:18PM 19 this in place just for situations like this, and we</p> <p>10:19PM 20 account for both parking for the residents as well as</p> <p>10:19PM 21 parking for the visitors.</p> <p>10:19PM 22 A lot was brought up on traffic. This</p> <p>10:19PM 23 site is going to be redeveloped, in one way or the</p> <p>10:19PM 24 other. Either the office would be re-tenanted, which</p> <p>10:19PM 25 the applicant tried to do, you heard that from</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">160</p> <p>10:20PM 1 building or something else, would likely be</p> <p>10:20PM 2 substantially higher, as Mr. Staigar testified.</p> <p>10:20PM 3 Not only that, besides for Mr. Stires</p> <p>10:20PM 4 reviewing the traffic analysis and the board hearing</p> <p>10:20PM 5 the traffic analysis, the county is going to hear --</p> <p>10:20PM 6 is going to get our traffic report and study the</p> <p>10:20PM 7 intersection and study the driveways. If they feel</p> <p>10:20PM 8 that adjustments need to be made, it's within their</p> <p>10:20PM 9 jurisdiction and they'll make them, and also the DOT</p> <p>10:20PM 10 with respect to the ramp.</p> <p>10:20PM 11 So we have many levels of review with</p> <p>10:20PM 12 respect to traffic, especially a low trip generator</p> <p>10:20PM 13 here. So I have no doubt, from the applicant's</p> <p>10:20PM 14 perspective, that the traffic here has been vetted</p> <p>10:20PM 15 and that from a traffic perspective, this is the best</p> <p>10:20PM 16 possible use that could go in this location.</p> <p>10:21PM 17 In terms of the Zone Plan and Zoning</p> <p>10:21PM 18 Ordinance, I think Mr. Heydt's testimony was right on</p> <p>10:21PM 19 the money. He cited to many excerpts from the Master</p> <p>10:21PM 20 Plan regarding affordable housing and other aspects</p> <p>10:21PM 21 of it that I think show that we meet our burden with</p> <p>10:21PM 22 the negative criteria with respect to substantial</p> <p>10:21PM 23 detriment to the Zone Plan or Zoning Ordinance.</p> <p>10:21PM 24 With respect to substantial detriment</p> <p>10:21PM 25 to the public good, which is really a term for the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>



<p style="text-align: right;">161</p> <p>10:21PM <b>1</b> effect of the surrounding properties, the same reason</p> <p>10:21PM <b>2</b> that the positive criteria is met, I think, is the</p> <p>10:21PM <b>3</b> same reasons that the negative criteria is met.</p> <p>10:21PM <b>4</b> We're improving the site from a</p> <p>10:21PM <b>5</b> stormwater standpoint, not only by the infrastructure</p> <p>10:21PM <b>6</b> that Ms. Ruskan testified to, that it was low impact,</p> <p>10:21PM <b>7</b> has the new sustainable features that the new DEP and</p> <p>10:21PM <b>8</b> borough regs require, but also going above and beyond</p> <p>10:21PM <b>9</b> that with some of the other items that we're doing,</p> <p>10:22PM <b>10</b> and decreasing the impervious coverage from what</p> <p>10:22PM <b>11</b> exists today.</p> <p>10:22PM <b>12</b> So I think that's one positive that</p> <p>10:22PM <b>13</b> also affects the negative criteria which is, would</p> <p>10:22PM <b>14</b> there be any substantial detriment from a stormwater</p> <p>10:22PM <b>15</b> standpoint, and the answer is no, it's actually being</p> <p>10:22PM <b>16</b> improved.</p> <p>10:22PM <b>17</b> Same thing with respect to lighting.</p> <p>10:22PM <b>18</b> You have older lighting fixtures on the property.</p> <p>10:22PM <b>19</b> We're putting in new LED fixtures that won't only be</p> <p>10:22PM <b>20</b> good for the environment, but won't spill light the</p> <p>10:22PM <b>21</b> why that the older fixtures do.</p> <p>10:22PM <b>22</b> And, again, not to just reiterate the</p> <p>10:22PM <b>23</b> traffic, but the traffic is so minimal, based on the</p> <p>10:22PM <b>24</b> testimony given, the studies done and the various</p> <p>10:22PM <b>25</b> levels of review that both counties in this regard</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">163</p> <p>10:23PM <b>1</b> very much.</p> <p>10:23PM <b>2</b> So that brings it back to us, the</p> <p>10:23PM <b>3</b> board, for any comments or questions that we are</p> <p>10:23PM <b>4</b> still remaining.</p> <p>10:23PM <b>5</b> I do have one comment myself, thinking</p> <p>10:23PM <b>6</b> about this left-hand turn, thinking about the</p> <p>10:23PM <b>7</b> neighborhood across the street and, you know, you are</p> <p>10:24PM <b>8</b> our neighbors and your concerns are important to us.</p> <p>10:24PM <b>9</b> If we were to -- if the applicant or</p> <p>10:24PM <b>10</b> somebody were to make no left turn here, can you --</p> <p>10:24PM <b>11</b> people would go right. And if they're going to go</p> <p>10:24PM <b>12</b> right, they're going to take a left up Horseshoe and</p> <p>10:24PM <b>13</b> they're going to go right through your neighborhood</p> <p>10:24PM <b>14</b> to take that left turn.</p> <p>10:24PM <b>15</b> And I think it would exacerbate the</p> <p>10:24PM <b>16</b> traffic in your neighborhood.</p> <p>10:24PM <b>17</b> It seems like you guys do have a number</p> <p>10:24PM <b>18</b> of people that cut through and that's an issue that</p> <p>10:24PM <b>19</b> exists today. And I think making a no left turn</p> <p>10:24PM <b>20</b> coming out of there might make it worse.</p> <p>10:24PM <b>21</b> I mean, if I lived there and I'm coming</p> <p>10:24PM <b>22</b> out, if I can't take a left I'm going to take a</p> <p>10:24PM <b>23</b> right, I'm going to take a left up Horseshoe, I'm</p> <p>10:24PM <b>24</b> going to go right through your neighborhood to go to</p> <p>10:24PM <b>25</b> Berkeley Heights, or I'm going to go up Horseshoe,</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">162</p> <p>10:22PM <b>1</b> might have, as well as your municipal engineer and</p> <p>10:22PM <b>2</b> the police department that will also review this</p> <p>10:22PM <b>3</b> application.</p> <p>10:22PM <b>4</b> We comply with the parking standards, I</p> <p>10:22PM <b>5</b> said that, I think I beat that one to death, in terms</p> <p>10:22PM <b>6</b> of RSIS from a legal perspective.</p> <p>10:22PM <b>7</b> So, again, it's very rare that I can</p> <p>10:22PM <b>8</b> come to a board and say yes, particular suitability</p> <p>10:22PM <b>9</b> is met. This was the reason why that standard was</p> <p>10:22PM <b>10</b> put into effect by the statute and the case law,</p> <p>10:23PM <b>11</b> because of the unique shape of this property, the</p> <p>10:23PM <b>12</b> unique -- the particular traits of this property, and</p> <p>10:23PM <b>13</b> the fact that the current zoning for the property is</p> <p>10:23PM <b>14</b> not really applicable or functional.</p> <p>10:23PM <b>15</b> So, Mr. Chairman and Members of the</p> <p>10:23PM <b>16</b> Board, there were various conditions that I believe</p> <p>10:23PM <b>17</b> Mr. Warner will likely go over so I'll let him do</p> <p>10:23PM <b>18</b> that, but I would respectfully respect that the board</p> <p>10:23PM <b>19</b> grant the application for preliminary and final major</p> <p>10:23PM <b>20</b> site plan with the variances and waivers requested,</p> <p>10:23PM <b>21</b> with the stipulations and conditions that the</p> <p>10:23PM <b>22</b> applicant put forth on the record.</p> <p>10:23PM <b>23</b> So, again, thank you, and I'm happy to</p> <p>10:23PM <b>24</b> answer any questions that the board may have.</p> <p>10:23PM <b>25</b> ACTING CHAIRMAN HUNSINGER: Thank you</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">164</p> <p>10:24PM <b>1</b> one or the other.</p> <p>10:24PM <b>2</b> So I just don't see a fix to that</p> <p>10:24PM <b>3</b> particular issue and I think making no left turn</p> <p>10:24PM <b>4</b> would make it worse. Just, I grew up on Valley Road,</p> <p>10:24PM <b>5</b> I drive this road every single day and so that's sort</p> <p>10:25PM <b>6</b> of how I see that situation.</p> <p>10:25PM <b>7</b> That's my one comment for now.</p> <p>10:25PM <b>8</b> Anybody else on the board have any</p> <p>10:25PM <b>9</b> questions or comments?</p> <p>10:25PM <b>10</b> MR. TARASCHI: I do real quick.</p> <p>10:25PM <b>11</b> My comment is overall I was just very</p> <p>10:25PM <b>12</b> impressed with the applicant's cooperation here.</p> <p>10:25PM <b>13</b> Aside from having a solid, you know, first draft,</p> <p>10:25PM <b>14</b> I'll say, which I'm sure wasn't first draft to them</p> <p>10:25PM <b>15</b> but to us it was, their willingness to take last</p> <p>10:25PM <b>16</b> meeting's concerns into account and quite quickly try</p> <p>10:25PM <b>17</b> to solve some of these problems put in what is in my</p> <p>10:25PM <b>18</b> view very clearly and some costly improvements to</p> <p>10:25PM <b>19</b> address our concerns and meet every criteria that</p> <p>10:25PM <b>20</b> we've requested and that the borough professionals</p> <p>10:26PM <b>21</b> have, is somewhat remarkable and I want to give them</p> <p>10:26PM <b>22</b> credit for that.</p> <p>10:26PM <b>23</b> I also take into serious consideration</p> <p>10:26PM <b>24</b> the Berkeley Heights residents, our neighbors, and</p> <p>10:26PM <b>25</b> their concerns with the traffic. And I have a couple</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

	165	
10:26PM	1	of thoughts on that and will probably end with a
10:26PM	2	question to Steve in the end.
10:26PM	3	But right now it's an abandoned
10:26PM	4	building. It's allowed to be an abandoned building
10:26PM	5	and it's allowed to be a non-abandoned building that
10:26PM	6	will have a significant number of people in it.
10:26PM	7	They could potentially find renters,
10:26PM	8	which I don't think anybody has disagreed with, would
10:26PM	9	cause significantly more traffic and cars going in
10:26PM	10	and out at peak hours than a townhome development.
10:27PM	11	We certainly can't keep it as an
10:27PM	12	abandoned building with no cars going in and out, nor
10:27PM	13	would that be the right decision of us to do. If we
10:27PM	14	had that power.
10:27PM	15	I guess my questions is, should we be
10:27PM	16	looking at this as if it were a single-family home
10:27PM	17	only zoning or should we really be looking -- and the
10:27PM	18	impact compared to that, or should we be looking at
10:27PM	19	the reality here, which is it's not a single-family
10:27PM	20	home, it's a building, an office building, that could
10:27PM	21	be an office building again with renters in there,
10:27PM	22	and that's what we should be considering.
10:27PM	23	Because, you know, where's the bar
10:27PM	24	here, I guess, in terms of our consideration, and
10:27PM	25	that's my question.
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

	166	
10:27PM	1	MR. WARNER: Before I answer that
10:27PM	2	question, Board Member Fechtner, I know you stepped
10:27PM	3	out a moment there, I want to repeat the question,
10:28PM	4	and please, I do have to ask the board members,
10:28PM	5	although it's draconian, we have to listen to
10:28PM	6	everything or -- in order to be qualified to vote.
10:28PM	7	So unless and until there's breaks, we all kind of
10:28PM	8	need to stay in the camera.
10:28PM	9	But the question of Board Member
10:28PM	10	Taraschi essentially was do we consider this simply
10:28PM	11	as it's vacant now so everything is zero, or do we
10:28PM	12	consider is as, well, it can only be, by permitted
10:28PM	13	use, be a single-family dwelling, so consider the
10:28PM	14	difference between this and what's proposed in a
10:28PM	15	single-family dwelling, or can we consider all the
10:28PM	16	various possibilities including the fact that as of
10:28PM	17	right, this could continue to be an office building
10:28PM	18	and a fully occupied one, or something else perhaps.
10:28PM	19	And the answer is legally, and I'm not
10:28PM	20	-- I'll leave the professional planning to the
10:28PM	21	testimony you already heard from Mr. Heydt and
10:29PM	22	Mr. Stires can weigh in as well, but legally you have
10:29PM	23	to consider the reality, as you put it. You cannot
10:29PM	24	say to yourself, well, it's an empty building right
10:29PM	25	now, it's got zero everything, so including, you
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

	167	
10:29PM	1	know, very -- well, very little open space, but you
10:29PM	2	have to consider it as certainly what it could be as
10:29PM	3	of right, and, you know, which could be a
10:29PM	4	continuation of a preexisting, not -- a previously
10:29PM	5	approved, excuse me, office building which could be
10:29PM	6	fully occupied.
10:29PM	7	Hope that answers from the legal
10:29PM	8	perspective.
10:29PM	9	MR. TARASCHI: It did.
10:29PM	10	So given that, and given the fact that
10:29PM	11	the owner could, at any moment, occupy this building
10:29PM	12	by just lowering the rent if it's disapproved and
10:29PM	13	potentially occupying it or, you know -- it seems to
10:29PM	14	me that the reality is, is that this will be less
10:30PM	15	intrusive traffic wise on the neighbors if it's built
10:30PM	16	than it would be if this was reoccupied, which they
10:30PM	17	have every right to do.
10:30PM	18	And having an abandoned building
10:30PM	19	dilapidate over the years doesn't seem to be in any
10:30PM	20	community's best interest or highest investments in
10:30PM	21	any way, so that's my comment on it.
10:30PM	22	But I do seriously consider the
10:30PM	23	residents' concerns about safety and whatnot because
10:30PM	24	we do have to take their thoughts and concerns into
10:30PM	25	account, as we should, as I would hope their
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

	168	
10:30PM	1	community would for us, so that's it.
10:30PM	2	ACTING CHAIRMAN HUNSINGER: Well said.
10:30PM	3	Anyone else on the board have any
10:30PM	4	comments, questions?
10:30PM	5	(No response.)
10:31PM	6	ACTING CHAIRMAN HUNSINGER: So I'll
10:31PM	7	make my comments.
10:31PM	8	You know, I came -- anybody who knows
10:31PM	9	me knows that I have never been a fan of this type of
10:31PM	10	a development. I've been on the board for, I think
10:31PM	11	it's coming on my 25th year, but the world's
10:31PM	12	changing, and this type of housing is what people are
10:31PM	13	looking for, and it's a nice development. I think
10:31PM	14	it's a particularly good use for this property.
10:31PM	15	I do like your question, Mitch, and I'm
10:31PM	16	glad you asked it. I do think it is a less intensive
10:31PM	17	use than what is currently there.
10:31PM	18	I do take the consideration of the
10:31PM	19	neighbors into account. I think they have some
10:31PM	20	traffic issues that I think need to be addressed and
10:31PM	21	I think they exist today and I don't feel this is
10:31PM	22	going to exacerbate them.
10:32PM	23	And, you know, looking at the other
10:32PM	24	property that we approved on Mountain Boulevard, and
10:32PM	25	one doesn't always go to the other, but that had some
		<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>
		<b>201-641-1812</b>

<p style="text-align: right;">169</p> <p>10:32PM 1 slope issues, that had some other issues, and it was</p> <p>10:32PM 2 a little bit different for development.</p> <p>10:32PM 3 I think this is, you know, the height</p> <p>10:32PM 4 was one thing that concerned me and the fact that it</p> <p>10:32PM 5 is staggered and the bigger building is further back</p> <p>10:32PM 6 is important because I think that from a neighbor</p> <p>10:32PM 7 looking at it, it's going to have less of an effect.</p> <p>10:32PM 8 I do think that the two roads, the</p> <p>10:32PM 9 Drift Road and Plainfield Avenue are, you know, not a</p> <p>10:32PM 10 good place for a single-family home. I don't think</p> <p>10:32PM 11 that would ever go here. I don't think anyone would</p> <p>10:32PM 12 ever do that.</p> <p>10:32PM 13 I think if we didn't approve this,</p> <p>10:32PM 14 someone would try to repurpose it as a commercial</p> <p>10:32PM 15 building.</p> <p>10:32PM 16 And to Mr. Taraschi's comments, this is</p> <p>10:32PM 17 a less intensive use. And I remember when Stonegate</p> <p>10:32PM 18 went in, very concerned about traffic. Having</p> <p>10:33PM 19 traveled this road, as I said, daily, I don't see</p> <p>10:33PM 20 that causing a great deal of traffic. I don't see</p> <p>10:33PM 21 Berkeley Square causing a great deal of traffic as</p> <p>10:33PM 22 well.</p> <p>10:33PM 23 Again, the left-hand turn, I don't</p> <p>10:33PM 24 think -- I think not having a left-hand turn will</p> <p>10:33PM 25 cause more trouble for the surrounding neighborhood</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">171</p> <p>10:34PM 1 accomplish, I like the looks of your building, but I</p> <p>10:35PM 2 see it as just being too dense for, you know, it's --</p> <p>10:35PM 3 we need to have it opened up. We need more space in</p> <p>10:35PM 4 there. At least that's my feeling. It was from</p> <p>10:35PM 5 early on when we first started looking at this, that</p> <p>10:35PM 6 it was just too dense.</p> <p>10:35PM 7 And we've been down this road with a</p> <p>10:35PM 8 number of developments and we've been able to work</p> <p>10:35PM 9 with groups like yours and come up with something</p> <p>10:35PM 10 like's acceptable to both the town and to the</p> <p>10:35PM 11 developers. So might be wise to give that some</p> <p>10:35PM 12 thought.</p> <p>10:35PM 13 That's all I have to say.</p> <p>10:35PM 14 I'm done.</p> <p>10:35PM 15 ACTING CHAIRMAN HUNSINGER: So my</p> <p>10:35PM 16 question for you, Rich, is it's what, I think it's</p> <p>10:35PM 17 74 percent now and they're going to 66. Is that -- I</p> <p>10:35PM 18 mean, they're reducing the number.</p> <p>10:35PM 19 MR. BROWN: It was 70,000 originally,</p> <p>10:35PM 20 right? It was 70 percent, I thought, originally, and</p> <p>10:35PM 21 then it went down to 64. I mean, those were the</p> <p>10:35PM 22 original numbers, I think. Maybe I'm wrong and</p> <p>10:35PM 23 correct me if I'm wrong.</p> <p>10:36PM 24 MR. STIRES: That's right.</p> <p>10:36PM 25 Then it went up to 66.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">170</p> <p>10:33PM 1 than allowing a left-hand turn. I do think the light</p> <p>10:33PM 2 helps exacerbate that to get out. And if you ever</p> <p>10:33PM 3 sat at that light during rush hour, the majority of</p> <p>10:33PM 4 traffic is coming from Route 78. And that light</p> <p>10:33PM 5 changes pretty often.</p> <p>10:33PM 6 So, you know, it -- as much as nothing</p> <p>10:33PM 7 is always perfect, I do think this is probably the</p> <p>10:33PM 8 best use for this property.</p> <p>10:33PM 9 That's my two cents.</p> <p>10:33PM 10 Mr. Brown?</p> <p>10:33PM 11 MR. BROWN: Yes sir, Mr. Chairman.</p> <p>10:33PM 12 I think I want to parrot what</p> <p>10:34PM 13 Mr. Taraschi was saying. The experts you brought in,</p> <p>10:34PM 14 excellent. Listening, excellent. Willing to make</p> <p>10:34PM 15 changes, excellent.</p> <p>10:34PM 16 Comparisons skewed toward what you want</p> <p>10:34PM 17 to accomplish, and the one area that I brought up</p> <p>10:34PM 18 early on in the last meeting was the fact that, at</p> <p>10:34PM 19 that point it was 64 percent pervious coverage. And</p> <p>10:34PM 20 you were -- you used the footprint of the existing</p> <p>10:34PM 21 building at 70 percent, you didn't bring in the</p> <p>10:34PM 22 buffering which I happen to agree with you. I think</p> <p>10:34PM 23 the buffering adds some quality to what you're trying</p> <p>10:34PM 24 to accomplish.</p> <p>10:34PM 25 I like what you're trying to</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">172</p> <p>10:36PM 1 MR. BROWN: Then it went up to 66,</p> <p>10:36PM 2 right. And I understand why it went up. I mean,</p> <p>10:36PM 3 you're trying to accommodate expanding the -- you</p> <p>10:36PM 4 know, the depth of the roads and access to the</p> <p>10:36PM 5 facilities, but I think there's a way to get to where</p> <p>10:36PM 6 we want to be with this, it's just -- it's too much.</p> <p>10:36PM 7 For me it's too much. Been -- you know, I've been</p> <p>10:36PM 8 down this road a couple of times.</p> <p>10:36PM 9 ACTING CHAIRMAN HUNSINGER: Mr. Kita,</p> <p>10:36PM 10 did you have a comment?</p> <p>10:36PM 11 MR. KITA: Sure.</p> <p>10:36PM 12 Like you, I've traveled -- I travel</p> <p>10:36PM 13 Plainfield Avenue quite a bit. I'm -- you know, I</p> <p>10:36PM 14 live in what was referred to, that little sliver of</p> <p>10:36PM 15 Watchung that is north of Route 78.</p> <p>10:37PM 16 You know, coming out of Emerson Avenue</p> <p>10:37PM 17 here off of Plainfield Avenue is an adventure in and</p> <p>10:37PM 18 of itself as well and probably with the hill that's</p> <p>10:37PM 19 there, probably more dangerous than the part of</p> <p>10:37PM 20 Plainfield we've been talking about.</p> <p>10:37PM 21 I kind of agree with Rich, you know, on</p> <p>10:37PM 22 the density. I wish that we could see some things</p> <p>10:37PM 23 maybe slightly less dense.</p> <p>10:37PM 24 But with that said, you know, I think</p> <p>10:37PM 25 that the applicant did meet the burden of proof, I</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">173</p> <p>10:37PM <b>1</b> think, in terms of the viability of the project, its</p> <p>10:37PM <b>2</b> benefit to the community. I think it's going to be</p> <p>10:37PM <b>3</b> much better than having that office building there,</p> <p>10:38PM <b>4</b> and especially as Mitch was saying, an office</p> <p>10:38PM <b>5</b> building that might be in use, and I think at some</p> <p>10:38PM <b>6</b> point there was some testimony that there might be</p> <p>10:38PM <b>7</b> like 60 trips generated during those rush hours going</p> <p>10:38PM <b>8</b> in and out of that property which would make it, you</p> <p>10:38PM <b>9</b> know, far worse than what this project purports to be</p> <p>10:38PM <b>10</b> with the traffic coming in and out.</p> <p>10:38PM <b>11</b> So with that said, you know, I'm</p> <p>10:38PM <b>12</b> inclined to vote favorably on the project at this</p> <p>10:38PM <b>13</b> point.</p> <p>10:38PM <b>14</b> ACTING CHAIRMAN HUNSINGER: Okay.</p> <p>10:38PM <b>15</b> Mr. Hanlon, do you have any comments?</p> <p>10:38PM <b>16</b> (No response.)</p> <p>10:38PM <b>17</b> ACTING CHAIRMAN HUNSINGER:</p> <p>10:38PM <b>18</b> Mrs. Fechtner.</p> <p>10:38PM <b>19</b> MS. FECHTNER: I'm saying what I have</p> <p>10:38PM <b>20</b> compromised in my head, too.</p> <p>10:38PM <b>21</b> I would certainly love to see less</p> <p>10:38PM <b>22</b> density. I don't think it would change the quality</p> <p>10:38PM <b>23</b> of life of the people who are living there, which is</p> <p>10:38PM <b>24</b> the way I'm measuring this.</p> <p>10:38PM <b>25</b> I know there is a need for more parking</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">175</p> <p>10:40PM <b>1</b> developers want to develop it, that's not -- I'm not</p> <p>10:40PM <b>2</b> relating to that and that's not what I'm judging and</p> <p>10:40PM <b>3</b> I'm just judging on will it serve the community.</p> <p>10:40PM <b>4</b> Yes, there will be more traffic, but</p> <p>10:40PM <b>5</b> every time we build there's more traffic and we're</p> <p>10:40PM <b>6</b> unhappy with it. I don't know how to do away with</p> <p>10:40PM <b>7</b> the -- that issue of it.</p> <p>10:40PM <b>8</b> Safety, I think, yes, we can work on</p> <p>10:40PM <b>9</b> safety. Look, we've just done that on Valley Road.</p> <p>10:40PM <b>10</b> We lowered the speed limit.</p> <p>10:40PM <b>11</b> And people have to be careful with</p> <p>10:41PM <b>12</b> people being more gentlemanly and someone is trying</p> <p>10:41PM <b>13</b> to make a turn, give them a break. I've run into</p> <p>10:41PM <b>14</b> that very often, people give you headlights on, up</p> <p>10:41PM <b>15</b> and down, give you the signal that they're going to</p> <p>10:41PM <b>16</b> let me make my left turn to get into my street.</p> <p>10:41PM <b>17</b> So is it ideal? I think any</p> <p>10:41PM <b>18</b> development we do that increases the number of</p> <p>10:41PM <b>19</b> people, traffic, we humans do create problems. So</p> <p>10:41PM <b>20</b> I'm looking at this and thinking it's going to serve</p> <p>10:41PM <b>21</b> 27 families who are looking for a place, nice place</p> <p>10:41PM <b>22</b> to live in a nice town, and hopefully it will be a</p> <p>10:41PM <b>23</b> safe place for them.</p> <p>10:41PM <b>24</b> So I'm now leaning, after much</p> <p>10:41PM <b>25</b> trepidation at the beginning, I have many, many notes</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">174</p> <p>10:39PM <b>1</b> -- more living opportunities for people. I think</p> <p>10:39PM <b>2</b> this will serve not the kind of people who want the</p> <p>10:39PM <b>3</b> acre-and-a-half house, this will serve a different</p> <p>10:39PM <b>4</b> public. And maybe people are changing and don't want</p> <p>10:39PM <b>5</b> the maintenance of a big house, and I'm not referring</p> <p>10:39PM <b>6</b> to necessarily seniors because I look at the plan and</p> <p>10:39PM <b>7</b> let them do whatever they feel they want to do, and I</p> <p>10:39PM <b>8</b> look at all the steps in those apartments, condos,</p> <p>10:39PM <b>9</b> and think that's not where empty-nesters are going to</p> <p>10:39PM <b>10</b> go.</p> <p>10:39PM <b>11</b> However, I see this place for families</p> <p>10:39PM <b>12</b> with two working parents who don't want the</p> <p>10:39PM <b>13</b> maintenance of a big property.</p> <p>10:39PM <b>14</b> So I think it will serve a purpose of</p> <p>10:39PM <b>15</b> housing for people in this area. There is such a</p> <p>10:39PM <b>16</b> shortage of housing all over, I've been told, by</p> <p>10:39PM <b>17</b> younger couples who are looking to buy their first</p> <p>10:39PM <b>18</b> house or whatever they're looking to live into. So</p> <p>10:39PM <b>19</b> I'm looking at that.</p> <p>10:40PM <b>20</b> Yes, I would love to see more open</p> <p>10:40PM <b>21</b> space because that's Watchung to me. Watchung is</p> <p>10:40PM <b>22</b> open space. That's gone and behind. We're no longer</p> <p>10:40PM <b>23</b> keep Watchung rural, we're not very much a community.</p> <p>10:40PM <b>24</b> So I have had a lot of concerns, mostly</p> <p>10:40PM <b>25</b> quality of life in terms of this. However the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">176</p> <p>10:41PM <b>1</b> of why oh no, no, no, but I -- I think it's -- for</p> <p>10:41PM <b>2</b> me, it's probably the right thing to do. So I am</p> <p>10:41PM <b>3</b> going that route.</p> <p>10:42PM <b>4</b> And I do agree with the density. It</p> <p>10:42PM <b>5</b> would have been nice maybe ten less houses, maybe 17,</p> <p>10:42PM <b>6</b> but today people do things for business reasons, and</p> <p>10:42PM <b>7</b> you can't tell them you should make your profits on</p> <p>10:42PM <b>8</b> these things by opening it up because it would be</p> <p>10:42PM <b>9</b> nicer. That's their piece of property.</p> <p>10:42PM <b>10</b> Either I accept it as they're</p> <p>10:42PM <b>11</b> presenting it or I say uh-uh.</p> <p>10:42PM <b>12</b> So right now I'm saying I would accept</p> <p>10:42PM <b>13</b> it.</p> <p>10:42PM <b>14</b> ACTING CHAIRMAN HUNSINGER: Thank you.</p> <p>10:42PM <b>15</b> Mr. Hanlon, you unmuted yourself.</p> <p>10:42PM <b>16</b> MR. HANLON: Yeah, I just wanted to say</p> <p>10:42PM <b>17</b> I listened to this obviously for the past two</p> <p>10:42PM <b>18</b> sessions. I think the applicant has done a great job</p> <p>10:42PM <b>19</b> in presenting. I think they are putting together</p> <p>10:42PM <b>20</b> something that looks aesthetically pleasing.</p> <p>10:42PM <b>21</b> My only objection, and I mirror Rich's</p> <p>10:42PM <b>22</b> concerns, is the density. I think if there was a way</p> <p>10:43PM <b>23</b> that this could come in with a few fewer units, that</p> <p>10:43PM <b>24</b> would alleviate a lot of the concerns that we've</p> <p>10:43PM <b>25</b> talked about, be it the parking issues -- well, not</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

<p style="text-align: right;">177</p> <p>10:43PM <b>1</b> the parking issues, but the ability for vehicles to</p> <p>10:43PM <b>2</b> maneuver through the facility; the setbacks, et</p> <p>10:43PM <b>3</b> cetera, would be alleviated by coming in with fewer</p> <p>10:43PM <b>4</b> units and having less density.</p> <p>10:43PM <b>5</b> Other than that, I thought the</p> <p>10:43PM <b>6</b> presentation was fantastic. I think the vision is a</p> <p>10:43PM <b>7</b> good one.</p> <p>10:43PM <b>8</b> It's just a matter of fine-tuning it.</p> <p>10:43PM <b>9</b> ACTING CHAIRMAN HUNSINGER: Thank you.</p> <p>10:43PM <b>10</b> Dr. Steinfeld, you have a comment?</p> <p>10:43PM <b>11</b> DR. STEINFELD: Yes, I do.</p> <p>10:43PM <b>12</b> I certainly agree with the comments</p> <p>10:43PM <b>13</b> that people have made about the density. I had the</p> <p>10:43PM <b>14</b> feeling early on that it looked like they were trying</p> <p>10:43PM <b>15</b> to shoehorn in as many units as they possibly could</p> <p>10:44PM <b>16</b> into this relatively small space.</p> <p>10:44PM <b>17</b> But the thing that suddenly occurred to</p> <p>10:44PM <b>18</b> me as I listened to the comments is that people are</p> <p>10:44PM <b>19</b> referring to the occupants of these buildings as</p> <p>10:44PM <b>20</b> being young families with young or middle-aged</p> <p>10:44PM <b>21</b> certainly school children, and it just occurred to</p> <p>10:44PM <b>22</b> me, I didn't really see an area where those children</p> <p>10:44PM <b>23</b> can play safely, and that the areas that are</p> <p>10:44PM <b>24</b> available to them are streets or cul de sacs or</p> <p>10:44PM <b>25</b> something like that where cars are probably going to</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">179</p> <p>10:45PM <b>1</b> as high at one point as 40.8 feet, some others less</p> <p>10:46PM <b>2</b> so, and -- but that one at least is more than</p> <p>10:46PM <b>3</b> 10 percent above the 35-foot maximum permitted</p> <p>10:46PM <b>4</b> height, so that's a D-6 height variance.</p> <p>10:46PM <b>5</b> Those two D variances. And then it's</p> <p>10:46PM <b>6</b> arguable whether a density variance, D-5, is actually</p> <p>10:46PM <b>7</b> needed or not, because there may not be an exact</p> <p>10:46PM <b>8</b> standard for it in the single-family zone.</p> <p>10:46PM <b>9</b> But we heard 12.8 units to the acre is</p> <p>10:46PM <b>10</b> what it would come out to as proposed if there was a</p> <p>10:46PM <b>11</b> standard for this zone.</p> <p>10:46PM <b>12</b> Then bulk variances, front yard</p> <p>10:46PM <b>13</b> setback, 12 feet versus 50 feet from Drift Road, at</p> <p>10:46PM <b>14</b> least technically only 12 feet. Building coverage,</p> <p>10:46PM <b>15</b> 24 percent. Impervious coverage, 66 percent versus</p> <p>10:46PM <b>16</b> 25. Net habitable floor area, 669 square feet for</p> <p>10:46PM <b>17</b> the smallest unit versus 2,000 square foot minimum</p> <p>10:46PM <b>18</b> required. Three stories versus 2.5 stories, and sign</p> <p>10:46PM <b>19</b> setback, 5 feet setback versus 25 feet required, and</p> <p>10:47PM <b>20</b> sign size, 20-square-foot sign versus 1-square-foot.</p> <p>10:47PM <b>21</b> Again, with all those variances, the</p> <p>10:47PM <b>22</b> fact that there's at least one D variance means that</p> <p>10:47PM <b>23</b> for approval of this proposal, in toto, at least five</p> <p>10:47PM <b>24</b> board members out of the seven would have to vote</p> <p>10:47PM <b>25</b> yes.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">178</p> <p>10:44PM <b>1</b> be traveling, and I think that as they're playing,</p> <p>10:44PM <b>2</b> they're going to be having one eye on the ball and</p> <p>10:44PM <b>3</b> one eye down the street to see if there's a car</p> <p>10:44PM <b>4</b> coming and they have to get out of the way.</p> <p>10:44PM <b>5</b> And I think that in line with the</p> <p>10:44PM <b>6</b> density issue, I think if they had subtracted maybe</p> <p>10:44PM <b>7</b> three or four units and converted that into a common</p> <p>10:45PM <b>8</b> area for play, I think that the property would have</p> <p>10:45PM <b>9</b> been better put to use.</p> <p>10:45PM <b>10</b> ACTING CHAIRMAN HUNSINGER: All right.</p> <p>10:45PM <b>11</b> Any more questions or comments from the board?</p> <p>10:45PM <b>12</b> MR. WARNER: Mr. Chairman, would it --</p> <p>10:45PM <b>13</b> I know we've done it a couple of times, but would it</p> <p>10:45PM <b>14</b> help to just give a quick rundown on the variances</p> <p>10:45PM <b>15</b> again, because I think the board is about to vote.</p> <p>10:45PM <b>16</b> ACTING CHAIRMAN HUNSINGER: That would</p> <p>10:45PM <b>17</b> be very helpful.</p> <p>10:45PM <b>18</b> Thank you, sir.</p> <p>10:45PM <b>19</b> MR. WARNER: Okay.</p> <p>10:45PM <b>20</b> Again, there's at least two D variances</p> <p>10:45PM <b>21</b> at issue; one the D-1 use variance for multifamily</p> <p>10:45PM <b>22</b> residential use, whereas single family is permitted,</p> <p>10:45PM <b>23</b> and office, as we know, was previously approved.</p> <p>10:45PM <b>24</b> Building height, at least one of the</p> <p>10:45PM <b>25</b> buildings, third building if I recall correctly, gets</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">180</p> <p>10:47PM <b>1</b> And again, there were those six design</p> <p>10:47PM <b>2</b> waivers which are something, quote/unquote, a little</p> <p>10:47PM <b>3</b> less than a variance, if you will.</p> <p>10:47PM <b>4</b> And those were basically a couple of</p> <p>10:47PM <b>5</b> feet on the drive aisle width and the access setbacks</p> <p>10:47PM <b>6</b> and parking setbacks to building and buffer widths</p> <p>10:47PM <b>7</b> and the like.</p> <p>10:47PM <b>8</b> And tree removal and street tree</p> <p>10:47PM <b>9</b> issues, although you did hear that the tree</p> <p>10:47PM <b>10</b> replacement was going to be in excess of the</p> <p>10:47PM <b>11</b> requirement.</p> <p>10:47PM <b>12</b> So the board's deliberated, the board's</p> <p>10:47PM <b>13</b> heard all the evidence from the applicant, all of the</p> <p>10:47PM <b>14</b> applicant's witnesses, from the members of the</p> <p>10:48PM <b>15</b> public, gotten a reiteration for the third time of</p> <p>10:48PM <b>16</b> what all the variances are and a reminder, five or</p> <p>10:48PM <b>17</b> more yeses mean passage, less than five yeses means a</p> <p>10:48PM <b>18</b> denial.</p> <p>10:48PM <b>19</b> And I'm not going to go through the</p> <p>10:48PM <b>20</b> laundry list of conditions, at least not yet, 'cause</p> <p>10:48PM <b>21</b> candidly I'm not sure where the board is going</p> <p>10:48PM <b>22</b> vis-a-vis five or more yes votes or not, so...</p> <p>10:48PM <b>23</b> MR. TUVEL: Steve, I know that we're at</p> <p>10:48PM <b>24</b> a point towards the end, but could we take a</p> <p>10:48PM <b>25</b> two-minute break so I could confer with my client</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

<p style="text-align: right;">181</p> <p>10:48PM <b>1</b> after hearing the comments of the board?</p> <p>10:48PM <b>2</b> Would that be acceptable?</p> <p>10:48PM <b>3</b> MR. WARNER: I suspect the Chair is</p> <p>10:48PM <b>4</b> going to give you that accommodation.</p> <p>10:48PM <b>5</b> ACTING CHAIRMAN HUNSINGER: I could use</p> <p>10:48PM <b>6</b> a bathroom break, so that would be great.</p> <p>10:48PM <b>7</b> MR. TUVEL: Thank you.</p> <p>10:48PM <b>8</b> ACTING CHAIRMAN HUNSINGER: It is</p> <p>10:48PM <b>9</b> 10:48.</p> <p>10:48PM <b>10</b> Listen, all the board members have to</p> <p>10:48PM <b>11</b> come back because we cannot vote if we don't all come</p> <p>10:48PM <b>12</b> back.</p> <p>10:49PM <b>13</b> So it's 10:49 now, so we'll come back</p> <p>10:49PM <b>14</b> as 10:54?</p> <p><b>15</b> Does that sound good?</p> <p><b>16</b> MR. TUVEL: Yeah, sounds good.</p> <p><b>17</b> ACTING CHAIRMAN HUNSINGER: Okay.</p> <p><b>18</b> (Whereupon, a brief recess was taken.)</p> <p><b>19</b> MS. SNYDER: Do you want me to do</p> <p><b>20</b> attendance?</p> <p><b>21</b> MR. WARNER: Yeah, why don't you do a</p> <p><b>22</b> real quick roll call, Theresa.</p> <p><b>23</b> MS. SNYDER: Okay. Mr. Hunsinger?</p> <p><b>24</b> ACTING CHAIRMAN HUNSINGER: Here.</p> <p><b>25</b> MS. SNYDER: Mr. Brown?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">183</p> <p>11:01PM <b>1</b> allow us to have a lot more flexibility on the</p> <p>11:01PM <b>2</b> property with respect to parking, the ratio would</p> <p>11:02PM <b>3</b> increase, it would be something that some members</p> <p>11:02PM <b>4</b> have brought up, even though we did comply with RSIS,</p> <p>11:02PM <b>5</b> the number would increase.</p> <p>11:02PM <b>6</b> Our building coverage, our lot</p> <p>11:02PM <b>7</b> coverage, they would all go down. And the variances</p> <p>11:02PM <b>8</b> would either -- most of the variances would decrease.</p> <p>11:02PM <b>9</b> We wouldn't exacerbate any of them. We'd have more</p> <p>11:02PM <b>10</b> open space on the property.</p> <p>11:02PM <b>11</b> Again, the project has to be viable</p> <p>11:02PM <b>12</b> from a financial standpoint --</p> <p>11:02PM <b>13</b> ACTING CHAIRMAN HUNSINGER: Of course.</p> <p>11:02PM <b>14</b> MR. TUVEL: -- which I think the board</p> <p>11:02PM <b>15</b> acknowledges. So we really did our best, which is</p> <p>11:02PM <b>16</b> why we took a little bit of time to talk about it,</p> <p>11:02PM <b>17</b> you know, in terms of the best way to accommodate, I</p> <p>11:02PM <b>18</b> think, what the board's sentiment was during its</p> <p>11:02PM <b>19</b> deliberation, and we appreciate the candor.</p> <p>11:02PM <b>20</b> I'll let Noah address it briefly, and</p> <p>11:02PM <b>21</b> then we can see how the board wants to go from there.</p> <p>11:02PM <b>22</b> So, go ahead, Noah.</p> <p>11:02PM <b>23</b> MR. CHRISMER: Thanks, Jason.</p> <p>11:03PM <b>24</b> Yeah, so I think we'll let the board,</p> <p>11:03PM <b>25</b> you know, and its counsel decide where you want to go</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">182</p> <p><b>1</b> MR. BROWN: Here.</p> <p><b>2</b> MS. SNYDER: Mr. Kita?</p> <p><b>3</b> MR. KITA: Here.</p> <p><b>4</b> MS. SNYDER: Ms. Fechtner?</p> <p><b>5</b> MS. FECHTNER: Here.</p> <p><b>6</b> MS. SNYDER: Mr. Taraschi?</p> <p><b>7</b> MR. TARASCHI: Here.</p> <p><b>8</b> MS. SNYDER: Mr. Hanlon?</p> <p><b>9</b> MR. HANLON: Here.</p> <p><b>10</b> MS. SNYDER: Dr. Steinfeld?</p> <p><b>11</b> DR. STEINFELD: Here.</p> <p><b>12</b> MR. TUVEL: So we're ready,</p> <p><b>13</b> Mr. Chairman?</p> <p><b>14</b> ACTING CHAIRMAN HUNSINGER: Yes,</p> <p>10:49PM <b>15</b> please.</p> <p>10:49PM <b>16</b> MR. TUVEL: Okay. So what I'd like to</p> <p>11:01PM <b>17</b> do, Mr. Chrismer and I would like to address the</p> <p>11:01PM <b>18</b> board.</p> <p>11:01PM <b>19</b> We heard the concerns that there may be</p> <p>11:01PM <b>20</b> a little too much density on the site for some of the</p> <p>11:01PM <b>21</b> board members.</p> <p>11:01PM <b>22</b> What we would like to propose, and I'll</p> <p>11:01PM <b>23</b> let Noah get into it in a little bit more detail, is</p> <p>11:01PM <b>24</b> we can remove, I guess it's Building No. 4. And we</p> <p>11:01PM <b>25</b> would lose then three units as a result. That would</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">184</p> <p>11:03PM <b>1</b> from here. I think that the posture that you've</p> <p>11:03PM <b>2</b> heard from us and that you expressed in your</p> <p>11:03PM <b>3</b> comments, we very much appreciate those kind words.</p> <p>11:03PM <b>4</b> And they're real.</p> <p>11:03PM <b>5</b> If the thought of a number of the board</p> <p>11:03PM <b>6</b> members here is that this job is slightly too dense,</p> <p>11:03PM <b>7</b> then that is something that we are willing, within</p> <p>11:03PM <b>8</b> reason of course, to work with you on.</p> <p>11:03PM <b>9</b> As Jason said, this does need to be a</p> <p>11:03PM <b>10</b> financially viable project. There is a building</p> <p>11:03PM <b>11</b> there which, itself, could be viable in the future if</p> <p>11:03PM <b>12</b> it were fixed up. It's going to need to be</p> <p>11:03PM <b>13</b> demolished.</p> <p>11:03PM <b>14</b> That said, as Jason indicated, there</p> <p>11:03PM <b>15</b> are maybe a few units here, and I think it was either</p> <p>11:03PM <b>16</b> Rich or Dr. Rich who mentioned, you know, a few</p> <p>11:03PM <b>17</b> units. That, to me, in the spirit of how these</p> <p>11:03PM <b>18</b> hearings have gone and in the spirit of the reaction</p> <p>11:03PM <b>19</b> that we have gotten here, and I think in the spirit</p> <p>11:03PM <b>20</b> of the work that our professionals have put in here,</p> <p>11:03PM <b>21</b> could get us to a position, you know, a position that</p> <p>11:04PM <b>22</b> further makes you all feel comfortable with what's</p> <p>11:04PM <b>23</b> going to happen on this site, but that doesn't go too</p> <p>11:04PM <b>24</b> far and make this a project that's not viable for us.</p> <p>11:04PM <b>25</b> And so we want to work in that direction.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

185

11:04PM **1** I think what Jason has outlined, and  
 11:04PM **2** Jason and Counsel Warner can talk about it. I'll put  
 11:04PM **3** it this way, what I'd like is the -- for this board  
 11:04PM **4** to take some action, whether it just be on a  
 11:04PM **5** preliminary basis, to confirm the variance relief  
 11:04PM **6** that has been sought here. We have been through a  
 11:04PM **7** lot and we very much appreciate you all hanging on  
 11:04PM **8** here, especially for this five machine break we've  
 11:04PM **9** taken at 11 o'clock at night, so please, like, we  
 11:04PM **10** appreciate that very much.  
 11:04PM **11** But all of that said and all of the  
 11:04PM **12** work that both this board and we have gone through,  
 11:04PM **13** we would like some action to be taken. It seemed  
 11:04PM **14** that there was a willingness on the board as it  
 11:04PM **15** deliberated, and I don't mean to presume how you  
 11:05PM **16** would vote on this so please don't take it like that,  
 11:05PM **17** but there is a willingness to move forward with it,  
 11:05PM **18** with the use variance here, with the D-1, with  
 11:05PM **19** perhaps on the part of a couple board members, some  
 11:05PM **20** slight changes to the density here of a few units.  
 11:05PM **21** And so we would appreciate the board  
 11:05PM **22** taking a step, even if only on a preliminary basis,  
 11:05PM **23** where we would then come back to you with that final  
 11:05PM **24** plan that would more fully flesh out what Jason has  
 11:05PM **25** described with Building 4 there.

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

186

11:05PM **1** So that would be what we would be  
 11:05PM **2** asking of you all. Again, I would leave it to Jason  
 11:05PM **3** and to your Counsel on that.  
 11:05PM **4** And, of course, to your discretion as  
 11:05PM **5** to how you'd like to do that, but we appreciate the  
 11:05PM **6** comments. We really appreciate the kind comments.  
 11:05PM **7** That makes us happy because we're long-term owners  
 11:05PM **8** here of a family-owned company. The way we want to  
 11:05PM **9** do business is to do business well at the front end,  
 11:05PM **10** in the middle and at the back end.  
 11:05PM **11** And so this is the front end of it and  
 11:05PM **12** I am here to say like, this is the posture and the  
 11:05PM **13** position that we would like to take with this board  
 11:05PM **14** and with the borough, because we plan on being  
 11:06PM **15** partners with you all, as we have been with this  
 11:06PM **16** building, for many years to come.  
 11:06PM **17** MR. TUVEL: Yes.  
 11:06PM **18** And -- thanks, Noah. And what I would  
 11:06PM **19** suggest, and it's up to the board obviously, is if we  
 11:06PM **20** agree to eliminate that building in the rear, which  
 11:06PM **21** is Building No. 4, and move the units, we get our  
 11:06PM **22** variance. I'd ask the board to vote on the variance  
 11:06PM **23** relief that we're seeking.  
 11:06PM **24** It would obviously not be anything more  
 11:06PM **25** than what we asked for, but based on 24 units and the

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

187

11:06PM **1** elimination of that building, the preliminary site  
 11:06PM **2** plan approval, with would then require us legally to  
 11:06PM **3** come back to the board and show you what the ultimate  
 11:06PM **4** plan would be on a final, and we would work that out  
 11:06PM **5** with Mr. Stires, and we have the benefit of the  
 11:06PM **6** transcript, we have everybody's comments here, to try  
 11:06PM **7** to implement the additional open space and some of  
 11:06PM **8** the other items that the board -- that the board, you  
 11:06PM **9** know, indicated was something that they were looking  
 11:06PM **10** for.  
 11:06PM **11** So that's we would ask the board, and  
 11:06PM **12** I'll leave it to the Chairman and the board members  
 11:07PM **13** and Steve to opine that.  
 11:07PM **14** MR. CHRISMER: And I just want to make  
 11:07PM **15** one quick clarification for the board, so because we  
 11:07PM **16** want to continue to provide the 20 percent at least  
 11:07PM **17** of the affordable units in relation to the  
 11:07PM **18** market-rate units, eliminating the entirety of  
 11:07PM **19** Building 4 loses four units, but it loses two COAH  
 11:07PM **20** units.  
 11:07PM **21** And so we're -- while that building, I  
 11:07PM **22** think, can be eliminated and the buildings reworked,  
 11:07PM **23** we are going to have to find a home for that one COAH  
 11:07PM **24** unit.  
 11:07PM **25** So just to be clear, I think the unit

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

188

11:07PM **1** count that we're talking about here is going from 27  
 11:07PM **2** to 24 in that scenario.  
 11:07PM **3** ACTING CHAIRMAN HUNSINGER: And then  
 11:07PM **4** the affordable would go from six to five?  
 11:07PM **5** MR. CHRISMER: Yes, sir.  
 11:07PM **6** ACTING CHAIRMAN HUNSINGER: Okay.  
 11:07PM **7** Mr. Warner?  
 11:07PM **8** MR. WARNER: Well, that was the first  
 11:07PM **9** question I had.  
 11:07PM **10** So if it's going to be 24 units with  
 11:07PM **11** five affordables, you're going to make another --  
 11:07PM **12** where are you going to find that stacked flat? They  
 11:07PM **13** come in twos, don't they? Two, four, six.  
 11:08PM **14** MR. CHRISMER: They do.  
 11:08PM **15** MR. WARNER: See, the board is going to  
 11:08PM **16** have to have some certainty on what they're voting  
 11:08PM **17** on. If it's 24 units with five affordables, which  
 11:08PM **18** would be likely in excess of 20 percent, where are  
 11:08PM **19** those five affordables if you eliminate the fourth --  
 11:08PM **20** Building 4 and slide the other three back a bit?  
 11:08PM **21** MR. TUVEL: So, Steve, your question is  
 11:08PM **22** just to make sure that we have the five affordables  
 11:08PM **23** housings?  
 11:08PM **24** MR. WARNER: Yes, where's the fifth?  
 11:08PM **25** MR. TUVEL: Okay.

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

<p style="text-align: right;">189</p> <p>11:08PM <b>1</b> MR. WARNER: I'm assuming Building 1</p> <p>11:08PM <b>2</b> has two and Building 2 has two, and they're just</p> <p>11:08PM <b>3</b> sliding back a bit.</p> <p>11:08PM <b>4</b> And then building -- where is that</p> <p>11:08PM <b>5</b> extra unit? You designed these as stacked flats,</p> <p>11:08PM <b>6</b> they come in twos, the COAHs.</p> <p>11:08PM <b>7</b> MR. TUVEL: All I could say is we'll</p> <p>11:08PM <b>8</b> agree to provide the five.</p> <p>11:08PM <b>9</b> It will be up to us before final to</p> <p>11:08PM <b>10</b> figure out where it goes.</p> <p>11:09PM <b>11</b> MR. CHRISMER: And if we need to have a</p> <p>11:09PM <b>12</b> stacked flat in which one of them is a affordable</p> <p>11:09PM <b>13</b> unit and one of them is a market-rate unit and that's</p> <p>11:09PM <b>14</b> the way that it ends up, then that's what we'll do.</p> <p>11:09PM <b>15</b> I don't think that's our preference, I think we'll be</p> <p>11:09PM <b>16</b> able to work out better than that, but we will find a</p> <p>11:09PM <b>17</b> place for that fifth affordable unit.</p> <p>11:09PM <b>18</b> MR. WARNER: The -- let me ask the</p> <p><b>19</b> applicant -- well, there's a couple of options for</p> <p><b>20</b> the applicant and the board. One is for the</p> <p><b>21</b> applicant to come back with a modified plan and seek</p> <p><b>22</b> the preliminary/final and all of the same relief,</p> <p><b>23</b> albeit to a lesser extent in a relatively short</p> <p><b>24</b> period of time after this evening.</p> <p><b>25</b> Another option might be for the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">191</p> <p>11:11PM <b>1</b> viability of those scenarios is in the order that I</p> <p>11:11PM <b>2</b> gave them; most viable coming back another night,</p> <p>11:11PM <b>3</b> less viable but still viable, a bifurcation asking</p> <p>11:11PM <b>4</b> for the D variance relief at this time to get a gauge</p> <p>11:11PM <b>5</b> for purposes of coming back with a more detailed</p> <p>11:11PM <b>6</b> engineered site plan and properly calculated bulk</p> <p>11:11PM <b>7</b> variances and waivers another night, but having the</p> <p>11:11PM <b>8</b> benefit of knowing that you at least approved the D</p> <p>11:12PM <b>9</b> if you do. The least preferable, if at all viable</p> <p>11:12PM <b>10</b> option, is the one that I think the applicant has</p> <p>11:12PM <b>11</b> proposed, which is give me preliminary and all the</p> <p>11:12PM <b>12</b> variance relief, I'll come back for final and that's</p> <p>11:12PM <b>13</b> when we'll ultimately see what exactly it is.</p> <p>11:12PM <b>14</b> MR. CHRISMER: We appreciate that.</p> <p>11:12PM <b>15</b> We appreciate that.</p> <p>11:12PM <b>16</b> Jason, I don't know what --</p> <p>11:12PM <b>17</b> MR. TUVEL: Yes, Steve, I think -- you</p> <p>11:12PM <b>18</b> know, listen, we put a lot of time into this as you</p> <p>11:12PM <b>19</b> could tell.</p> <p>11:12PM <b>20</b> So I think, from the applicant's</p> <p>11:12PM <b>21</b> standpoint -- and I understand your point regarding</p> <p>11:12PM <b>22</b> the options that you laid out. I think we would like</p> <p>11:12PM <b>23</b> to get a vote on the bifurcation and then we would</p> <p>11:12PM <b>24</b> come back with a subsequent site plan with these</p> <p>11:12PM <b>25</b> details laid out.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">190</p> <p><b>1</b> applicant to amend its application to seek bifurcated</p> <p><b>2</b> relief under section 70(b) and to ask for the</p> <p><b>3</b> D variance relief at this stage, which really isn't</p> <p><b>4</b> changing because it's less multifamily, but still</p> <p>11:10PM <b>5</b> multifamily versus single family. If there is a</p> <p>11:10PM <b>6</b> density variance required, to the extent it's</p> <p>11:10PM <b>7</b> arguably required, it's lesser, we could calculate</p> <p>11:10PM <b>8</b> it.</p> <p>11:10PM <b>9</b> And the building height, I don't know</p> <p>11:10PM <b>10</b> if you could tell me if it's still 40.8 or something</p> <p>11:10PM <b>11</b> less, but as long as it's more than 38.5, it's still</p> <p>11:10PM <b>12</b> a D-6 because that's the 10 percent.</p> <p>11:10PM <b>13</b> That might be an option as well. I</p> <p>11:10PM <b>14</b> don't know how viable the option of give us</p> <p>11:10PM <b>15</b> everything including the preliminary and we'll come</p> <p>11:10PM <b>16</b> back on final another day is, because ordinarily</p> <p>11:11PM <b>17</b> final site plan approval is to -- for an applicant to</p> <p>11:11PM <b>18</b> come in and say remember the preliminary you gave me?</p> <p>11:11PM <b>19</b> I'm not coming in for final and it's</p> <p>11:11PM <b>20</b> substantially -- my final is substantially consistent</p> <p>11:11PM <b>21</b> with my preliminary.</p> <p>11:11PM <b>22</b> So, ultimately, it's for the board to</p> <p>11:11PM <b>23</b> decide, but I just wanted to lay out those three</p> <p>11:11PM <b>24</b> scenarios, and in my legal opinion the first two</p> <p>11:11PM <b>25</b> scenarios -- frankly, in my legal opinion, the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">192</p> <p>11:12PM <b>1</b> So the vote on the bifurcation would be</p> <p>11:12PM <b>2</b> on the 24 units, five affordable, with the -- when we</p> <p>11:12PM <b>3</b> would come back under the site plan that we could</p> <p>11:12PM <b>4</b> work out with Mr. Stires, addressing his report and</p> <p>11:12PM <b>5</b> addressing some of the comments and concerns that the</p> <p>11:13PM <b>6</b> board had during the course of the meeting, so I</p> <p>11:13PM <b>7</b> think that's how we would like to proceed.</p> <p>11:13PM <b>8</b> MR. WARNER: And you're looking for the</p> <p>11:13PM <b>9</b> D-1, but are you also looking for the D-6 as well?</p> <p>11:13PM <b>10</b> MR. TUVEL: Yes, yes, correct.</p> <p>11:13PM <b>11</b> The building heights would not change.</p> <p>11:13PM <b>12</b> That's correct.</p> <p>11:13PM <b>13</b> MR. WARNER: Right.</p> <p>11:13PM <b>14</b> MR. TUVEL: And the D-5 if the board</p> <p>11:13PM <b>15</b> felt it was necessary, correct.</p> <p>11:13PM <b>16</b> MR. WARNER: Right.</p> <p>11:13PM <b>17</b> And at this point, for the benefit of</p> <p>11:13PM <b>18</b> the board, the building height you're asking for is</p> <p>11:13PM <b>19</b> still 40.8 feet --</p> <p>11:13PM <b>20</b> MR. TUVEL: Correct, yes.</p> <p>11:13PM <b>21</b> MR. WARNER: -- at the highest versus</p> <p><b>22</b> 35?</p> <p><b>23</b> MR. TUVEL: Correct, yes.</p> <p><b>24</b> MR. WARNER: Okay.</p> <p><b>25</b> And could somebody quickly calculate</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>



<p style="text-align: right;">193</p> <p>1 what the density would be if indeed it's required,  11:13PM 2 because now we have less units?  11:13PM 3 MR. TUVEL: Could you figure that out?  11:13PM 4 MR. WARNER: I think the planner might  11:13PM 5 be right now, it might be more like 12 and 13, but --  11:13PM 6 ACTING CHAIRMAN HUNSINGER: My only  11:13PM 7 question is if you're going to move them back will  11:13PM 8 you need the other one to be higher or no? It  11:13PM 9 doesn't matter.  11:13PM 10 MR. TUVEL: No, no. And it would be --  11:13PM 11 it's 11.43.  11:13PM 12 MR. WARNER: Would be the density?  11:13PM 13 MR. TUVEL: Yes.  11:13PM 14 MR. WARNER: Okay.  11:13PM 15 ACTING CHAIRMAN HUNSINGER: I'm talking  11:13PM 16 about --  11:14PM 17 MR. WARNER: It's ultimately for the  11:14PM 18 board to decide, but right now the applicant has  11:14PM 19 amended and they do have the legal authority, in my  11:14PM 20 opinion, under section 70(b) to ask for the  11:14PM 21 D variance relief only at this point and to come  11:14PM 22 back, assuming it's approved, for the balance, at  11:14PM 23 which time the plans would -- engineered plans, et  11:14PM 24 cetera, would be properly before the board in my  11:14PM 25 opinion.  <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p> </p>	<p style="text-align: right;">195</p> <p>11:15PM 1 a question. What is -- so we're approving this --  11:15PM 2 all these variances, but there was something about  11:15PM 3 the street being 22 feet versus 24 --  11:15PM 4 MR. WARNER: No, this is all -- I'm  11:15PM 5 sorry, D.J. -- this is -- Mr. Chairman, this is only  11:15PM 6 the D variances, the three D variances that they're  11:15PM 7 asking for.  11:15PM 8 ACTING CHAIRMAN HUNSINGER: All right.  11:15PM 9 MR. TUVEL: Right.  11:15PM 10 MR. WARNER: Multifamily versus single  11:15PM 11 family, 40.8 feet versus 35 feet max, and 11.43  11:16PM 12 dwelling units per acre versus one and change.  11:16PM 13 MR. TUVEL: And the reason we're not  11:16PM 14 doing the others is because they're either most  11:16PM 15 likely going to stay the same or improve, and you'll  11:16PM 16 see that on the site plan when it's revised.  11:16PM 17 So you'll probably see an improvement  11:16PM 18 on the other variances that were discussed during  11:16PM 19 this evening.  11:16PM 20 MR. WARNER: I would feel much more  11:16PM 21 comfortable if you would only vote, if there's an  11:16PM 22 approval on the Ds, on the bulk variances and the  11:16PM 23 site plan when you see the revised site plan.  11:16PM 24 ACTING CHAIRMAN HUNSINGER: And I would  11:16PM 25 always take counsel's advice, especially on something  <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p> </p>
<p style="text-align: right;">194</p> <p>11:14PM 1 And so the three variances, D-1 use  11:14PM 2 variance, multifamily residential, in particular 24  11:14PM 3 total units, five affordable, for the D-1  11:14PM 4 non-permitted use; building height D-6, 40.8 feet at  11:14PM 5 its highest point versus 35 max permitted; and a  11:14PM 6 density, if necessary, for the D-5 density variance  11:14PM 7 of 11.43 to the acre as opposed to somewhere a little  11:14PM 8 north of one dwelling unit per acre.  11:15PM 9 Is that accurate as to what the  11:15PM 10 applicant is requesting the board to deliberate and  11:15PM 11 vote on?  11:15PM 12 MR. TUVEL: Yes, Steve, that's correct.  11:15PM 13 Thank you for summarizing it so well.  11:15PM 14 MR. WARNER: Sure.  11:15PM 15 And it would be with all of the same  11:15PM 16 stipulated-to conditions as previously, correct?  11:15PM 17 MR. TUVEL: Absolutely. Correct.  11:15PM 18 And, obviously, to the -- yes, correct.  11:15PM 19 Yes.  11:15PM 20 MR. WARNER: Does the board need any  11:15PM 21 further explanation from me or does the board  11:15PM 22 understand and the Chair will decide you're going to  11:15PM 23 proceed in that fashion and if so, you'll deliberate  11:15PM 24 and vote?  11:15PM 25 ACTING CHAIRMAN HUNSINGER: I just have  <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p> </p>	<p style="text-align: right;">196</p> <p>11:16PM 1 this complicated because we want it to be right.  11:16PM 2 I'll just ask the applicant real quick,  11:16PM 3 are you sure this is what you guys want to do? I  11:16PM 4 mean, is there some way where you want to make this  11:16PM 5 25 and take some time and do it or...  11:16PM 6 MR. CHRISMER: No, I think that this  11:16PM 7 feels reasonable, this feels like it respects the  11:16PM 8 time and the thought you all have put into it, while  11:16PM 9 also, honestly, respecting the time and thought and  11:16PM 10 ownership interest that we have in it.  11:17PM 11 This feels like if the board is  11:17PM 12 inclined to grant the use variances here, that we're  11:17PM 13 going to be able to come up with a plan that really  11:17PM 14 makes everybody at this table happy.  11:17PM 15 ACTING CHAIRMAN HUNSINGER: Okay.  11:17PM 16 So I would just -- I will just open it  11:17PM 17 up to the board because I think I should and see if  11:17PM 18 anybody has any questions about what we're doing, any  11:17PM 19 comments.  11:17PM 20 DR. STEINFELD: Yeah, in the event that  11:17PM 21 the new proposal doesn't meet our expectations, can  11:17PM 22 we reverse our decision tonight?  11:17PM 23 MR. WARNER: You can't reverse your  11:17PM 24 decision, but you can -- but you can -- you're not  11:17PM 25 required to vote one way or the other on the balance  <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b>  <b>201-641-1812</b></p> </p>

<p style="text-align: right;">197</p> <p>11:17PM 1 of this application when it proceeds to you.</p> <p>11:17PM 2 This is a bifurcated application, it's</p> <p>11:17PM 3 provided for under the MLUL, the D variances first</p> <p>11:17PM 4 before the board -- the applicant goes to the trouble</p> <p>11:17PM 5 of engineering plans fully and asking for the balance</p> <p>11:17PM 6 of the relief.</p> <p>11:17PM 7 DR. STEINFELD: Okay.</p> <p>11:17PM 8 MR. WARNER: So you could say yes or no</p> <p>11:18PM 9 when they come back for the rest.</p> <p>11:18PM 10 DR. STEINFELD: Right, okay.</p> <p>11:18PM 11 MR. WARNER: But you are granting, if</p> <p>11:18PM 12 you grant it, the three that are before you, the D-1</p> <p>11:18PM 13 use, the D-6 height and the D-5 density.</p> <p>11:18PM 14 ACTING CHAIRMAN HUNSINGER: So we're</p> <p>11:18PM 15 pretty much approving 24 units, it's just what they</p> <p>11:18PM 16 look like that we're not approving right now. Right?</p> <p>11:18PM 17 MR. TUVEL: You're approving the</p> <p>11:18PM 18 D variance relief; however, as Richard, Dr. Richard</p> <p>11:18PM 19 indicated, if you don't like the site plan for</p> <p>11:18PM 20 whatever reason, you're not compelled, as Steven</p> <p>11:18PM 21 said, to vote yes on the site plan if it doesn't</p> <p>11:18PM 22 address your concern.</p> <p>11:18PM 23 MR. WARNER: Or any or all of the bulk</p> <p>11:18PM 24 variances and design waivers.</p> <p>11:18PM 25 MR. TUVEL: That's correct.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">199</p> <p>11:19PM 1 moved and seconded; Mr. Taraschi, seconded by</p> <p>11:19PM 2 Mr. Brown.</p> <p>11:19PM 3 Any other discussion?</p> <p>11:19PM 4 (No response.)</p> <p>11:19PM 5 ACTING CHAIRMAN HUNSINGER: Hearing</p> <p>11:19PM 6 none, can we call the roll.</p> <p>11:19PM 7 MS. SNYDER: Mr. Hunsinger?</p> <p>11:19PM 8 ACTING CHAIRMAN HUNSINGER: Yes.</p> <p>11:19PM 9 MS. SNYDER: Mr. Brown?</p> <p>11:19PM 10 MR. BROWN: Yes.</p> <p>11:19PM 11 MS. SNYDER: Mr. Kita?</p> <p>11:19PM 12 MR. KITA: Yes.</p> <p>11:19PM 13 MS. SNYDER: Ms. Fechtner?</p> <p>11:19PM 14 MS. FECHTNER: Yes.</p> <p>11:19PM 15 MS. SNYDER: Mr. Taraschi?</p> <p>11:19PM 16 MR. TARASCHI: Yes.</p> <p>11:20PM 17 MS. SNYDER: Mr. Hanlon?</p> <p>11:20PM 18 MR. HANLON: Yes.</p> <p>11:20PM 19 MS. SNYDER: Dr. Steinfeld?</p> <p>11:20PM 20 DR. STEINFELD: Yes.</p> <p>11:20PM 21 ACTING CHAIRMAN HUNSINGER: All right.</p> <p>11:20PM 22 So, the next meeting will be -- are we</p> <p>11:20PM 23 going to have our regular --</p> <p>11:20PM 24 MS. SNYDER: No, the next meeting they</p> <p>11:20PM 25 were not available.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>
<p style="text-align: right;">198</p> <p>11:18PM 1 MR. WARNER: You have a right to say</p> <p>11:18PM 2 yes or no at that point.</p> <p>11:18PM 3 MR. TUVEL: Yes.</p> <p>11:18PM 4 ACTING CHAIRMAN HUNSINGER: I would say</p> <p>11:18PM 5 in my opinion I think the board -- you know, I think</p> <p>11:18PM 6 that, listening to everybody, I think that it's --</p> <p>11:18PM 7 this applicant has been very, very able to work with</p> <p>11:19PM 8 us and willing to work with us and, you know, I</p> <p>11:19PM 9 think, hearing what everyone had to say, that we're</p> <p>11:19PM 10 going to be good.</p> <p>11:19PM 11 MR. BROWN: Yeah, I agree.</p> <p>11:19PM 12 I agree. I'm good with this direction.</p> <p>11:19PM 13 ACTING CHAIRMAN HUNSINGER: Okay. So</p> <p>11:19PM 14 if there's no more questions, does anyone want to</p> <p>11:19PM 15 make a motion?</p> <p>11:19PM 16 MR. WARNER: And again, it would be a</p> <p>11:19PM 17 motion to grant the D-1 use, D-6 height and D-5</p> <p>11:19PM 18 density variance to the extent the last one's</p> <p>11:19PM 19 required, with all the stipulated-to conditions.</p> <p>11:19PM 20 And, ultimately, at least five yeses</p> <p>11:19PM 21 would be required for passage.</p> <p>11:19PM 22 MR. TARASCHI: I'd like to make the</p> <p>11:19PM 23 motion.</p> <p>11:19PM 24 MR. BROWN: I'll second that.</p> <p>11:19PM 25 ACTING CHAIRMAN HUNSINGER: It's been</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>	<p style="text-align: right;">200</p> <p>11:20PM 1 That was April 14.</p> <p>11:20PM 2 MR. TUVEL: Yes.</p> <p>11:20PM 3 And we're going to also need time,</p> <p>11:20PM 4 Mr. Chairman, to do the revised plans and I would</p> <p>11:20PM 5 think, Steve, we'd also have to re-notice because</p> <p>11:20PM 6 it's a bifurcated application.</p> <p>11:20PM 7 MR. WARNER: Absolutely.</p> <p>11:20PM 8 MR. TUVEL: You really can't carry. So</p> <p>11:20PM 9 I will speak to Theresa and Mr. Warner on timing. My</p> <p>11:20PM 10 guess is that it would probably be -- May would be my</p> <p>11:20PM 11 guess.</p> <p>11:20PM 12 MS. SNYDER: The May date, just for</p> <p>11:20PM 13 your knowledge, is the 12th of May.</p> <p>11:20PM 14 MR. WARNER: Okay.</p> <p>11:20PM 15 ACTING CHAIRMAN HUNSINGER: Thank you</p> <p>11:20PM 16 very much.</p> <p>11:20PM 17 MR. TUVEL: Thank you, Mr. Chairman and</p> <p>11:20PM 18 Members of the Board.</p> <p>11:20PM 19 MR. WARNER: And if I may again, for</p> <p>11:20PM 20 clarity's sake, this is not being carried, it will be</p> <p>11:21PM 21 re-noticed. It may or may not be in May, but it will</p> <p>11:21PM 22 be re-noticed to members of the public.</p> <p>11:21PM 23 And the applicant, even though it's</p> <p>11:21PM 24 bifurcated as of now, just please provide in writing</p> <p>11:21PM 25 an extension of time to act through the end of the</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b></p> <p style="text-align: center;"><b>201-641-1812</b></p>

11:21PM 1 month of May at least, just to play it safe.  
 11:21PM 2 MR. TUVEL: And, Steve, we could talk  
 11:21PM 3 about this later, but I guess the record that's been  
 11:21PM 4 established on the bifurcation is still applicable to  
 11:21PM 5 the site plan in terms of the testimony given, the  
 11:21PM 6 reports, and that nature. That's all I wanted to say  
 11:21PM 7 as well.  
 11:21PM 8 MR. WARNER: Well, I'm glad that's  
 11:21PM 9 true.  
 11:21PM 10 ACTING CHAIRMAN HUNSINGER: Okay.  
 11 11 MR. CHRISMER: We thank you guys for  
 12 hanging in there with us.  
 13 13 ACTING CHAIRMAN HUNSINGER: Thank you  
 14 14 very much.  
 15 15 (Whereupon, this matter will be  
 16 16 continuing at a future date. Time noted:  
 17 17 11:20 p.m.)  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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

**201-641-1812**

C E R T I F I C A T E

1  
 2  
 3  
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary  
 Public of the State of New Jersey, Notary ID.  
 #50094914, Certified Court Reporter of the State of  
 5 New Jersey, and a Registered Professional Reporter,  
 hereby certify that the foregoing is a verbatim  
 6 record of the testimony provided under oath before  
 any court, referee, board, commission or other body  
 7 created by statute of the State of New Jersey.  
 I am not related to the parties  
 8 involved in this action; I have no financial  
 interest, nor am I related to an agent of or employed  
 9 by anyone with a financial interest in the outcome of  
 this action.  
 10 This transcript complies with  
 regulation 13:43-5.9 of the New Jersey Administrative  
 11 Code.

12  
 13  
 14  


15 LAURA A. CARUCCI, C.C.R., R.P.R.  
 License #XI02050, and Notary Public  
 of New Jersey #50094914, Notary  
 16 Expiration Date December 3, 2023

17 Dated: April 20, 2022

18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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

**201-641-1812**

#	11:30 [1] - 148:17 12 [15] - 3:3, 3:3, 23:3, 23:8, 47:1, 57:11, 57:21, 63:2, 110:24, 110:25, 111:24, 112:2, 179:13, 179:14, 193:5 12-and-a-half [1] - 120:21 12-foot [1] - 63:4 12.8 [2] - 111:3, 179:9 122 [1] - 3:17 123 [1] - 3:11 125 [5] - 3:12, 3:20, 123:23, 145:16, 145:21 128 [1] - 3:13 12th [1] - 200:13 13 [4] - 111:1, 118:15, 130:9, 193:5 13-and-a-half [1] - 120:22 130 [1] - 140:12 131 [1] - 3:14 134 [1] - 3:13 1375 [3] - 1:5, 8:21, 60:18 138 [1] - 3:16 13:43-5.9 [1] - 202:10 14 [9] - 49:16, 72:20, 93:13, 120:23, 126:14, 147:12, 149:11, 159:24, 200:1 145 [2] - 3:19 15 [4] - 4:18, 65:12, 111:24, 112:15 15-feet [1] - 18:14 150 [2] - 3:21 1500 [1] - 29:25 153 [1] - 4:3 162 [1] - 4:4 164 [1] - 4:5 167 [1] - 4:4 17 [1] - 176:5 170 [1] - 4:6 172 [1] - 4:7 173 [1] - 4:8 176 [1] - 4:9 177 [1] - 4:10 178 [1] - 4:11 18 [1] - 10:13 18-feet [1] - 18:10 183 [2] - 3:3, 4:12 19 [5] - 10:13, 18:15, 18:22, 19:12 19-feet [1] - 18:6	2 2 [20] - 1:18, 15:13, 17:17, 18:25, 19:5, 19:14, 22:2, 22:7, 22:16, 23:11, 23:14, 24:2, 24:5, 24:12, 24:19, 25:1, 91:5, 114:7, 189:2 2,000 [3] - 45:8, 112:19, 179:17 2-and-a-half-inch [1] - 139:4 2.1 [2] - 47:3, 60:19 2.3 [1] - 30:14 2.4 [1] - 30:15 2.5 [2] - 112:24, 179:18 20 [13] - 10:17, 18:13, 18:25, 51:1, 64:21, 69:5, 78:5, 90:19, 113:13, 115:12, 156:7, 187:16, 188:18 20-square-foot [3] - 64:23, 113:13, 179:20 200 [1] - 42:22 2000 [1] - 129:25 201-641-1812 [1] - 1:24 2017 [1] - 129:25 2018 [1] - 76:9 2019 [1] - 77:10 2022 [3] - 1:2, 90:19, 91:5 2023 [1] - 202:16 21 [3] - 3:4, 49:20, 49:21 21-05 [2] - 1:4, 8:20 214 [3] - 139:24, 142:14, 155:24 22 [11] - 10:17, 12:15, 18:25, 19:13, 51:3, 78:5, 108:21, 113:25, 114:3, 156:6, 195:3 24 [16] - 50:22, 65:19, 99:5, 112:10, 112:14, 113:25, 114:4, 179:15, 186:25, 188:2, 188:10, 188:17, 192:2, 194:2, 195:3, 197:15 24-foot-wide [1] - 78:11 25 [17] - 49:17, 63:24, 65:14, 93:14, 93:17, 112:16, 113:11,	119:24, 120:21, 120:22, 120:24, 126:18, 132:22, 139:6, 179:16, 179:19, 196:5 25th [1] - 168:11 27 [5] - 47:2, 48:24, 149:11, 175:21, 188:1 28 [3] - 151:18, 151:19, 152:7 29 [2] - 3:5, 3:6 3 3 [9] - 17:17, 19:5, 19:11, 19:14, 22:16, 24:19, 25:1, 56:9, 202:16 3-foot [1] - 103:7 3/17/22 [3] - 4:18, 15:18, 15:21 30 [10] - 3:6, 24:23, 52:9, 63:6, 63:7, 118:7, 118:8, 118:9, 118:11, 118:12 30-days [1] - 7:15 30-plus [1] - 33:18 300 [1] - 42:22 31 [2] - 1:2, 3:4 32 [1] - 41:4 32.01 [1] - 61:5 35 [9] - 44:24, 109:23, 109:24, 127:9, 127:10, 127:12, 192:22, 194:5, 195:11 35-foot [2] - 55:2, 179:3 36 [2] - 3:7, 24:21 37 [3] - 3:8, 48:21, 103:22 38 [2] - 127:15, 127:22 38.5 [1] - 190:11 39 [1] - 3:8 4 4 [21] - 19:5, 19:6, 19:11, 19:15, 22:17, 23:1, 23:8, 24:4, 24:9, 24:13, 25:4, 29:9, 78:14, 103:8, 114:7, 114:17, 182:24, 185:25, 186:21, 187:19, 188:20 40 [8] - 24:20, 45:2, 56:5, 56:9, 63:6, 63:7, 63:19, 63:20	40-foot-8-inch [1] - 56:24 40.8 [6] - 109:20, 179:1, 190:10, 192:19, 194:4, 195:11 41 [2] - 48:17, 103:20 43 [2] - 52:18, 60:25 45 [1] - 31:23 46 [1] - 147:13 4th [1] - 148:15 5 5 [7] - 31:5, 33:22, 56:14, 63:25, 93:13, 113:10, 179:19 50 [9] - 63:2, 63:3, 63:19, 63:20, 98:11, 112:1, 112:3, 115:24, 179:13 505 [1] - 1:23 520 [1] - 12:15 54 [2] - 3:16, 138:18 55 [1] - 37:15 56 [5] - 139:19, 139:23, 140:19, 141:25, 155:23 58 [1] - 4:19 5:00 [1] - 102:16 5:30 [1] - 148:24 6 6 [2] - 78:14, 114:17 60 [2] - 147:10, 173:7 60,000 [2] - 46:10, 46:12 60-trip [1] - 147:16 64 [4] - 49:14, 65:21, 170:19, 171:21 64.3 [1] - 29:21 65 [1] - 31:23 65,000 [1] - 111:13 65.9 [1] - 29:23 66 [10] - 29:23, 30:6, 65:21, 66:20, 94:6, 112:15, 171:17, 171:25, 172:1, 179:15 669 [3] - 45:15, 112:18, 179:16 67 [3] - 49:13, 98:14, 98:16 7 7 [2] - 78:8, 114:12 70 [5] - 66:18, 94:6, 94:7, 170:21, 171:20
---	---	---	--	---

<p><b>70(b)</b> [2] - 190:2, 193:20</p> <p><b>70,000</b> [1] - 171:19</p> <p><b>7010</b> [1] - 1:6</p> <p><b>708</b> [3] - 59:11, 59:22, 61:4</p> <p><b>710</b> [1] - 8:21</p> <p><b>74</b> [1] - 171:17</p> <p><b>75</b> [1] - 139:6</p> <p><b>78</b> [3] - 146:11, 170:4, 172:15</p> <p><b>7:30</b> [1] - 1:2</p>	<p>198:7</p> <p><b>ABSENT</b> [1] - 1:14</p> <p><b>absolutely</b> [6] - 28:10, 84:16, 87:6, 97:1, 194:17, 200:7</p> <p><b>absorb</b> [1] - 75:7</p> <p><b>abstentions</b> [1] - 8:16</p> <p><b>abuts</b> [1] - 155:4</p> <p><b>abutting</b> [1] - 88:25</p> <p><b>accept</b> [3] - 39:2, 176:10, 176:12</p> <p><b>acceptable</b> [2] - 171:10, 181:2</p> <p><b>accepting</b> [3] - 6:25, 8:3, 8:9</p> <p><b>access</b> [18] - 17:18, 21:15, 27:4, 50:23, 59:25, 70:4, 78:1, 78:7, 85:12, 90:9, 90:10, 92:16, 101:24, 114:11, 155:6, 155:7, 172:4, 180:5</p> <p><b>accessibility</b> [1] - 17:2</p> <p><b>accident</b> [1] - 131:23</p> <p><b>accidents</b> [3] - 148:9, 151:24, 152:9</p> <p><b>accommodate</b> [10] - 17:10, 46:18, 50:14, 51:11, 62:3, 62:6, 76:23, 79:19, 172:3, 183:17</p> <p><b>accommodated</b> [3] - 47:25, 66:4, 72:16</p> <p><b>accommodation</b> [3] - 62:13, 79:17, 181:4</p> <p><b>accomplish</b> [3] - 170:17, 170:24, 171:1</p> <p><b>accomplished</b> [1] - 25:20</p> <p><b>according</b> [1] - 139:5</p> <p><b>account</b> [5] - 60:24, 158:20, 164:16, 167:25, 168:19</p> <p><b>accurate</b> [3] - 129:21, 131:6, 194:9</p> <p><b>achieving</b> [1] - 78:22</p> <p><b>acknowledge</b> [1] - 148:10</p> <p><b>acknowledges</b> [1] - 183:15</p> <p><b>acre</b> [15] - 47:1, 57:21, 57:23, 60:5, 61:1, 61:6, 61:10, 61:12, 61:15, 110:25, 174:3, 179:9, 194:7, 194:8, 195:12</p> <p><b>acre-and-a-half</b> [1] - 174:3</p>	<p><b>acres</b> [2] - 47:3, 60:19</p> <p><b>act</b> [1] - 200:25</p> <p><b>Act</b> [1] - 5:3</p> <p><b>Acting</b> [1] - 3:5</p> <p><b>ACTING</b> [127] - 4:4, 5:1, 5:22, 5:25, 6:19, 6:24, 7:3, 7:5, 7:10, 7:16, 7:20, 7:23, 8:2, 8:6, 8:8, 8:13, 8:15, 8:18, 11:23, 14:12, 14:15, 15:9, 21:4, 29:5, 31:13, 31:16, 35:14, 35:21, 36:9, 39:4, 83:7, 83:15, 84:2, 84:11, 84:21, 93:22, 94:2, 97:1, 100:15, 100:25, 102:10, 103:3, 103:15, 104:19, 105:2, 105:6, 105:13, 105:17, 105:21, 105:24, 119:1, 119:5, 121:15, 121:19, 121:24, 122:23, 127:24, 128:12, 130:12, 131:7, 131:12, 131:14, 131:25, 134:15, 135:5, 135:22, 135:25, 136:15, 136:19, 137:5, 138:13, 139:11, 140:20, 142:13, 142:18, 142:24, 143:2, 143:20, 143:25, 144:8, 144:14, 145:6, 150:13, 150:21, 152:21, 153:1, 153:5, 153:20, 153:23, 154:5, 154:8, 154:11, 162:25, 168:2, 168:6, 171:15, 172:9, 173:14, 173:17, 176:14, 177:9, 178:10, 178:16, 181:5, 181:8, 181:17, 181:24, 182:14, 183:13, 188:3, 188:6, 193:6, 193:15, 194:25, 195:8, 195:24, 196:15, 197:14, 198:4, 198:13, 198:25, 199:5, 199:8, 199:21, 200:15, 201:10,</p>	<p>201:13</p> <p><b>action</b> [5] - 67:8, 185:4, 185:13, 202:8, 202:9</p> <p><b>actions</b> [1] - 50:6</p> <p><b>activation</b> [1] - 82:23</p> <p><b>adaptive</b> [2] - 34:22, 69:24</p> <p><b>add</b> [2] - 88:8, 149:22</p> <p><b>added</b> [9] - 18:24, 24:4, 24:5, 24:9, 24:11, 24:12, 24:13, 157:2, 157:13</p> <p><b>adding</b> [8] - 29:8, 147:4, 149:3, 150:2, 150:3, 155:24, 156:1</p> <p><b>addition</b> [8] - 10:11, 10:15, 18:24, 52:8, 97:12, 131:4, 139:24, 142:14</p> <p><b>additional</b> [9] - 50:9, 52:13, 62:6, 63:7, 64:3, 64:4, 71:7, 139:24, 187:7</p> <p><b>additionally</b> [1] - 40:16</p> <p><b>address</b> [18] - 34:21, 37:5, 65:9, 66:23, 67:3, 71:21, 96:21, 119:16, 123:4, 128:13, 129:2, 145:19, 151:9, 164:19, 182:17, 183:20, 197:22</p> <p><b>addressed</b> [4] - 28:21, 90:1, 91:8, 168:20</p> <p><b>addressing</b> [3] - 75:24, 192:4, 192:5</p> <p><b>adds</b> [2] - 109:3, 170:23</p> <p><b>adequacy</b> [4] - 46:2, 50:14, 51:6, 126:20</p> <p><b>adequate</b> [5] - 51:14, 52:14, 67:14, 68:3, 101:23</p> <p><b>adequately</b> [2] - 102:18, 102:20</p> <p><b>adjacent</b> [20] - 17:16, 42:8, 42:10, 42:11, 48:11, 48:14, 49:3, 50:21, 52:23, 56:15, 56:18, 56:19, 59:15, 60:21, 61:3, 67:24, 80:19, 80:20, 80:24</p> <p><b>adjusted</b> [2] - 60:25, 61:11</p> <p><b>ADJUSTMENT</b> [2] - 1:1, 1:8</p> <p><b>adjustment</b> [1] - 137:6</p> <p><b>Adjustment</b> [1] - 2:4</p>	<p><b>adjustments</b> [3] - 16:11, 51:6, 160:8</p> <p><b>Administrative</b> [1] - 202:10</p> <p><b>admit</b> [1] - 147:6</p> <p><b>advance</b> [3] - 13:25, 102:1, 102:13</p> <p><b>advances</b> [1] - 67:4</p> <p><b>advantageous</b> [1] - 33:2</p> <p><b>adventure</b> [1] - 172:17</p> <p><b>advice</b> [2] - 129:18, 195:25</p> <p><b>aerials</b> [2] - 59:8, 59:10</p> <p><b>aesthetic</b> [3] - 52:21, 73:1, 155:1</p> <p><b>aesthetically</b> [2] - 52:7, 176:20</p> <p><b>aesthetics</b> [7] - 56:4, 57:6, 68:17, 72:24, 146:4, 149:24, 155:17</p> <p><b>affected</b> [1] - 76:15</p> <p><b>affecting</b> [1] - 22:8</p> <p><b>affects</b> [1] - 161:13</p> <p><b>affirm</b> [3] - 36:22, 145:11, 150:25</p> <p><b>afford</b> [1] - 47:15</p> <p><b>Affordable</b> [2] - 77:11, 156:2</p> <p><b>affordable</b> [34] - 17:3, 25:6, 48:2, 48:5, 69:4, 69:6, 69:9, 69:12, 69:16, 69:22, 73:7, 73:22, 73:25, 75:22, 76:6, 76:12, 76:23, 77:9, 77:15, 108:21, 117:9, 117:21, 117:22, 118:19, 156:1, 156:4, 156:6, 160:20, 187:17, 188:4, 189:12, 189:17, 192:2, 194:3</p> <p><b>affordables</b> [7] - 118:3, 118:5, 118:8, 188:11, 188:17, 188:19, 188:22</p> <p><b>afforded</b> [1] - 132:19</p> <p><b>aforementioned</b> [1] - 83:22</p> <p><b>age</b> [2] - 22:9, 149:11</p> <p><b>aged</b> [1] - 177:20</p> <p><b>agencies</b> [1] - 156:19</p> <p><b>agent</b> [1] - 202:8</p> <p><b>ages</b> [1] - 75:17</p> <p><b>aging</b> [2] - 75:13, 75:24</p> <p><b>ago</b> [2] - 13:20, 125:18</p>
<b>8</b>				
<p><b>8</b> [3] - 45:3, 56:9, 56:14</p> <p><b>84</b> [1] - 3:9</p> <p><b>87</b> [5] - 3:15, 3:22, 131:18, 151:5, 152:17</p>				
<b>9</b>				
<p><b>9</b> [2] - 1:6, 8:21</p> <p><b>91,670</b> [1] - 46:9</p> <p><b>94</b> [1] - 3:10</p> <p><b>95</b> [6] - 139:20, 139:23, 140:19, 141:17, 142:15, 155:24</p> <p><b>97</b> [1] - 3:5</p> <p><b>99</b> [1] - 3:10</p>				
<b>A</b>				
<p><b>A-1</b> [5] - 41:5, 54:1, 54:3, 54:20, 108:1</p> <p><b>A-12</b> [2] - 54:9, 54:10</p> <p><b>A-3</b> [5] - 4:17, 14:3, 14:5, 14:9, 15:21</p> <p><b>A-4</b> [3] - 4:19, 58:13, 59:1</p> <p><b>a.m</b> [2] - 72:21, 159:24</p> <p><b>abandoned</b> [5] - 165:3, 165:4, 165:5, 165:12, 167:18</p> <p><b>abided</b> [1] - 92:19</p> <p><b>abiding</b> [1] - 125:23</p> <p><b>ability</b> [2] - 14:20, 177:1</p> <p><b>able</b> [24] - 16:21, 17:8, 18:4, 46:18, 47:25, 50:10, 50:14, 51:6, 51:11, 64:15, 65:1, 73:10, 73:12, 73:15, 90:4, 101:23, 104:2, 104:11, 143:17, 152:12, 171:8, 189:16, 196:13,</p>				

<p><b>agree</b> [13] - 146:10, 152:5, 155:17, 158:17, 159:11, 170:22, 172:21, 176:4, 177:12, 186:20, 189:8, 198:11, 198:12</p> <p><b>agreed</b> [1] - 100:6</p> <p><b>agreement</b> [3] - 97:7, 106:22, 106:25</p> <p><b>ahead</b> [9] - 41:1, 91:15, 92:8, 92:9, 92:12, 97:3, 136:21, 153:22, 183:22</p> <p><b>aid</b> [1] - 152:9</p> <p><b>aim</b> [1] - 75:23</p> <p><b>aimed</b> [3] - 67:9, 71:17, 77:5</p> <p><b>air</b> [2] - 67:14, 68:3</p> <p><b>aisle</b> [14] - 17:16, 24:5, 24:13, 50:21, 78:1, 78:4, 78:11, 85:10, 99:5, 99:24, 113:25, 114:4, 156:25, 180:5</p> <p><b>aisles</b> [2] - 28:25, 66:2</p> <p><b>albeit</b> [1] - 189:23</p> <p><b>Allegiance</b> [1] - 5:21</p> <p><b>alleviate</b> [2] - 26:23, 176:24</p> <p><b>alleviated</b> [1] - 177:3</p> <p><b>allotted</b> [1] - 133:4</p> <p><b>allow</b> [1] - 183:1</p> <p><b>allowed</b> [7] - 17:10, 27:17, 28:2, 32:19, 134:9, 165:4, 165:5</p> <p><b>allowing</b> [3] - 133:4, 152:15, 170:1</p> <p><b>allows</b> [2] - 28:5, 82:24</p> <p><b>alluded</b> [1] - 18:5</p> <p><b>almost</b> [1] - 103:24</p> <p><b>alone</b> [1] - 149:10</p> <p><b>alongside</b> [1] - 138:23</p> <p><b>ALTERNATE</b> [2] - 1:17, 1:18</p> <p><b>alternatives</b> [1] - 78:21</p> <p><b>alumni</b> [1] - 38:14</p> <p><b>Amanda</b> [1] - 6:13</p> <p><b>AMANDA</b> [1] - 2:4</p> <p><b>ambulance</b> [1] - 90:17</p> <p><b>amend</b> [1] - 190:1</p> <p><b>amended</b> [1] - 193:19</p> <p><b>amending</b> [1] - 30:4</p> <p><b>amendments</b> [1] - 49:8</p> <p><b>American</b> [1] - 38:18</p> <p><b>amount</b> [11] - 19:8, 19:21, 22:11, 22:13, 24:24, 29:20, 51:20,</p>	<p>65:1, 86:22, 134:8, 155:16</p> <p><b>amounts</b> [1] - 66:5</p> <p><b>analysis</b> [9] - 57:18, 59:6, 69:6, 70:11, 71:9, 76:10, 130:4, 160:4, 160:5</p> <p><b>Analysis</b> [2] - 4:19, 58:25</p> <p><b>announcing</b> [1] - 101:6</p> <p><b>answer</b> [20] - 20:20, 21:3, 22:22, 29:16, 79:2, 87:2, 98:22, 101:8, 101:9, 125:15, 132:4, 132:8, 135:19, 137:24, 139:9, 139:12, 161:15, 162:24, 166:1, 166:19</p> <p><b>answered</b> [1] - 136:4</p> <p><b>answers</b> [2] - 100:8, 167:7</p> <p><b>anticipate</b> [2] - 86:9, 101:6</p> <p><b>anticipated</b> [1] - 138:1</p> <p><b>anticipates</b> [1] - 46:11</p> <p><b>anyway</b> [1] - 151:8</p> <p><b>anyway..</b> [1] - 38:12</p> <p><b>apartment</b> [1] - 32:8</p> <p><b>apartments</b> [3] - 28:17, 99:11, 174:8</p> <p><b>apologies</b> [1] - 16:2</p> <p><b>apologize</b> [6] - 86:6, 88:9, 100:20, 146:16, 146:23, 148:7</p> <p><b>appear</b> [2] - 38:22, 117:19</p> <p><b>apples</b> [4] - 34:6, 61:14</p> <p><b>apples-to-apples</b> [2] - 34:6, 61:14</p> <p><b>applicable</b> [6] - 92:6, 117:16, 138:4, 138:5, 162:14, 201:4</p> <p><b>applicant</b> [44] - 2:8, 5:10, 9:2, 9:7, 9:9, 9:25, 11:25, 28:6, 28:8, 30:3, 82:17, 83:18, 83:19, 92:24, 101:8, 108:5, 108:15, 118:19, 119:21, 125:20, 130:17, 132:4, 138:2, 156:5, 156:8, 158:25, 162:22, 163:9, 172:25, 176:18, 180:13,</p>	<p>189:19, 189:20, 189:21, 190:1, 190:17, 191:10, 193:18, 194:10, 196:2, 197:4, 198:7, 200:23</p> <p><b>applicant's</b> [9] - 5:10, 11:10, 89:7, 96:21, 135:16, 160:13, 164:12, 180:14, 191:20</p> <p><b>applicants</b> [1] - 106:14</p> <p><b>application</b> [45] - 9:11, 11:3, 11:16, 29:22, 30:4, 31:8, 36:3, 39:20, 39:23, 44:18, 45:22, 50:19, 57:14, 58:4, 67:9, 67:12, 72:4, 74:18, 77:15, 77:18, 78:23, 80:14, 82:4, 83:21, 84:19, 91:23, 97:17, 110:6, 123:1, 128:24, 129:1, 129:4, 130:19, 136:23, 144:18, 144:25, 150:16, 152:24, 156:18, 162:3, 162:19, 190:1, 197:1, 197:2, 200:6</p> <p><b>applied</b> [2] - 127:3, 129:3</p> <p><b>apply</b> [2] - 69:2, 148:2</p> <p><b>applying</b> [2] - 126:23, 127:17</p> <p><b>appreciate</b> [20] - 13:1, 13:8, 34:8, 40:5, 100:11, 114:23, 119:3, 146:3, 149:24, 152:14, 152:15, 183:19, 184:3, 185:7, 185:10, 185:21, 186:5, 186:6, 191:14, 191:15</p> <p><b>appreciated</b> [1] - 35:10</p> <p><b>appropriate</b> [28] - 45:11, 46:16, 47:19, 49:3, 50:16, 50:17, 52:22, 56:12, 62:23, 63:11, 64:8, 64:14, 66:1, 67:7, 67:10, 68:5, 68:6, 68:9, 74:15, 76:25, 77:6, 81:25, 87:23, 91:24, 99:6, 110:19, 121:9</p> <p><b>appropriately</b> [1] -</p>	<p>92:19</p> <p><b>approval</b> [19] - 7:18, 7:25, 16:14, 16:17, 59:24, 83:20, 88:17, 90:13, 90:15, 102:4, 108:6, 108:16, 108:17, 116:16, 141:2, 179:23, 187:2, 190:17, 195:22</p> <p><b>approve</b> [5] - 29:19, 67:11, 83:20, 110:5, 169:13</p> <p><b>approved</b> [14] - 31:22, 43:22, 57:25, 90:14, 96:5, 96:7, 107:1, 130:25, 146:6, 167:5, 168:24, 178:23, 191:8, 193:22</p> <p><b>approves</b> [1] - 96:8</p> <p><b>approving</b> [4] - 195:1, 197:15, 197:16, 197:17</p> <p><b>April</b> [1] - 200:1</p> <p><b>arborvitae</b> [6] - 138:22, 138:23, 140:11, 140:12, 141:16, 142:6</p> <p><b>arborvitae's</b> [1] - 141:5</p> <p><b>architect</b> [4] - 25:10, 53:5, 53:11, 103:6</p> <p><b>architect's</b> [5] - 53:25, 54:10, 54:16, 67:19, 108:1</p> <p><b>architectural</b> [3] - 55:11, 108:6, 108:12</p> <p><b>architecture</b> [3] - 13:5, 35:4, 65:6</p> <p><b>area</b> [35] - 17:12, 24:14, 32:16, 32:17, 34:2, 39:14, 41:25, 42:2, 44:2, 45:6, 45:9, 45:13, 47:19, 60:16, 60:24, 66:9, 68:17, 70:6, 73:10, 104:12, 111:17, 112:17, 113:12, 113:13, 115:20, 124:17, 130:2, 130:5, 135:2, 170:17, 174:15, 177:22, 178:8, 179:16</p> <p><b>areas</b> [6] - 13:14, 32:8, 43:24, 50:25, 52:19, 177:23</p> <p><b>arguable</b> [1] - 179:6</p> <p><b>arguably</b> [2] - 130:24, 190:7</p>	<p><b>argued</b> [2] - 108:25, 110:8</p> <p><b>argument</b> [2] - 122:24, 155:14</p> <p><b>arguments</b> [2] - 33:6, 154:19</p> <p><b>arrangement</b> [1] - 68:18</p> <p><b>articulation</b> [1] - 108:3</p> <p><b>aside</b> [3] - 77:13, 118:15, 164:13</p> <p><b>aspect</b> [14] - 42:18, 47:24, 59:19, 60:15, 61:22, 64:7, 68:4, 69:14, 73:22, 75:9, 77:9, 102:17, 157:13, 157:21</p> <p><b>aspects</b> [10] - 40:19, 42:4, 44:13, 48:7, 49:5, 58:7, 68:8, 70:13, 72:11, 160:20</p> <p><b>assessor</b> [1] - 117:3</p> <p><b>Assoc</b> [1] - 1:5</p> <p><b>Associates</b> [1] - 8:20</p> <p><b>association</b> [2] - 116:22, 117:9</p> <p><b>assume</b> [1] - 132:5</p> <p><b>assuming</b> [3] - 142:20, 189:1, 193:22</p> <p><b>AT</b> [1] - 1:2</p> <p><b>attached</b> [1] - 104:14</p> <p><b>attend</b> [1] - 43:7</p> <p><b>attendance</b> [1] - 181:20</p> <p><b>attention</b> [2] - 27:3, 153:18</p> <p><b>attic</b> [2] - 10:24, 20:12</p> <p><b>attorney</b> [3] - 9:1, 107:1, 154:17</p> <p><b>attractive</b> [2] - 35:5, 95:12</p> <p><b>attributes</b> [2] - 87:15, 109:4</p> <p><b>AUDIENCE</b> [2] - 20:22, 20:24</p> <p><b>Audio</b> [1] - 9:13</p> <p><b>authority</b> [2] - 89:13, 193:19</p> <p><b>automatically</b> [1] - 108:24</p> <p><b>automobile</b> [1] - 50:3</p> <p><b>auxiliary</b> [1] - 47:10</p> <p><b>availability</b> [1] - 90:1</p> <p><b>available</b> [10] - 11:7, 75:21, 93:10, 100:3, 101:23, 119:20, 126:17, 129:23, 177:24, 199:25</p> <p><b>Avalone</b> [1] - 36:6</p>
---	--	--	---	---

<b>Avenue</b> <sup>[30]</sup> - 1:5, 8:21, 10:4, 22:6, 25:16, 41:15, 43:4, 43:12, 51:17, 52:1, 53:12, 60:19, 63:14, 63:16, 64:1, 64:5, 64:9, 72:5, 85:7, 87:4, 87:11, 87:22, 97:20, 98:19, 131:24, 148:21, 169:9, 172:13, 172:16, 172:17 <b>average</b> <sup>[4]</sup> - 18:13, 75:16, 124:9, 126:8 <b>avoid</b> <sup>[1]</sup> - 118:4 <b>aware</b> <sup>[7]</sup> - 41:4, 44:5, 57:13, 62:25, 71:24, 94:16, 106:13 <b>awkward</b> <sup>[1]</sup> - 148:23 <b>Aye</b> <sup>[1]</sup> - 8:10	<b>bed</b> <sup>[1]</sup> - 100:21 <b>bedroom</b> <sup>[12]</sup> - 30:14, 30:15, 47:15, 99:11, 117:19, 117:20, 117:21, 134:4, 134:6, 158:10 <b>bedrooms</b> <sup>[4]</sup> - 47:13, 47:19, 158:11, 158:12 <b>beforehand</b> <sup>[1]</sup> - 6:21 <b>beginning</b> <sup>[2]</sup> - 156:23, 175:25 <b>behalf</b> <sup>[1]</sup> - 9:7 <b>behind</b> <sup>[2]</sup> - 18:23, 174:22 <b>BEING</b> <sup>[1]</sup> - 1:9 <b>Belgian</b> <sup>[1]</sup> - 95:23 <b>beneficial</b> <sup>[2]</sup> - 87:14, 108:23 <b>benefit</b> <sup>[11]</sup> - 20:19, 37:20, 73:24, 82:19, 87:19, 88:12, 110:24, 173:2, 187:5, 191:8, 192:17 <b>benefits</b> <sup>[2]</sup> - 81:19, 82:21 <b>benefitted</b> <sup>[1]</sup> - 38:2 <b>Berkeley</b> <sup>[22]</sup> - 3:12, 3:14, 3:15, 3:20, 3:22, 42:15, 42:20, 48:19, 48:20, 99:15, 103:21, 104:15, 128:16, 131:18, 145:16, 145:21, 146:8, 146:11, 151:5, 163:25, 164:24, 169:21 <b>best</b> <sup>[7]</sup> - 5:5, 101:9, 160:15, 167:20, 170:8, 183:15, 183:17 <b>better</b> <sup>[12]</sup> - 29:10, 51:12, 95:5, 95:6, 141:12, 155:25, 156:13, 156:22, 173:3, 178:9, 189:16 <b>bettering</b> <sup>[1]</sup> - 155:21 <b>between</b> <sup>[29]</sup> - 9:18, 17:17, 19:4, 19:5, 19:10, 19:14, 23:14, 23:22, 24:5, 24:13, 24:19, 24:22, 24:25, 29:8, 32:16, 33:22, 34:7, 42:20, 50:25, 57:7, 61:14, 61:15, 63:19, 63:20, 64:3, 67:18, 72:5, 166:14 <b>beyond</b> <sup>[9]</sup> - 43:4, 48:14, 50:10, 66:7, 71:12, 73:3, 125:23,	140:3, 161:8 <b>bifurcate</b> <sup>[1]</sup> - 130:18 <b>bifurcated</b> <sup>[4]</sup> - 190:1, 197:2, 200:6, 200:24 <b>bifurcation</b> <sup>[4]</sup> - 191:3, 191:23, 192:1, 201:4 <b>big</b> <sup>[9]</sup> - 20:23, 25:11, 32:12, 79:5, 103:21, 122:8, 174:5, 174:13 <b>bigger</b> <sup>[2]</sup> - 122:24, 169:5 <b>biggest</b> <sup>[1]</sup> - 29:7 <b>bio</b> <sup>[1]</sup> - 70:16 <b>bio-retention</b> <sup>[1]</sup> - 70:16 <b>biosystem</b> <sup>[1]</sup> - 75:5 <b>bisected</b> <sup>[1]</sup> - 42:19 <b>bit</b> <sup>[24]</sup> - 10:1, 12:22, 13:15, 20:1, 23:12, 34:6, 52:15, 55:8, 57:18, 66:25, 68:7, 68:11, 81:12, 120:16, 123:14, 124:24, 125:23, 136:7, 169:2, 172:13, 182:23, 183:16, 188:20, 189:3 <b>Black</b> <sup>[3]</sup> - 120:9, 122:17, 124:8 <b>blanket</b> <sup>[1]</sup> - 118:18 <b>blast</b> <sup>[1]</sup> - 95:1 <b>Block</b> <sup>[2]</sup> - 1:6, 8:21 <b>block</b> <sup>[3]</sup> - 101:22, 125:11, 149:12 <b>blocked</b> <sup>[1]</sup> - 28:19 <b>blocks</b> <sup>[1]</sup> - 149:10 <b>blue</b> <sup>[2]</sup> - 16:10, 21:24 <b>board</b> <sup>[150]</sup> - 5:9, 9:4, 9:8, 9:21, 10:3, 10:6, 10:22, 10:25, 12:22, 13:1, 13:18, 14:10, 15:7, 16:14, 17:21, 17:25, 20:18, 21:2, 29:19, 34:5, 34:18, 37:20, 39:2, 40:7, 41:1, 44:5, 45:18, 46:24, 49:7, 51:5, 55:1, 56:16, 56:21, 57:13, 58:3, 62:25, 67:8, 67:11, 71:24, 78:25, 81:13, 83:6, 83:20, 84:18, 84:25, 88:12, 88:14, 90:7, 90:8, 92:1, 96:8, 96:14, 100:1, 100:17, 101:1, 102:3, 105:20, 105:22, 107:5,	107:14, 109:11, 110:4, 110:17, 110:18, 110:24, 111:20, 114:8, 114:24, 114:25, 117:18, 119:6, 121:12, 122:4, 130:10, 131:1, 137:6, 140:15, 143:17, 144:1, 144:7, 144:12, 146:14, 151:12, 151:17, 153:16, 153:18, 153:24, 154:3, 155:10, 156:11, 156:16, 156:17, 156:21, 156:24, 156:25, 157:6, 158:18, 160:4, 162:8, 162:18, 162:24, 163:3, 164:8, 166:4, 168:3, 168:10, 178:11, 178:15, 179:24, 180:21, 181:1, 181:10, 182:18, 182:21, 183:14, 183:21, 183:24, 184:5, 185:3, 185:12, 185:14, 185:19, 185:21, 186:13, 186:19, 186:22, 187:3, 187:8, 187:11, 187:12, 187:15, 188:15, 189:20, 190:22, 192:6, 192:14, 192:18, 193:18, 193:24, 194:10, 194:20, 194:21, 196:11, 196:17, 197:4, 198:5, 202:6 <b>BOARD</b> <sup>[4]</sup> - 1:1, 1:8, 2:13, 2:14 <b>Board</b> <sup>[10]</sup> - 2:4, 9:1, 83:3, 94:25, 143:13, 157:4, 162:16, 166:2, 166:9, 200:18 <b>board's</b> <sup>[7]</sup> - 13:8, 71:6, 89:12, 156:16, 180:12, 183:18 <b>Board/Professional</b> <sup>[2]</sup> - 3:4, 3:9 <b>Boards</b> <sup>[1]</sup> - 129:3 <b>boards</b> <sup>[3]</sup> - 37:22, 38:22, 113:6 <b>body</b> <sup>[1]</sup> - 202:6 <b>borne</b> <sup>[2]</sup> - 51:4, 72:22 <b>borough</b> <sup>[18]</sup> - 7:21,	55:6, 55:7, 73:9, 76:9, 76:11, 77:10, 77:12, 77:13, 102:22, 106:7, 107:1, 107:6, 122:24, 157:12, 161:8, 164:20, 186:14 <b>Borough</b> <sup>[4]</sup> - 5:12, 5:13, 5:16, 85:13 <b>BOROUGH</b> <sup>[2]</sup> - 1:1, 1:8 <b>borough's</b> <sup>[1]</sup> - 69:11 <b>Borough's</b> <sup>[1]</sup> - 156:2 <b>bottom</b> <sup>[3]</sup> - 128:2, 137:12, 144:21 <b>bought</b> <sup>[1]</sup> - 27:2 <b>Boulevard</b> <sup>[8]</sup> - 33:25, 58:1, 59:11, 59:15, 59:16, 59:22, 135:17, 168:24 <b>boundary</b> <sup>[3]</sup> - 42:19, 50:21, 52:12 <b>BOX</b> <sup>[1]</sup> - 1:23 <b>box</b> <sup>[1]</sup> - 121:14 <b>break</b> <sup>[9]</sup> - 49:15, 55:12, 55:19, 95:23, 99:17, 175:13, 180:25, 181:6, 185:8 <b>breakdown</b> <sup>[2]</sup> - 50:17, 132:18 <b>breaks</b> <sup>[3]</sup> - 56:3, 87:18, 166:7 <b>breathing</b> <sup>[1]</sup> - 33:12 <b>brick</b> <sup>[3]</sup> - 55:15, 55:18, 56:11 <b>Bridgewater</b> <sup>[1]</sup> - 12:15 <b>brief</b> <sup>[2]</sup> - 153:14, 181:18 <b>briefly</b> <sup>[3]</sup> - 9:24, 40:23, 183:20 <b>bring</b> <sup>[5]</sup> - 11:10, 13:21, 53:2, 68:22, 170:21 <b>bringing</b> <sup>[5]</sup> - 82:23, 92:19, 146:20, 146:24, 150:5 <b>brings</b> <sup>[2]</sup> - 8:19, 163:2 <b>BROOK</b> <sup>[1]</sup> - 1:23 <b>brought</b> <sup>[7]</sup> - 146:16, 147:8, 147:17, 158:22, 170:13, 170:17, 183:4 <b>Brown</b> <sup>[3]</sup> - 6:1, 181:25, 199:2 <b>brown</b> <sup>[2]</sup> - 170:10, 199:9 <b>BROWN</b> <sup>[10]</sup> - 1:16,
<b>B</b>				
<b>BA</b> <sup>[2]</sup> - 1:4, 8:20 <b>baby</b> <sup>[1]</sup> - 95:13 <b>backed</b> <sup>[2]</sup> - 149:1, 152:10 <b>background</b> <sup>[1]</sup> - 37:21 <b>backyard</b> <sup>[1]</sup> - 146:13 <b>bad</b> <sup>[3]</sup> - 72:1, 148:3, 148:4 <b>balance</b> <sup>[3]</sup> - 193:22, 196:25, 197:5 <b>balances</b> <sup>[1]</sup> - 134:12 <b>ball</b> <sup>[1]</sup> - 178:2 <b>bar</b> <sup>[1]</sup> - 165:23 <b>barely</b> <sup>[1]</sup> - 94:24 <b>bars</b> <sup>[1]</sup> - 15:4 <b>base</b> <sup>[4]</sup> - 55:19, 65:7, 82:24, 103:8 <b>based</b> <sup>[19]</sup> - 9:20, 11:18, 28:12, 30:11, 31:10, 62:4, 62:7, 66:13, 79:19, 79:20, 80:21, 81:8, 82:7, 88:24, 96:6, 130:3, 155:22, 161:23, 186:25 <b>basin</b> <sup>[3]</sup> - 20:5, 70:16 <b>basis</b> <sup>[3]</sup> - 132:24, 185:5, 185:22 <b>bathroom</b> <sup>[1]</sup> - 181:6 <b>bay</b> <sup>[1]</sup> - 121:10 <b>bear</b> <sup>[1]</sup> - 90:20 <b>bearing</b> <sup>[1]</sup> - 71:25 <b>beat</b> <sup>[2]</sup> - 119:18, 162:5 <b>beautiful</b> <sup>[2]</sup> - 121:10, 146:5				

<p>4:6, 6:2, 170:11, 171:19, 172:1, 182:1, 198:11, 198:24, 199:10 <b>buffer</b> [4] - 41:25, 115:12, 115:20, 180:6 <b>buffering</b> [3] - 62:24, 170:22, 170:23 <b>build</b> [3] - 101:13, 101:16, 175:5 <b>build-out</b> [1] - 101:16 <b>building</b> [87] - 17:8, 21:15, 23:4, 24:22, 40:11, 43:23, 44:22, 44:23, 53:21, 53:22, 55:25, 56:8, 56:23, 57:9, 62:12, 62:18, 65:10, 65:11, 65:19, 66:6, 66:15, 66:16, 66:20, 70:20, 70:24, 71:1, 76:23, 78:3, 82:16, 82:19, 87:24, 88:1, 94:5, 94:9, 94:11, 105:1, 106:9, 109:20, 112:9, 112:14, 114:17, 127:3, 127:5, 127:10, 127:11, 127:12, 127:22, 146:18, 147:9, 147:15, 150:10, 154:24, 159:15, 160:1, 165:4, 165:5, 165:12, 165:20, 165:21, 166:17, 166:24, 167:5, 167:11, 167:18, 169:5, 169:15, 170:21, 171:1, 173:3, 173:5, 178:24, 178:25, 179:14, 180:6, 183:6, 184:10, 186:16, 186:20, 187:1, 187:21, 189:4, 190:9, 192:11, 192:18, 194:4 <b>Building</b> [29] - 17:9, 19:4, 19:5, 19:14, 22:2, 22:7, 22:10, 22:16, 22:17, 22:24, 23:1, 23:8, 23:11, 25:1, 25:4, 56:9, 127:15, 182:24, 185:25, 186:21, 187:19, 188:20, 189:1, 189:2 <b>Buildings</b> [5] - 15:12,</p>	<p>17:17, 19:11, 23:14, 24:19 <b>buildings</b> [22] - 18:6, 24:23, 41:2, 45:2, 52:5, 53:16, 54:23, 55:24, 65:25, 67:18, 68:19, 73:2, 78:13, 108:3, 112:11, 127:4, 127:18, 146:19, 155:18, 177:19, 178:25, 187:22 <b>built</b> [5] - 94:10, 95:9, 96:6, 117:23, 167:15 <b>bulk</b> [20] - 22:21, 40:16, 45:5, 45:21, 62:19, 65:8, 80:1, 80:2, 82:3, 94:5, 111:23, 113:15, 116:11, 137:16, 157:24, 179:12, 191:6, 195:22, 197:23 <b>bumps</b> [1] - 149:20 <b>bunch</b> [1] - 105:4 <b>burden</b> [6] - 44:7, 57:18, 74:4, 81:23, 160:21, 172:25 <b>bus</b> [9] - 10:5, 17:7, 17:19, 18:2, 20:15, 99:23, 100:2, 149:25, 157:3 <b>bushes</b> [1] - 51:23 <b>business</b> [4] - 37:5, 176:6, 186:9 <b>businesses</b> [1] - 70:5 <b>but..</b> [1] - 132:5 <b>button</b> [1] - 128:2 <b>buttness</b> [1] - 69:6 <b>buy</b> [3] - 26:24, 73:13, 174:17 <b>BY</b> [7] - 2:6, 12:19, 37:18, 39:9, 56:20, 58:15, 61:23</p>	<p>34:3, 66:10, 72:22 <b>caliper</b> [1] - 139:4 <b>camera</b> [1] - 166:8 <b>canceled</b> [1] - 146:2 <b>candidly</b> [1] - 180:21 <b>candor</b> [1] - 183:19 <b>cannot</b> [4] - 121:6, 121:7, 166:23, 181:11 <b>capture</b> [1] - 15:13 <b>capturing</b> [1] - 43:3 <b>car</b> [13] - 18:19, 25:18, 26:18, 26:19, 26:20, 26:21, 26:24, 27:2, 27:17, 87:9, 132:14, 159:22, 178:3 <b>card</b> [1] - 116:17 <b>care</b> [4] - 26:14, 32:3, 84:22, 96:2 <b>careful</b> [1] - 175:11 <b>carriage</b> [1] - 95:13 <b>carried</b> [1] - 200:20 <b>carry</b> [1] - 200:8 <b>cars</b> [22] - 18:14, 25:5, 25:19, 27:1, 86:24, 124:18, 133:6, 133:10, 133:24, 133:25, 146:19, 147:4, 147:10, 148:25, 149:3, 149:4, 149:16, 149:22, 152:10, 165:9, 165:12, 177:25 <b>cartway</b> [4] - 10:15, 18:25, 23:14, 23:22 <b>cartways</b> [1] - 20:17 <b>CARUCCI</b> [3] - 1:22, 202:3, 202:14 <b>CASE</b> [1] - 1:4 <b>case</b> [17] - 8:19, 44:7, 44:8, 50:15, 57:17, 62:1, 62:2, 63:4, 82:8, 91:19, 130:23, 135:8, 140:14, 143:12, 145:4, 154:20, 162:10 <b>cases</b> [1] - 44:8 <b>catastrophe</b> [1] - 91:19 <b>category</b> [1] - 74:14 <b>causing</b> [2] - 169:20, 169:21 <b>CDC</b> [1] - 5:6 <b>Cedar</b> [2] - 3:16, 138:18 <b>cemetery</b> [13] - 33:3, 42:8, 42:11, 42:16, 48:13, 50:22, 52:13, 56:18, 61:3, 67:25,</p>	<p>78:9, 80:25, 155:4 <b>Cemetery</b> [1] - 42:8 <b>center</b> [2] - 43:24, 56:11 <b>centered</b> [1] - 56:10 <b>cents</b> [1] - 170:9 <b>certain</b> [5] - 19:20, 77:13, 78:16, 117:19, 118:14 <b>certainly</b> [18] - 16:16, 26:8, 26:16, 27:7, 27:20, 27:22, 34:9, 53:12, 89:20, 89:23, 98:3, 102:20, 165:11, 167:2, 173:21, 177:12, 177:21 <b>certainty</b> [1] - 188:16 <b>certification</b> [2] - 38:20, 84:9 <b>CERTIFIED</b> [1] - 1:22 <b>Certified</b> [2] - 38:19, 202:4 <b>certify</b> [1] - 202:5 <b>cetera</b> [6] - 90:17, 108:4, 108:7, 137:16, 177:3, 193:24 <b>chad</b> [1] - 128:15 <b>Chad</b> [2] - 3:13, 136:17 <b>chair</b> [1] - 35:20 <b>Chair</b> [6] - 96:24, 129:12, 129:15, 143:23, 181:3, 194:22 <b>Chair's</b> [1] - 123:13 <b>CHAIRMAN</b> [129] - 1:10, 1:11, 4:4, 5:1, 5:22, 5:25, 6:19, 6:24, 7:3, 7:5, 7:10, 7:16, 7:20, 7:23, 8:2, 8:6, 8:8, 8:13, 8:15, 8:18, 11:23, 14:12, 14:15, 15:9, 21:4, 29:5, 31:13, 31:16, 35:14, 35:21, 36:9, 39:4, 83:7, 83:15, 84:2, 84:11, 84:21, 93:22, 94:2, 97:1, 100:15, 100:25, 102:10, 103:3, 103:15, 104:19, 105:2, 105:6, 105:13, 105:17, 105:21, 105:24, 119:1, 119:5, 121:15, 121:19, 121:24, 122:23, 127:24, 128:12,</p>	<p>130:12, 131:7, 131:12, 131:14, 131:25, 134:15, 135:5, 135:22, 135:25, 136:15, 136:19, 137:5, 138:13, 139:11, 140:20, 142:13, 142:18, 142:24, 143:2, 143:20, 143:25, 144:8, 144:14, 145:6, 150:13, 150:21, 152:21, 153:1, 153:5, 153:20, 153:23, 154:5, 154:8, 154:11, 162:25, 168:2, 168:6, 171:15, 172:9, 173:14, 173:17, 176:14, 177:9, 178:10, 178:16, 181:5, 181:8, 181:17, 181:24, 182:14, 183:13, 188:3, 188:6, 193:6, 193:15, 194:25, 195:8, 195:24, 196:15, 197:14, 198:4, 198:13, 198:25, 199:5, 199:8, 199:21, 200:15, 201:10, 201:13 <b>chairman</b> [2] - 105:19, 119:17 <b>Chairman</b> [37] - 3:5, 8:25, 11:5, 11:19, 11:22, 12:25, 21:1, 35:16, 36:14, 39:1, 53:25, 56:22, 83:2, 88:8, 105:12, 106:3, 118:24, 121:4, 124:22, 129:17, 130:15, 130:16, 131:11, 139:9, 142:17, 143:13, 144:5, 153:13, 162:15, 170:11, 178:12, 182:13, 187:12, 195:5, 200:4, 200:17 <b>challenged</b> [1] - 77:2 <b>chance</b> [2] - 104:9, 132:3 <b>change</b> [10] - 32:4, 107:9, 112:12, 137:3, 151:19, 151:21, 173:22,</p>
<b>C</b>				
<p><b>C-2</b> [1] - 82:11 <b>C.C.R</b> [2] - 202:3, 202:14 <b>C.S.R</b> [1] - 1:22 <b>calculate</b> [5] - 45:15, 46:25, 190:7, 192:25 <b>calculated</b> [5] - 57:20, 90:3, 111:1, 126:12, 191:6 <b>calculating</b> [1] - 61:11 <b>calculation</b> [2] - 29:17, 104:12 <b>calculations</b> [3] -</p>				



<p>192:11, 195:12  <b>changed</b> [3] - 29:15, 151:22, 151:23  <b>changes</b> [16] - 6:21, 9:20, 11:2, 11:11, 12:21, 16:15, 20:10, 20:13, 34:17, 35:23, 35:25, 36:5, 51:11, 170:5, 170:15, 185:20  <b>changing</b> [3] - 168:12, 174:4, 190:4  <b>character</b> [1] - 52:7  <b>characteristics</b> [7] - 42:12, 45:25, 46:7, 79:7, 79:11, 79:15, 155:3  <b>charge</b> [2] - 26:20, 94:22  <b>charging</b> [8] - 26:21, 27:17, 28:3, 32:11, 50:3, 71:5, 95:9, 156:9  <b>Charles</b> [21] - 11:14, 30:21, 34:4, 34:13, 36:15, 36:18, 37:10, 38:25, 39:10, 41:6, 41:8, 47:20, 56:21, 58:16, 63:17, 64:12, 68:24, 79:4, 101:14, 125:15, 125:25  <b>CHARLES</b> [1] - 3:7  <b>charles</b> [2] - 37:19, 98:21  <b>Charles'</b> [1] - 35:9  <b>checking</b> [2] - 114:20, 153:2  <b>checklist</b> [1] - 142:4  <b>children</b> [9] - 17:4, 18:3, 22:9, 99:10, 99:12, 149:11, 149:14, 177:21, 177:22  <b>CHRISMER</b> [15] - 3:3, 4:12, 12:13, 97:4, 98:3, 98:8, 101:10, 183:23, 187:14, 188:5, 188:14, 189:11, 191:14, 196:6, 201:11  <b>Chrismer</b> [7] - 11:9, 11:21, 12:6, 96:21, 101:7, 159:1, 182:17  <b>Christopher</b> [1] - 90:21  <b>circulation</b> [13] - 13:9, 20:14, 40:23, 46:5, 46:21, 49:9, 50:18, 51:12, 62:4, 78:2, 88:19, 99:7</p>	<p><b>circumstances</b> [1] - 155:12  <b>cite</b> [1] - 127:20  <b>cited</b> [1] - 160:19  <b>City</b> [2] - 37:2, 37:14  <b>city</b> [2] - 38:2, 38:5  <b>civil</b> [1] - 49:1  <b>clarification</b> [1] - 187:15  <b>clarify</b> [4] - 85:4, 127:1, 127:21, 142:14  <b>clarity</b> [1] - 89:11  <b>clarity's</b> [1] - 200:20  <b>Class</b> [1] - 97:9  <b>cleans</b> [1] - 96:16  <b>clear</b> [9] - 16:3, 49:15, 74:5, 75:18, 107:13, 108:20, 126:19, 132:1, 187:25  <b>clearance</b> [1] - 99:10  <b>clearly</b> [1] - 164:18  <b>Clerk</b> [1] - 5:17  <b>CLERK</b> [1] - 2:13  <b>client</b> [1] - 180:25  <b>close</b> [9] - 9:14, 15:3, 36:10, 42:17, 70:3, 86:22, 87:15, 143:5, 153:10  <b>closer</b> [3] - 24:20, 95:3, 111:1  <b>closest</b> [1] - 124:11  <b>closing</b> [2] - 153:11, 153:25  <b>cluster</b> [1] - 65:24  <b>clustered</b> [1] - 104:14  <b>clusters</b> [1] - 65:24  <b>COAH</b> [3] - 49:19, 187:19, 187:23  <b>COAHs</b> [1] - 189:6  <b>code</b> [1] - 92:6  <b>Code</b> [1] - 202:11  <b>College</b> [1] - 38:1  <b>color</b> [1] - 108:7  <b>colors</b> [1] - 108:2  <b>combined</b> [1] - 50:22  <b>comfortable</b> [4] - 47:14, 92:4, 184:22, 195:21  <b>comfortably</b> [1] - 46:11  <b>coming</b> [26] - 20:8, 21:17, 34:25, 85:21, 86:10, 86:23, 87:8, 87:10, 94:6, 97:17, 97:20, 103:24, 136:6, 141:20, 159:22, 163:20, 163:21, 168:11, 170:4, 172:16,</p>	<p>173:10, 177:3, 178:4, 190:19, 191:2, 191:5  <b>COMMENCING</b> [1] - 1:2  <b>COMMENT</b> [1] - 3:18  <b>comment</b> [25] - 11:24, 16:25, 18:16, 27:9, 29:6, 31:19, 36:7, 120:7, 121:11, 123:16, 125:14, 143:15, 143:16, 144:6, 144:18, 144:24, 150:15, 152:24, 157:7, 163:5, 164:7, 164:11, 167:21, 172:10, 177:10  <b>commenting</b> [1] - 124:24  <b>comments</b> [35] - 9:16, 11:18, 13:8, 13:18, 29:12, 29:22, 34:8, 35:13, 36:2, 91:4, 119:13, 119:14, 131:4, 144:4, 144:16, 145:24, 153:25, 154:4, 156:20, 163:3, 164:9, 168:4, 168:7, 169:16, 173:15, 177:12, 177:18, 178:11, 181:1, 184:3, 186:6, 187:6, 192:5, 196:19  <b>commercial</b> [6] - 59:16, 70:4, 74:17, 80:10, 89:23, 169:14  <b>Commission</b> [1] - 83:11  <b>commission</b> [1] - 202:6  <b>committee</b> [1] - 95:16  <b>common</b> [4] - 55:4, 69:24, 73:18, 178:7  <b>communities</b> [2] - 96:5, 151:19  <b>community</b> [14] - 82:20, 95:22, 147:2, 148:19, 149:4, 149:9, 150:4, 150:6, 155:19, 156:2, 168:1, 173:2, 174:23, 175:3  <b>community's</b> [1] - 167:20  <b>company</b> [1] - 186:8  <b>comparable</b> [2] - 60:7, 135:13  <b>comparatively</b> [1] -</p>	<p>70:22  <b>compare</b> [1] - 60:17  <b>compared</b> [3] - 66:16, 86:20, 165:18  <b>comparing</b> [2] - 104:17, 150:9  <b>Comparison</b> [2] - 4:19, 58:24  <b>comparison</b> [7] - 34:7, 58:21, 59:5, 59:13, 61:14, 64:23, 135:17  <b>comparisons</b> [4] - 57:11, 57:16, 147:25, 170:16  <b>compelled</b> [1] - 197:20  <b>compelling</b> [1] - 159:21  <b>complement</b> [1] - 84:18  <b>completely</b> [5] - 32:17, 117:4, 125:6, 125:13, 158:15  <b>complexes</b> [1] - 120:4  <b>compliance</b> [5] - 5:6, 5:13, 28:7, 62:8  <b>compliant</b> [2] - 92:15, 141:3  <b>complicated</b> [2] - 111:20, 196:1  <b>complies</b> [3] - 103:5, 139:21, 202:10  <b>compliment</b> [1] - 53:6  <b>comply</b> [12] - 5:4, 92:24, 117:15, 118:13, 118:19, 120:12, 122:9, 142:10, 142:11, 158:2, 162:4, 183:4  <b>complying</b> [6] - 122:21, 138:25, 139:16, 140:3, 157:11, 158:9  <b>component</b> [1] - 48:2  <b>comprised</b> [1] - 48:17  <b>compromised</b> [1] - 173:20  <b>concern</b> [12] - 19:18, 25:11, 27:21, 29:7, 96:3, 97:19, 99:22, 121:25, 126:16, 156:24, 157:1, 197:22  <b>concerned</b> [4] - 85:21, 119:19, 169:4, 169:18  <b>concerns</b> [13] - 49:8, 147:7, 163:8, 164:16, 164:19, 164:25, 167:23,</p>	<p>167:24, 174:24, 176:22, 176:24, 182:19, 192:5  <b>concludes</b> [2] - 21:2, 143:12  <b>concrete</b> [1] - 95:24  <b>condition</b> [10] - 16:16, 19:10, 19:12, 87:25, 92:1, 96:8, 96:11, 96:13, 108:6, 108:16  <b>conditioned</b> [1] - 90:14  <b>conditions</b> [13] - 40:7, 41:10, 48:12, 66:16, 66:17, 70:14, 83:20, 88:7, 162:16, 162:21, 180:20, 194:16, 198:19  <b>condo</b> [4] - 116:22, 134:23, 135:4, 137:4  <b>condos</b> [1] - 174:8  <b>conduits</b> [1] - 71:7  <b>confer</b> [1] - 180:25  <b>confident</b> [2] - 13:14, 27:20  <b>confirm</b> [6] - 47:21, 53:10, 83:19, 109:10, 127:14, 185:5  <b>confirmed</b> [3] - 13:11, 16:12, 17:15  <b>conflicting</b> [1] - 86:23  <b>conformance</b> [1] - 157:23  <b>conforming</b> [1] - 34:25  <b>congestion</b> [1] - 29:10  <b>Congress</b> [1] - 29:2  <b>conifer</b> [1] - 139:7  <b>connection</b> [3] - 11:3, 11:15, 84:5  <b>conservative</b> [4] - 28:13, 31:12, 110:14, 158:4  <b>conservatively</b> [1] - 55:8  <b>consider</b> [9] - 104:1, 107:5, 166:10, 166:12, 166:13, 166:15, 166:23, 167:2, 167:22  <b>consideration</b> [3] - 164:23, 165:24, 168:18  <b>considered</b> [2] - 141:5, 141:8  <b>considering</b> [3] - 61:2, 75:1, 165:22  <b>consistency</b> [3] - 46:1, 48:9, 79:16</p>
---	--	--	---	--

**consistent** [10] -  
19:13, 42:21, 48:23,  
49:2, 65:6, 67:15,  
74:10, 74:19,  
104:17, 190:20  
**constraints** [1] - 76:17  
**constructing** [1] -  
102:8  
**construction** [8] -  
47:7, 57:25, 59:12,  
61:8, 102:7, 141:21,  
141:23, 151:14  
**consulted** [2] -  
128:19, 128:22  
**contained** [1] - 90:22  
**contemplates** [2] -  
92:14, 120:3  
**contemplating** [2] -  
74:15, 74:16  
**contend** [1] - 86:17  
**context** [4] - 67:16,  
68:3, 89:11, 107:24  
**continuation** [1] -  
167:4  
**continue** [5] - 7:14,  
62:14, 100:13,  
166:17, 187:16  
**Continuing** [1] - 4:1  
**continuing** [2] - 60:1,  
201:16  
**contributing** [1] - 61:7  
**control** [2] - 15:23,  
31:24  
**conversation** [1] -  
51:5  
**converted** [1] - 178:7  
**cooperation** [1] -  
164:12  
**coordinated** [2] -  
17:14, 85:13  
**corner** [3] - 7:24,  
131:23, 155:20  
**correct** [106] - 14:4,  
15:18, 15:19, 22:18,  
28:9, 30:6, 30:7,  
57:1, 57:2, 62:10,  
63:21, 63:22, 64:16,  
64:17, 65:3, 66:11,  
79:7, 79:23, 80:23,  
81:12, 82:9, 83:13,  
83:14, 84:1, 84:15,  
84:16, 85:8, 85:23,  
87:3, 88:15, 88:16,  
88:21, 88:22, 89:4,  
89:19, 90:23, 91:2,  
91:6, 91:8, 91:9,  
102:25, 103:13,  
105:4, 105:5,  
105:11, 107:19,  
107:20, 108:9,

108:18, 109:1,  
109:2, 109:17,  
110:1, 110:2,  
110:12, 110:23,  
112:11, 113:1,  
113:9, 114:4,  
114:10, 114:14,  
114:15, 114:19,  
115:9, 116:7,  
116:25, 117:7,  
117:12, 118:8,  
118:9, 118:20,  
120:24, 121:3,  
124:3, 124:6, 127:5,  
127:6, 127:19,  
128:8, 130:16,  
131:8, 131:11,  
131:12, 135:12,  
140:22, 140:25,  
142:16, 142:17,  
152:18, 171:23,  
192:10, 192:12,  
192:15, 192:20,  
192:23, 194:12,  
194:16, 194:17,  
194:18, 197:25  
**corrected** [1] - 116:17  
**correctly** [10] - 18:13,  
23:10, 27:15, 38:8,  
102:23, 109:21,  
112:18, 135:9,  
135:18, 178:25  
**COs** [2] - 106:9,  
106:16  
**costly** [1] - 164:18  
**costs** [1] - 73:20  
**Counsel** [6] - 2:4, 2:8,  
93:5, 120:2, 185:2,  
186:3  
**counsel** [4] - 41:3,  
89:7, 158:17, 183:25  
**counsel's** [1] - 195:25  
**count** [5] - 28:3,  
48:22, 60:6, 60:20,  
188:1  
**counted** [2] - 140:12,  
142:7  
**counties** [1] - 161:25  
**counting** [1] - 138:22  
**counts** [2] - 129:25,  
130:1  
**County** [4] - 75:14,  
128:18, 128:19,  
129:3  
**county** [6] - 88:24,  
89:1, 125:7, 125:9,  
125:12, 160:5  
**couple** [13] - 16:6,  
20:10, 33:17, 33:24,  
40:6, 145:24, 149:5,

164:25, 172:8,  
178:13, 180:4,  
185:19, 189:19  
**couples** [1] - 174:17  
**Courier** [1] - 5:15  
**course** [12] - 9:23,  
16:13, 17:13, 35:20,  
55:18, 117:13,  
153:19, 159:23,  
183:13, 184:8,  
186:4, 192:6  
**court** [8] - 19:4, 19:5,  
23:15, 23:17, 23:21,  
23:25, 24:9, 202:6  
**COURT** [1] - 1:22  
**Court** [2] - 14:6, 202:4  
**courts** [6] - 19:2, 19:6,  
19:13, 50:24, 66:2  
**covenant** [5] - 97:8,  
98:10, 98:12, 105:8,  
140:7  
**cover** [5] - 86:5, 86:7,  
116:9, 125:18, 140:2  
**coverage** [33] - 29:15,  
30:5, 31:22, 32:5,  
34:3, 40:18, 60:23,  
65:10, 65:11, 65:14,  
65:19, 65:20, 66:6,  
66:7, 66:15, 66:16,  
66:20, 74:25, 75:2,  
75:6, 94:5, 94:12,  
112:9, 112:14,  
112:16, 146:18,  
161:10, 170:19,  
179:14, 179:15,  
183:6, 183:7  
**coverages** [1] - 66:8  
**covered** [1] - 77:24  
**COVID** [3] - 130:1,  
130:3, 130:6  
**crack** [1] - 95:25  
**crafted** [1] - 56:2  
**create** [2] - 152:6,  
175:19  
**created** [1] - 202:7  
**creating** [2] - 48:1,  
68:13  
**creative** [1] - 34:21  
**credit** [5] - 27:16,  
28:4, 31:9, 32:20,  
164:22  
**Credit** [1] - 156:3  
**criteria** [26] - 45:20,  
45:23, 61:25, 66:24,  
67:1, 68:25, 69:3,  
69:7, 70:11, 71:9,  
71:23, 72:2, 79:25,  
81:5, 81:11, 82:12,  
107:11, 108:24,  
109:1, 109:6,

154:19, 160:22,  
161:2, 161:3,  
161:13, 164:19  
**critical** [4] - 28:8,  
42:4, 64:7, 102:13  
**CRONHEIM** [1] - 1:10  
**crossing** [1] - 119:2  
**crossings** [1] - 125:11  
**crosswalk** [3] - 17:17,  
124:15, 125:3  
**crosswalks** [1] - 150:3  
**cul** [2] - 60:1, 177:24  
**curb** [6] - 63:8, 64:4,  
67:20, 85:11, 99:6,  
99:24  
**curbing** [1] - 95:23  
**curbs** [1] - 124:18  
**curiosity** [1] - 129:9  
**curious** [5] - 94:4,  
98:18, 128:18,  
134:22, 141:16  
**current** [6] - 70:17,  
104:25, 127:8,  
136:23, 136:25,  
162:13  
**cushion** [1] - 13:15  
**cut** [5] - 85:11, 99:15,  
99:24, 149:7, 163:18  
**cuts** [1] - 157:18  
**cutting** [2] - 50:6,  
149:16  
**Czuba** [1] - 90:21

## D

**D-1** [18] - 40:4, 44:6,  
62:16, 107:11,  
109:14, 110:9,  
110:11, 111:11,  
137:14, 137:19,  
137:22, 178:21,  
185:18, 192:9,  
194:1, 194:3,  
197:12, 198:17  
**D-5** [11] - 62:1, 62:2,  
62:4, 110:6, 110:8,  
110:12, 179:6,  
192:14, 194:6,  
197:13, 198:17  
**D-6** [16] - 44:23, 53:22,  
54:25, 62:1, 62:2,  
109:19, 110:9,  
110:12, 112:25,  
113:7, 179:4,  
190:12, 192:9,  
194:4, 197:13,  
198:17  
**D.J** [2] - 1:11, 195:5  
**daily** [1] - 169:19  
**danger** [1] - 150:9

**dangerous** [10] -  
124:17, 148:8,  
148:23, 149:1,  
149:6, 149:23,  
150:3, 150:4, 172:19  
**DANIEL** [1] - 1:10  
**dark** [1] - 102:16  
**data** [4] - 129:8, 129:9,  
130:2, 130:3  
**Date** [1] - 202:16  
**date** [3] - 9:6, 200:12,  
201:16  
**dated** [3] - 4:18,  
15:18, 15:21  
**Dated** [1] - 202:17  
**Dave** [4] - 106:6,  
106:19, 114:20,  
115:21  
**David** [4] - 6:17,  
121:21, 135:12,  
140:25  
**DAVID** [2] - 2:14, 3:17  
**days** [2] - 13:25, 41:12  
**DCA** [2] - 5:6, 5:13  
**de** [2] - 60:1, 177:24  
**dead** [1] - 119:18  
**deal** [3] - 62:23,  
169:20, 169:21  
**dealing** [2] - 59:13,  
112:24  
**dealt** [1] - 85:24  
**death** [1] - 162:5  
**debate** [1] - 141:8  
**decades** [1] - 125:18  
**December** [1] - 202:16  
**decide** [7] - 84:19,  
110:19, 119:23,  
183:25, 190:23,  
193:18, 194:22  
**deciding** [1] - 109:12  
**deciduous** [3] - 52:9,  
53:11, 139:6  
**decision** [9] - 101:3,  
101:11, 101:19,  
102:7, 133:18,  
165:13, 196:22,  
196:24  
**decrease** [1] - 183:8  
**decreased** [1] - 19:21  
**decreasing** [3] -  
66:15, 75:5, 161:10  
**dedicated** [4] - 49:21,  
49:24, 80:15, 97:23  
**deed** [1] - 118:9  
**deep** [4] - 18:7, 18:10,  
18:14, 81:13  
**defer** [1] - 120:2  
**definitely** [3] - 39:5,  
67:9, 69:14  
**degree** [2] - 37:25,

<p>38:2  <b>deletions</b> [1] - 6:21  <b>deliberate</b> [2] -  194:10, 194:23  <b>deliberated</b> [2] -  180:12, 185:15  <b>deliberates</b> [1] - 144:7  <b>deliberation</b> [1] -  183:19  <b>deliberations</b> [1] -  154:4  <b>demand</b> [4] - 71:18,  126:8, 132:21,  133:17  <b>demolished</b> [1] -  184:13  <b>denial</b> [1] - 180:18  <b>dense</b> [4] - 171:2,  171:6, 172:23, 184:6  <b>densities</b> [3] - 59:20,  68:5, 68:9  <b>density</b> [40] - 28:17,  32:6, 44:21, 46:12,  46:23, 47:1, 54:25,  55:23, 57:10, 57:20,  60:25, 61:11, 61:17,  61:22, 62:3, 62:12,  62:17, 104:8, 110:6,  110:15, 111:8,  111:9, 111:16,  172:22, 173:22,  176:4, 176:22,  177:4, 177:13,  178:6, 179:6,  182:20, 185:20,  190:6, 193:1,  193:12, 194:6,  197:13, 198:18  <b>DEP</b> [2] - 59:7, 161:7  <b>department</b> [4] -  83:10, 151:25,  152:8, 162:2  <b>depth</b> [4] - 18:22,  24:11, 51:3, 172:4  <b>derived</b> [1] - 44:6  <b>describe</b> [1] - 59:2  <b>described</b> [1] - 185:25  <b>DESCRIPTION</b> [1] -  4:16  <b>design</b> [34] - 40:22,  45:14, 46:2, 47:5,  49:1, 49:6, 52:22,  54:23, 55:10, 55:22,  56:1, 57:8, 58:22,  68:13, 73:2, 77:23,  78:12, 78:19, 78:22,  80:5, 82:1, 82:22,  94:14, 99:4, 104:18,  113:22, 113:24,  115:8, 115:10,</p>	<p>116:11, 120:9,  126:17, 180:1,  197:24  <b>designed</b> [5] - 51:1,  65:5, 68:16, 92:5,  189:5  <b>desirable</b> [2] - 68:13,  68:16  <b>detached</b> [2] - 73:7,  76:3  <b>detail</b> [5] - 10:1, 12:22,  54:23, 58:5, 182:23  <b>detailed</b> [1] - 191:5  <b>details</b> [5] - 40:19,  58:3, 65:5, 132:15,  191:25  <b>determined</b> [1] - 91:17  <b>detriment</b> [6] - 72:7,  73:24, 81:16,  160:23, 160:24,  161:14  <b>detriments</b> [1] - 81:21  <b>develop</b> [2] - 147:22,  175:1  <b>developed</b> [3] - 147:9,  150:10, 150:11  <b>developer</b> [2] - 97:7,  147:8  <b>developer's</b> [2] -  106:22, 106:25  <b>developers</b> [3] -  148:13, 171:11,  175:1  <b>developing</b> [2] - 28:7,  138:3  <b>development</b> [50] -  32:23, 32:24, 38:23,  42:4, 42:15, 42:21,  43:14, 43:17, 44:21,  45:10, 45:12, 45:17,  47:5, 48:3, 48:17,  48:19, 49:13, 55:24,  57:24, 59:11, 59:24,  59:25, 60:14, 61:11,  65:24, 67:7, 68:6,  68:21, 69:12, 69:15,  69:18, 76:11, 76:16,  77:7, 80:8, 81:2,  82:5, 104:15, 122:7,  126:8, 126:12,  135:15, 137:4,  146:5, 146:12,  165:10, 168:10,  168:13, 169:2,  175:18  <b>developments</b> [9] -  48:16, 57:12, 60:4,  60:17, 64:22,  134:24, 135:4, 171:8  <b>deviation</b> [4] - 23:6,</p>	<p>23:7, 79:19, 114:7  <b>dialogue</b> [2] - 9:12,  9:15  <b>Diamond</b> [4] - 85:21,  86:10, 86:16, 87:4  <b>die</b> [1] - 105:10  <b>difference</b> [1] - 166:14  <b>different</b> [12] - 40:17,  58:8, 58:9, 59:14,  59:21, 79:15,  130:20, 134:7,  134:8, 136:7, 169:2,  174:3  <b>differentiates</b> [1] -  58:6  <b>difficult</b> [2] - 86:9,  152:14  <b>difficulty</b> [2] - 14:11,  22:20  <b>digital</b> [1] - 59:8  <b>dilapidate</b> [1] - 167:19  <b>diligence</b> [2] - 151:13,  151:15  <b>dimension</b> [1] - 56:24  <b>dimensions</b> [2] -  16:12, 55:4  <b>dire</b> [3] - 37:7, 154:25,  159:11  <b>Dire</b> [1] - 3:8  <b>DIRE</b> [1] - 37:17  <b>Direct</b> [2] - 3:3, 3:8  <b>DIRECT</b> [2] - 12:18,  39:8  <b>direct</b> [2] - 21:2, 77:22  <b>direction</b> [3] - 22:3,  184:25, 198:12  <b>directional</b> [1] - 85:10  <b>directly</b> [1] - 65:16  <b>disagreed</b> [1] - 165:8  <b>disapproved</b> [1] -  167:12  <b>discouraged</b> [1] -  125:11  <b>discretion</b> [3] - 35:20,  96:24, 186:4  <b>discuss</b> [2] - 51:13,  109:4  <b>discussed</b> [11] -  10:14, 28:20, 29:18,  32:1, 54:19, 57:6,  63:12, 74:25, 89:22,  129:15, 195:18  <b>discussion</b> [7] - 8:4,  9:17, 10:19, 15:5,  69:8, 75:11, 199:3  <b>dispute</b> [1] - 121:7  <b>distance</b> [4] - 29:8,  41:25, 57:3, 64:13  <b>distances</b> [2] - 62:24,  67:18</p>	<p><b>distinct</b> [1] - 79:11  <b>distinction</b> [1] -  135:17  <b>Distortion</b> [1] - 9:13  <b>distributed</b> [1] - 6:20  <b>distribution</b> [1] -  139:21  <b>distributions</b> [1] -  117:19  <b>District</b> [2] - 44:25,  45:1  <b>district</b> [3] - 17:14,  65:12, 74:11  <b>districts</b> [1] - 75:2  <b>dive</b> [1] - 81:13  <b>divided</b> [1] - 117:5  <b>doctor</b> [1] - 101:10  <b>Doctor</b> [1] - 89:6  <b>document</b> [1] - 15:17  <b>done</b> [16] - 7:11,  22:10, 32:2, 35:19,  72:22, 87:1, 97:21,  104:22, 119:14,  120:15, 131:23,  161:24, 171:14,  175:9, 176:18,  178:13  <b>door</b> [2] - 18:18, 25:9  <b>DOT</b> [8] - 33:19,  85:13, 88:24, 88:25,  125:13, 125:14,  129:4, 160:9  <b>dotting</b> [1] - 119:2  <b>double</b> [3] - 16:2,  21:23, 28:3  <b>doubt</b> [3] - 33:11,  33:14, 160:13  <b>down</b> [22] - 17:5, 17:7,  17:10, 17:18, 21:17,  22:24, 23:12, 49:16,  85:21, 86:15, 95:23,  96:17, 105:3, 133:2,  138:21, 141:20,  171:7, 171:21,  172:8, 175:15,  178:3, 183:7  <b>downsize</b> [2] - 73:18,  76:2  <b>dozen</b> [1] - 116:11  <b>DR</b> [25] - 4:10, 6:12,  30:9, 30:17, 31:1,  84:16, 85:2, 86:8,  87:5, 89:5, 91:12,  91:16, 93:6, 93:9,  93:17, 93:21, 93:25,  101:2, 119:17,  177:11, 182:11,  196:20, 197:7,  197:10, 199:20  <b>Dr</b> [16] - 6:11, 84:4,</p>	<p>84:15, 88:10, 89:3,  90:13, 91:11, 92:18,  93:23, 94:1, 104:2,  120:12, 122:4,  177:10, 184:16,  197:18  <b>dr</b> [7] - 3:6, 3:9, 85:18,  89:25, 90:11,  182:10, 199:19  <b>draconian</b> [1] - 166:5  <b>draft</b> [2] - 164:13,  164:14  <b>drain</b> [4] - 10:21,  19:24, 20:2, 157:9  <b>drains</b> [2] - 19:20,  19:22  <b>Dresdner</b> [1] - 37:12  <b>drift</b> [1] - 118:5  <b>Drift</b> [22] - 23:2, 23:8,  25:16, 33:4, 41:21,  41:23, 42:1, 42:5,  43:15, 48:14, 52:11,  60:21, 63:1, 63:5,  72:5, 85:13, 111:24,  115:11, 115:13,  131:23, 169:9,  179:13  <b>Drive</b> [23] - 3:12, 3:13,  3:15, 3:20, 3:22,  43:5, 43:11, 122:25,  123:23, 123:24,  124:12, 124:16,  125:4, 128:15,  131:18, 136:18,  145:16, 145:21,  146:25, 147:1,  151:5, 152:18  <b>drive</b> [18] - 17:16,  23:22, 24:5, 24:13,  28:24, 50:20, 78:1,  78:4, 78:7, 78:11,  85:10, 99:5, 99:24,  113:25, 114:11,  156:25, 164:5, 180:5  <b>driveway</b> [28] - 10:11,  15:13, 16:24, 17:6,  19:20, 19:22, 24:4,  24:12, 41:16, 42:25,  46:19, 46:20, 60:12,  64:11, 66:1, 85:9,  85:10, 85:11, 86:23,  88:2, 88:6, 99:24,  114:4, 132:20,  138:24, 159:22  <b>driveways</b> [13] -  10:12, 18:6, 18:10,  20:16, 23:14, 23:23,  35:12, 49:22, 86:3,  97:10, 114:2,  152:11, 160:7</p>
--	---	--	--	--

<p><b>driving</b> [1] - 138:24  <b>drop</b> [1] - 147:13  <b>drop-off</b> [1] - 147:13  <b>Ds</b> [1] - 195:22  <b>due</b> [3] - 42:16,  151:13, 151:15  <b>duly</b> [4] - 12:16, 37:3,  145:17, 151:6  <b>during</b> [16] - 9:22,  32:25, 79:21, 86:11,  86:14, 101:20,  120:8, 141:21,  141:23, 144:11,  153:18, 170:3,  173:7, 183:18,  192:6, 195:18  <b>dwelling</b> [10] - 103:11,  110:25, 111:7,  134:21, 135:1,  137:2, 166:13,  166:15, 194:8,  195:12  <b>dwelling</b> [2] - 110:1,  111:8</p>	<p><b>eight</b> [2] - 64:3, 99:10  <b>either</b> [15] - 24:12,  25:12, 63:6, 70:1,  87:20, 107:8, 115:1,  144:17, 152:3,  158:24, 159:2,  176:10, 183:8,  184:15, 195:14  <b>electric</b> [12] - 25:22,  25:23, 26:18, 26:19,  26:24, 27:1, 27:2,  27:5, 27:17, 50:1,  94:22, 95:8  <b>electrical</b> [2] - 50:11,  71:15  <b>Element</b> [1] - 77:11  <b>element</b> [4] - 47:16,  55:19, 57:10, 109:3  <b>elements</b> [8] - 45:24,  55:12, 55:15, 60:9,  74:23, 76:5, 80:14,  108:7  <b>elevation</b> [1] - 20:3  <b>elevations</b> [1] - 21:21  <b>elicit</b> [1] - 37:7  <b>eligible</b> [1] - 84:6  <b>eliminate</b> [2] - 186:20,  188:19  <b>eliminated</b> [1] -  187:22  <b>eliminating</b> [1] -  187:18  <b>elimination</b> [1] - 187:1  <b>elsewhere</b> [1] - 72:15  <b>emergency</b> [11] - 5:7,  5:14, 85:12, 85:15,  90:2, 90:3, 90:16,  91:18, 91:24, 92:16,  92:25  <b>Emerson</b> [1] - 172:16  <b>employed</b> [1] - 202:8  <b>empty</b> [4] - 73:17,  147:15, 166:24,  174:9  <b>empty-nesters</b> [2] -  73:17, 174:9  <b>EMT</b> [1] - 92:2  <b>enabled</b> [2] - 23:9,  23:13  <b>encourage</b> [1] - 50:2  <b>encroaching</b> [1] -  63:15  <b>end</b> [12] - 18:23, 36:3,  40:24, 52:3, 106:12,  165:1, 165:2,  180:24, 186:9,  186:10, 186:11,  200:25  <b>ends</b> [1] - 189:14  <b>energy</b> [1] - 50:2</p>	<p><b>energy-efficient</b> [1] -  50:2  <b>engine</b> [1] - 90:4  <b>ENGINEER</b> [1] - 2:14  <b>engineer</b> [16] - 9:10,  9:11, 16:16, 46:24,  72:23, 90:6, 90:7,  90:8, 96:14, 102:19,  121:12, 135:8,  141:21, 158:18,  159:4, 162:1  <b>engineered</b> [3] -  85:16, 191:6, 193:23  <b>engineering</b> [7] - 13:4,  16:13, 20:6, 21:22,  22:23, 88:12, 197:5  <b>engineers</b> [1] - 120:8  <b>enhance</b> [2] - 155:19,  157:10  <b>enhanced</b> [1] - 74:4  <b>enjoy</b> [3] - 73:9, 73:16  <b>ensure</b> [1] - 123:15  <b>ensuring</b> [1] - 90:25  <b>enter</b> [2] - 85:7, 97:7  <b>entering</b> [1] - 85:5  <b>entire</b> [1] - 93:11  <b>entirety</b> [1] - 187:18  <b>entities</b> [1] - 90:16  <b>entitlements</b> [1] -  102:5  <b>entrance</b> [5] - 41:16,  46:20, 64:11, 98:19,  99:1  <b>environment</b> [3] -  68:13, 68:16, 161:20  <b>Environmental</b> [1] -  83:10  <b>environmentally</b> [1] -  77:2  <b>environmentally-</b>  <b>challenged</b> [1] - 77:2  <b>equal</b> [1] - 117:10  <b>equipment</b> [1] - 50:4  <b>equivalency</b> [1] -  147:24  <b>equivalent</b> [2] - 61:16,  61:19  <b>especially</b> [5] -  154:16, 160:12,  173:4, 185:8, 195:25  <b>ESQUIRE</b> [4] - 2:3,  2:4, 2:6, 4:3  <b>essentially</b> [4] - 49:23,  62:11, 144:7, 166:10  <b>established</b> [2] - 44:8,  201:4  <b>establishing</b> [5] -  47:17, 57:17, 68:9,  72:25, 77:19  <b>establishment</b> [1] -</p>	<p>68:5  <b>estimate</b> [3] - 60:3,  101:13, 101:16  <b>estimating</b> [1] - 72:19  <b>et</b> [7] - 5:3, 90:17,  108:3, 108:7,  137:16, 177:2,  193:23  <b>EV</b> [2] - 71:5, 156:8  <b>evaluation</b> [1] - 132:7  <b>Eve</b> [4] - 119:22,  124:9, 148:12,  148:14  <b>evening</b> [7] - 8:25,  11:6, 16:14, 35:18,  37:9, 189:24, 195:19  <b>event</b> [4] - 10:5, 11:7,  117:8, 196:20  <b>eventuality</b> [1] - 32:11  <b>eventually</b> [1] - 20:4  <b>evergreen</b> [3] - 51:22,  52:13, 52:18  <b>Evertrust</b> [2] - 37:2,  37:13  <b>everyday</b> [1] - 100:4  <b>EVID</b> [1] - 4:16  <b>evidence</b> [1] - 180:13  <b>exacerbate</b> [4] -  163:15, 168:22,  170:2, 183:9  <b>exact</b> [2] - 96:8, 179:7  <b>exactly</b> [5] - 89:5,  114:25, 123:10,  151:20, 191:13  <b>Examination</b> [3] - 3:3,  3:8, 3:8  <b>EXAMINATION</b> [3] -  12:18, 37:17, 39:8  <b>example</b> [1] - 133:24  <b>exceed</b> [9] - 23:3,  30:6, 30:18, 46:10,  80:17, 119:24,  120:5, 120:12,  120:14  <b>exceeded</b> [4] - 20:2,  27:11, 27:14, 125:21  <b>exceeding</b> [1] - 40:12  <b>exceeds</b> [1] - 31:8  <b>excellent</b> [7] - 5:22,  6:19, 35:14, 105:13,  170:14, 170:15  <b>excerpts</b> [1] - 160:19  <b>excess</b> [6] - 24:18,  24:24, 56:14, 69:5,  180:10, 188:18  <b>excessive</b> [2] - 86:13,  86:14  <b>excuse</b> [2] - 30:4,  167:5  <b>Executive</b> [1] - 5:4</p>	<p><b>exhibit</b> [9] - 13:19,  15:8, 16:4, 16:6,  53:2, 54:13, 58:10,  58:21, 59:3  <b>Exhibit</b> [3] - 15:21,  54:1, 59:1  <b>exhibits</b> [3] - 39:22,  54:1, 54:5  <b>exist</b> [2] - 63:10,  168:21  <b>existing</b> [22] - 40:7,  41:10, 41:16, 43:18,  43:25, 46:1, 46:19,  48:9, 48:12, 51:17,  51:19, 59:23, 66:16,  66:17, 70:14, 70:15,  71:2, 87:25, 88:6,  115:24, 154:24,  170:20  <b>exists</b> [2] - 161:11,  163:19  <b>exit</b> [1] - 85:7  <b>exits</b> [1] - 85:19  <b>expanded</b> [1] - 114:3  <b>expanding</b> [1] - 172:3  <b>expanse</b> [1] - 33:5  <b>expansion</b> [1] - 20:16  <b>expectations</b> [1] -  196:21  <b>experience</b> [3] -  37:21, 61:16, 95:14  <b>experiences</b> [1] -  28:16  <b>experiencing</b> [1] -  88:3  <b>expert</b> [4] - 39:2,  88:14, 141:12,  141:15  <b>experts</b> [1] - 170:13  <b>Expiration</b> [1] -  202:16  <b>explain</b> [2] - 58:17,  123:19  <b>explanation</b> [2] -  138:9, 194:21  <b>expressed</b> [1] - 184:2  <b>extension</b> [2] - 7:15,  200:25  <b>extent</b> [7] - 89:4,  110:17, 121:5,  143:15, 189:23,  190:6, 198:18  <b>externally</b> [1] - 102:21  <b>extra</b> [6] - 18:20,  18:21, 26:21, 122:2,  153:8, 189:5  <b>eye</b> [2] - 178:2, 178:3</p>
<b>E</b>				
<p><b>early</b> [5] - 118:2,  147:17, 170:18,  171:5, 177:14  <b>earthwork</b> [1] - 61:9  <b>easement</b> [2] - 60:12,  60:13  <b>easements</b> [1] - 60:10  <b>easier</b> [1] - 54:13  <b>east</b> [4] - 17:9, 43:14,  63:14, 87:21  <b>easterly</b> [1] - 22:3  <b>eastern</b> [1] - 52:10  <b>easy</b> [1] - 104:11  <b>ECB</b> [1] - 31:10  <b>Echo</b> [1] - 5:15  <b>echoed</b> [1] - 82:2  <b>economics</b> [1] - 38:1  <b>edge</b> [2] - 23:4, 50:6  <b>editorializing</b> [2] -  124:23, 146:24  <b>education</b> [1] - 10:6  <b>Education</b> [1] - 157:4  <b>educational</b> [1] -  37:20  <b>effect</b> [3] - 161:1,  162:10, 169:7  <b>efficient</b> [3] - 47:6,  50:2, 75:22  <b>efficiently</b> [1] - 86:4  <b>effort</b> [2] - 52:20,  61:13  <b>egress</b> [2] - 88:19,  151:23</p>				

F				
<p><b>facades</b> [1] - 108:7</p> <p><b>face</b> [1] - 18:22</p> <p><b>facilities</b> [2] - 97:13, 172:5</p> <p><b>facility</b> [1] - 177:2</p> <p><b>fact</b> [22] - 16:25, 62:7, 65:22, 70:7, 75:12, 82:3, 88:24, 108:21, 113:16, 114:1, 119:19, 122:9, 141:13, 145:4, 148:10, 158:5, 162:13, 166:16, 167:10, 169:4, 170:18, 179:22</p> <p><b>factor</b> [6] - 94:17, 107:4, 109:5, 133:19, 146:22, 147:5</p> <p><b>factored</b> [1] - 130:4</p> <p><b>factors</b> [5] - 44:17, 75:21, 130:6, 134:7, 134:12</p> <p><b>Fair</b> [1] - 77:11</p> <p><b>fair</b> [1] - 106:15</p> <p><b>Fairfield</b> [2] - 37:15</p> <p><b>fairness</b> [1] - 129:19</p> <p><b>falls</b> [1] - 134:3</p> <p><b>false</b> [1] - 147:24</p> <p><b>families</b> [4] - 156:3, 174:11, 175:21, 177:20</p> <p><b>Family</b> [1] - 44:25</p> <p><b>family</b> [40] - 34:2, 43:16, 45:7, 46:14, 51:18, 55:3, 59:18, 60:2, 61:5, 61:8, 61:10, 63:4, 64:20, 65:13, 73:6, 73:7, 74:12, 76:2, 103:11, 109:16, 109:24, 110:1, 111:7, 111:8, 112:20, 113:16, 135:1, 137:2, 154:22, 159:7, 165:16, 165:19, 166:13, 166:15, 169:10, 178:22, 179:8, 186:8, 190:5, 195:11</p> <p><b>family-owned</b> [1] - 186:8</p> <p><b>fan</b> [1] - 168:9</p> <p><b>fantastic</b> [1] - 177:6</p> <p><b>far</b> [5] - 70:23, 148:22, 151:22, 173:9, 184:24</p> <p><b>fashion</b> [1] - 194:23</p>	<p><b>faster</b> [1] - 75:13</p> <p><b>favor</b> [3] - 6:25, 8:3, 8:9</p> <p><b>favorably</b> [1] - 173:12</p> <p><b>façade</b> [1] - 41:22</p> <p><b>features</b> [1] - 161:7</p> <p><b>February</b> [2] - 90:19, 91:5</p> <p><b>FECHTNER</b> [40] - 1:12, 4:8, 6:6, 21:13, 21:19, 22:6, 23:15, 24:1, 24:6, 24:15, 25:2, 26:3, 26:10, 26:22, 28:14, 29:1, 31:18, 33:1, 33:8, 33:12, 87:3, 94:4, 94:15, 95:2, 95:5, 95:7, 96:16, 97:16, 98:5, 98:13, 98:17, 99:2, 99:8, 99:25, 100:7, 100:13, 102:12, 173:19, 182:5, 199:14</p> <p><b>Fechtnr</b> [16] - 3:4, 3:10, 6:5, 22:19, 24:8, 27:9, 33:16, 94:3, 94:25, 96:19, 97:5, 100:12, 166:2, 173:18, 182:4, 199:13</p> <p><b>fechtner</b> [1] - 98:25</p> <p><b>FedEx</b> [1] - 28:18</p> <p><b>feed</b> [1] - 20:4</p> <p><b>feedback</b> [3] - 9:21, 12:1, 22:20</p> <p><b>feet</b> [101] - 10:13, 10:17, 18:25, 19:6, 23:1, 23:3, 23:8, 24:2, 24:4, 24:5, 24:9, 24:12, 24:13, 24:20, 24:23, 29:9, 29:25, 33:22, 40:12, 42:22, 44:24, 45:2, 45:9, 45:16, 46:9, 46:10, 46:12, 50:22, 51:1, 51:3, 55:5, 56:5, 56:6, 56:9, 56:14, 56:25, 62:7, 63:2, 63:3, 63:6, 63:7, 63:20, 63:24, 63:25, 64:3, 64:21, 78:5, 78:8, 78:14, 99:5, 103:8, 109:23, 111:13, 111:24, 112:1, 112:2, 112:18, 112:19, 113:2, 113:3, 113:8, 113:10, 113:11, 113:25, 114:3, 114:4, 114:7,</p>	<p>114:12, 114:17, 115:12, 127:9, 127:10, 127:12, 127:15, 127:22, 179:1, 179:13, 179:14, 179:16, 179:19, 180:5, 192:19, 194:4, 195:3, 195:11</p> <p><b>felt</b> [6] - 10:25, 19:9, 25:5, 25:9, 125:8, 192:15</p> <p><b>FEMALE</b> [1] - 20:24</p> <p><b>fenestration</b> [1] - 108:3</p> <p><b>few</b> [12] - 44:20, 45:24, 67:5, 68:25, 74:23, 79:4, 105:19, 138:19, 176:23, 184:15, 184:16, 185:20</p> <p><b>fewer</b> [2] - 176:23, 177:3</p> <p><b>field</b> [1] - 39:2</p> <p><b>fifth</b> [2] - 188:24, 189:17</p> <p><b>figure</b> [3] - 25:7, 189:10, 193:3</p> <p><b>figured</b> [1] - 123:10</p> <p><b>file</b> [1] - 59:8</p> <p><b>filed</b> [2] - 5:16, 29:21</p> <p><b>final</b> [15] - 43:13, 93:6, 98:9, 106:15, 108:6, 116:16, 162:19, 185:23, 187:4, 189:9, 190:16, 190:17, 190:19, 190:20, 191:12</p> <p><b>financial</b> [3] - 183:12, 202:8, 202:9</p> <p><b>financially</b> [1] - 184:10</p> <p><b>fine</b> [5] - 37:6, 120:6, 129:24, 146:21, 177:8</p> <p><b>fine-tuning</b> [1] - 177:8</p> <p><b>finish</b> [4] - 45:22, 101:17, 118:2, 118:3</p> <p><b>finished</b> [1] - 93:25</p> <p><b>finishing</b> [2] - 118:4, 118:5</p> <p><b>fire</b> [14] - 83:9, 83:24, 90:4, 90:8, 90:9, 90:10, 90:15, 90:20, 90:25, 91:5, 91:25, 92:3, 92:24</p> <p><b>firm</b> [2] - 37:12, 68:15</p> <p><b>first</b> [39] - 7:6, 9:18, 10:2, 16:7, 17:20, 18:1, 21:14, 45:20, 46:14, 49:10, 51:15,</p>	<p>59:3, 67:6, 72:6, 74:8, 74:24, 94:15, 101:22, 105:25, 106:1, 106:4, 123:24, 127:2, 127:10, 127:22, 131:20, 144:6, 147:18, 151:10, 152:9, 153:25, 164:13, 164:14, 171:5, 174:17, 188:8, 190:24, 197:3</p> <p><b>first-aid</b> [1] - 152:9</p> <p><b>five</b> [24] - 42:14, 52:1, 52:8, 84:19, 90:23, 110:5, 119:22, 122:13, 131:1, 133:14, 179:23, 180:16, 180:17, 180:22, 185:8, 188:4, 188:11, 188:17, 188:19, 188:22, 189:8, 192:2, 194:3, 198:20</p> <p><b>five-page</b> [1] - 90:23</p> <p><b>fix</b> [1] - 164:2</p> <p><b>fixed</b> [1] - 184:12</p> <p><b>fixtures</b> [3] - 161:18, 161:19, 161:21</p> <p><b>flag</b> [1] - 5:19</p> <p><b>flare</b> [1] - 99:2</p> <p><b>flared</b> [1] - 99:6</p> <p><b>flaring</b> [1] - 99:18</p> <p><b>flat</b> [3] - 43:22, 188:12, 189:12</p> <p><b>flats</b> [5] - 47:21, 47:23, 49:19, 80:16, 189:5</p> <p><b>flesh</b> [1] - 185:24</p> <p><b>flexibility</b> [1] - 183:1</p> <p><b>flexible</b> [1] - 81:24</p> <p><b>flood</b> [1] - 20:3</p> <p><b>floodplains</b> [2] - 76:19, 77:3</p> <p><b>floor</b> [6] - 45:6, 45:9, 45:12, 47:8, 112:17, 179:16</p> <p><b>floors</b> [2] - 47:11, 47:12</p> <p><b>flow</b> [2] - 88:10, 147:4</p> <p><b>flowing</b> [1] - 20:9</p> <p><b>flows</b> [1] - 87:17</p> <p><b>focus</b> [2] - 27:23, 121:13</p> <p><b>focused</b> [2] - 20:14, 95:10</p> <p><b>focuses</b> [1] - 88:19</p> <p><b>focusing</b> [3] - 40:15, 62:1, 62:2</p> <p><b>fold</b> [1] - 75:25</p> <p><b>folks</b> [1] - 27:23</p>	<p><b>follow</b> [3] - 5:5, 68:25, 129:5</p> <p><b>follow-up</b> [1] - 129:5</p> <p><b>follow-ups</b> [1] - 68:25</p> <p><b>follows</b> [4] - 12:16, 37:3, 145:17, 151:6</p> <p><b>food</b> [1] - 7:7</p> <p><b>foot</b> [12] - 18:20, 18:21, 18:22, 20:3, 24:4, 24:11, 33:18, 64:19, 104:9, 109:20, 118:7, 179:17</p> <p><b>footage</b> [3] - 62:22, 103:10, 103:17</p> <p><b>footprint</b> [1] - 170:20</p> <p><b>foregoing</b> [1] - 202:5</p> <p><b>foreground</b> [2] - 41:22, 43:4</p> <p><b>foremost</b> [5] - 10:2, 49:10, 51:15, 74:8, 74:24</p> <p><b>foresee</b> [1] - 104:6</p> <p><b>forgetting</b> [1] - 42:23</p> <p><b>formally</b> [1] - 109:14</p> <p><b>forms</b> [1] - 73:5</p> <p><b>forth</b> [4] - 20:1, 49:12, 91:4, 162:22</p> <p><b>forward</b> [10] - 35:9, 36:10, 102:4, 119:11, 136:6, 143:4, 153:3, 153:6, 153:9, 185:17</p> <p><b>fossil</b> [2] - 71:18, 71:19</p> <p><b>foster</b> [2] - 131:15, 152:17</p> <p><b>Foster</b> [7] - 3:14, 3:21, 131:18, 133:23, 150:17, 150:18, 152:22</p> <p><b>FOSTER</b> [10] - 131:17, 132:9, 132:25, 134:13, 150:18, 150:20, 150:23, 151:3, 151:11, 152:19</p> <p><b>foul</b> [1] - 34:19</p> <p><b>foundational</b> [1] - 39:11</p> <p><b>four</b> [13] - 41:13, 42:14, 58:8, 65:25, 66:19, 77:25, 100:21, 122:13, 133:14, 133:20, 178:7, 187:19, 188:13</p> <p><b>four-year</b> [1] - 100:21</p> <p><b>fourth</b> [3] - 42:7, 42:13, 188:19</p>

<b>framework</b> [2] - 44:11, 45:19 <b>frankly</b> [1] - 190:25 <b>Friday</b> [3] - 120:9, 122:18, 124:8 <b>front</b> [15] - 16:20, 34:16, 43:5, 43:11, 62:21, 63:9, 67:21, 112:4, 112:6, 127:11, 127:14, 179:12, 186:9, 186:11 <b>frontage</b> [5] - 46:17, 46:18, 76:18, 76:25, 155:5 <b>frontages</b> [1] - 42:12 <b>frozen</b> [1] - 93:23 <b>fuel</b> [2] - 71:18, 71:19 <b>full</b> [9] - 14:25, 15:1, 16:13, 38:21, 82:1, 84:18, 94:25, 139:16, 145:4 <b>full-time</b> [1] - 38:21 <b>fully</b> [11] - 70:24, 70:25, 72:16, 80:10, 147:9, 150:10, 150:11, 166:18, 167:6, 185:24, 197:5 <b>fully-developed</b> [1] - 150:10 <b>Funcheon</b> [4] - 3:16, 138:14, 138:17, 141:11 <b>FUNCHEON</b> [7] - 138:17, 140:10, 141:7, 141:14, 142:3, 142:6, 142:12 <b>function</b> [2] - 90:4, 125:19 <b>functional</b> [1] - 162:14 <b>furthering</b> [2] - 67:12, 67:13 <b>future</b> [15] - 10:5, 50:8, 52:16, 52:17, 52:24, 69:13, 71:14, 71:15, 71:19, 72:14, 73:14, 95:10, 99:22, 184:11, 201:16 <b>future-focused</b> [1] - 95:10	32:10, 71:8, 71:13, 157:1 <b>gauge</b> [1] - 191:4 <b>geared</b> [1] - 79:6 <b>gears</b> [1] - 71:22 <b>general</b> [9] - 45:19, 49:18, 69:20, 69:21, 69:22, 72:7, 73:4, 73:24, 81:16 <b>generally</b> [5] - 74:9, 87:13, 130:20, 137:25, 141:8 <b>generate</b> [2] - 159:15, 159:16 <b>generated</b> [4] - 70:21, 70:23, 75:11, 173:7 <b>generating</b> [2] - 159:6, 159:13 <b>generator</b> [2] - 70:9, 160:12 <b>gentlemanly</b> [1] - 175:12 <b>GIS</b> [1] - 59:7 <b>given</b> [14] - 5:2, 5:15, 46:16, 67:16, 68:18, 81:25, 91:23, 128:20, 138:9, 153:18, 161:24, 167:10, 201:5 <b>glad</b> [3] - 113:4, 168:16, 201:8 <b>God</b> [3] - 36:22, 145:11, 150:25 <b>gotcha</b> [1] - 125:2 <b>govern</b> [1] - 92:18 <b>government</b> [1] - 152:2 <b>Governor</b> [1] - 5:5 <b>grant</b> [6] - 16:14, 102:4, 162:19, 196:12, 197:12, 198:17 <b>granted</b> [2] - 78:23, 110:18 <b>granting</b> [2] - 81:19, 197:11 <b>grasp</b> [1] - 41:25 <b>grass</b> [2] - 98:2, 140:1 <b>grasses</b> [3] - 51:23, 51:24, 140:1 <b>Grasso</b> [3] - 62:2, 62:5, 79:20 <b>gray</b> [3] - 16:8, 21:24, 55:18 <b>great</b> [16] - 12:4, 15:10, 15:24, 29:11, 34:18, 36:13, 39:6, 39:25, 71:20, 82:14, 150:6, 157:5, 169:20, 169:21,	176:18, 181:6 <b>greatest</b> [1] - 26:8 <b>green</b> [2] - 87:21, 98:2 <b>greenery</b> [2] - 33:3, 33:5 <b>grew</b> [1] - 164:4 <b>grid</b> [1] - 85:16 <b>ground</b> [3] - 47:8, 103:8, 140:2 <b>groupings</b> [1] - 65:25 <b>groups</b> [1] - 171:9 <b>grow</b> [1] - 53:13 <b>growing</b> [1] - 52:3 <b>growth</b> [1] - 130:5 <b>Grubs</b> [1] - 62:1 <b>guess</b> [21] - 21:13, 23:6, 23:11, 40:4, 54:9, 90:15, 113:14, 115:21, 121:13, 122:6, 124:17, 129:10, 131:21, 141:21, 144:3, 165:15, 165:24, 182:24, 200:10, 200:11, 201:3 <b>guest</b> [3] - 30:9, 93:19, 119:24 <b>guests</b> [5] - 27:14, 30:18, 93:11, 93:16, 122:2 <b>guide</b> [2] - 50:7, 67:7 <b>gun</b> [2] - 25:14, 99:17 <b>guts</b> [1] - 62:16 <b>guys</b> [5] - 145:25, 148:17, 163:17, 196:3, 201:11	<b>hand</b> [17] - 36:21, 56:2, 123:8, 123:10, 124:2, 128:4, 136:2, 144:21, 145:1, 145:10, 147:8, 150:19, 163:6, 169:23, 169:24, 170:1 <b>hand's</b> [1] - 142:20 <b>hand-in-hand</b> [1] - 124:2 <b>handling</b> [3] - 152:8, 152:9 <b>hands</b> [1] - 146:7 <b>hanging</b> [2] - 185:7, 201:12 <b>Hanlon</b> [3] - 6:9, 173:15, 176:15 <b>HANLON</b> [6] - 1:17, 4:9, 6:10, 176:16, 182:9, 199:18 <b>hanlon</b> [2] - 182:8, 199:17 <b>happy</b> [13] - 21:3, 22:22, 26:17, 35:8, 79:2, 92:2, 92:3, 97:6, 97:14, 162:23, 186:7, 196:14 <b>hard</b> [3] - 100:13, 124:22, 136:9 <b>hardest</b> [1] - 137:20 <b>harmonize</b> [1] - 55:12 <b>harvard</b> [1] - 38:5 <b>Harvard</b> [1] - 38:9 <b>head</b> [1] - 173:20 <b>heading</b> [1] - 26:23 <b>headlights</b> [2] - 52:15, 175:14 <b>headquarters</b> [1] - 37:13 <b>healthy</b> [1] - 9:17 <b>hear</b> [17] - 34:5, 54:22, 72:8, 83:6, 84:18, 86:6, 94:25, 95:4, 100:20, 120:7, 121:16, 121:25, 139:14, 146:21, 149:25, 160:5, 180:9 <b>heard</b> [18] - 39:21, 41:18, 50:9, 88:13, 88:14, 116:3, 130:19, 135:16, 141:17, 141:20, 156:20, 158:25, 159:3, 166:21, 179:9, 180:13, 182:19, 184:2 <b>hearing</b> [12] - 6:24, 22:20, 35:13, 36:9, 41:12, 43:7, 105:17,	137:21, 160:4, 181:1, 198:9, 199:5 <b>hearings</b> [1] - 184:18 <b>height</b> [29] - 20:2, 40:11, 44:22, 44:23, 45:2, 53:10, 53:21, 53:22, 56:8, 56:14, 57:9, 62:6, 62:7, 62:12, 62:18, 79:19, 109:19, 109:25, 113:2, 127:4, 169:3, 178:24, 179:4, 190:9, 192:18, 194:4, 197:13, 198:17 <b>height's</b> [1] - 103:9 <b>heights</b> [3] - 137:16, 140:9, 192:11 <b>Heights</b> [16] - 3:12, 3:14, 3:15, 3:20, 3:22, 48:20, 99:16, 128:16, 131:19, 145:16, 145:22, 146:8, 146:11, 151:5, 163:25, 164:24 <b>held</b> [5] - 5:8, 15:6, 23:5, 23:7, 37:21 <b>help</b> [10] - 32:13, 50:7, 52:5, 52:6, 55:12, 55:22, 57:3, 156:9, 157:5, 178:14 <b>helpful</b> [5] - 18:20, 41:24, 58:11, 138:12, 178:17 <b>helps</b> [5] - 55:19, 56:4, 63:9, 75:7, 170:2 <b>hence</b> [2] - 108:25, 111:10 <b>HENRY</b> [1] - 1:13 <b>hereby</b> [1] - 202:5 <b>Heydt</b> [15] - 4:19, 11:14, 30:21, 31:4, 36:16, 37:10, 39:2, 58:25, 87:1, 89:15, 107:10, 111:2, 112:20, 114:2, 166:21 <b>HEYDT</b> [3] - 3:7, 36:25, 37:8 <b>Heydt's</b> [1] - 160:18 <b>hi</b> [2] - 12:25, 37:9 <b>high</b> [8] - 26:4, 26:6, 26:11, 28:17, 68:17, 103:3, 103:17, 179:1 <b>higher</b> [4] - 32:8, 55:8, 160:2, 193:8 <b>highest</b> [5] - 32:6, 109:20, 167:20, 192:21, 194:5
<b>H</b>				
<b>H-E-Y-D-T</b> [1] - 37:10 <b>habitable</b> [5] - 45:6, 45:9, 45:12, 112:17, 179:16 <b>Hackensack</b> [1] - 2:7 <b>half</b> [8] - 44:24, 55:2, 116:11, 126:4, 126:6, 126:9, 132:16, 174:3 <b>Hall</b> [1] - 5:13 <b>hallway</b> [1] - 47:10 <b>Hampton</b> [24] - 3:12, 3:13, 3:15, 3:20, 3:22, 43:5, 43:11, 123:23, 124:12, 124:16, 125:4, 128:15, 131:18, 136:18, 145:16, 145:21, 146:25, 147:1, 149:7, 149:8, 149:9, 151:5, 152:17				

<p><b>highlight</b> [3] - 22:25, 53:16, 54:24</p> <p><b>highlighted</b> [1] - 79:14</p> <p><b>Highway</b> [1] - 12:15</p> <p><b>hill</b> [1] - 172:18</p> <p><b>Hill</b> [4] - 85:22, 86:10, 86:16, 87:4</p> <p><b>Himeji</b> [1] - 82:7</p> <p><b>history</b> [1] - 41:19</p> <p><b>hit</b> [1] - 115:5</p> <p><b>hold</b> [4] - 14:22, 38:16, 98:12, 98:16</p> <p><b>home</b> [24] - 27:24, 30:23, 34:2, 44:2, 46:12, 46:15, 48:16, 55:3, 61:5, 61:8, 61:10, 63:4, 64:20, 65:13, 102:15, 133:18, 134:20, 148:25, 154:22, 159:7, 165:16, 165:20, 169:10, 187:23</p> <p><b>homeowners'</b> [1] - 117:9</p> <p><b>homes</b> [24] - 10:12, 10:16, 43:4, 43:10, 43:11, 45:7, 48:15, 51:18, 55:22, 59:19, 59:23, 60:2, 60:3, 63:19, 73:7, 73:13, 73:14, 74:13, 101:12, 101:17, 101:22, 102:9, 112:20</p> <p><b>hone</b> [2] - 46:4, 76:7</p> <p><b>honed</b> [1] - 50:18</p> <p><b>honestly</b> [2] - 35:4, 196:9</p> <p><b>hope</b> [10] - 28:23, 35:4, 35:10, 78:25, 79:1, 81:13, 111:21, 126:19, 167:7, 167:25</p> <p><b>hopeful</b> [1] - 34:16</p> <p><b>hopefully</b> [4] - 28:21, 111:19, 116:17, 175:22</p> <p><b>hoping</b> [1] - 20:20</p> <p><b>horse</b> [1] - 119:19</p> <p><b>horseshoe</b> [1] - 148:20</p> <p><b>Horseshoe</b> [7] - 123:24, 125:4, 148:25, 149:7, 163:12, 163:23, 163:25</p> <p><b>hour</b> [4] - 72:20, 159:23, 170:3</p> <p><b>hours</b> [7] - 26:13,</p>	<p>86:1, 86:11, 86:15, 87:18, 165:10, 173:7</p> <p><b>house</b> [7] - 76:3, 98:14, 123:24, 159:9, 174:3, 174:5, 174:18</p> <p><b>household</b> [1] - 75:11</p> <p><b>households</b> [4] - 70:1, 73:15, 75:15, 75:19</p> <p><b>housekeeping</b> [2] - 83:8, 94:18</p> <p><b>houses</b> [2] - 133:3, 176:5</p> <p><b>Housing</b> [2] - 77:11, 156:3</p> <p><b>housing</b> [30] - 25:6, 34:22, 35:7, 38:24, 69:5, 69:7, 69:9, 69:12, 69:22, 73:5, 73:20, 73:25, 75:22, 76:6, 76:12, 76:23, 76:24, 77:10, 82:25, 108:22, 117:9, 118:20, 156:1, 156:4, 160:20, 168:12, 174:15, 174:16</p> <p><b>housings</b> [1] - 188:23</p> <p><b>hover</b> [1] - 128:3</p> <p><b>humans</b> [1] - 175:19</p> <p><b>humps</b> [1] - 150:2</p> <p><b>hundred</b> [1] - 56:24</p> <p><b>Hunsinger</b> [3] - 3:5, 5:24, 181:23</p> <p><b>hunsinger</b> [1] - 199:7</p> <p><b>HUNSINGER</b> [128] - 1:11, 4:4, 5:1, 5:22, 5:25, 6:19, 6:24, 7:3, 7:5, 7:10, 7:16, 7:20, 7:23, 8:2, 8:6, 8:8, 8:13, 8:15, 8:18, 11:23, 14:12, 14:15, 15:9, 21:4, 29:5, 31:13, 31:16, 35:14, 35:21, 36:9, 39:4, 83:7, 83:15, 84:2, 84:11, 84:21, 93:22, 94:2, 97:1, 100:15, 100:25, 102:10, 103:3, 103:15, 104:19, 105:2, 105:6, 105:13, 105:17, 105:21, 105:24, 119:1, 119:5, 121:15, 121:19, 121:24, 122:23, 127:24, 128:12, 130:12, 131:7, 131:12, 131:14, 131:25,</p>	<p>134:15, 135:5, 135:22, 135:25, 136:15, 136:19, 137:5, 138:13, 139:11, 140:20, 142:13, 142:18, 142:24, 143:2, 143:20, 143:25, 144:8, 144:14, 145:6, 150:13, 150:21, 152:21, 153:1, 153:5, 153:20, 153:23, 154:5, 154:8, 154:11, 162:25, 168:2, 168:6, 171:15, 172:9, 173:14, 173:17, 176:14, 177:9, 178:10, 178:16, 181:5, 181:8, 181:17, 181:24, 182:14, 183:13, 188:3, 188:6, 193:6, 193:15, 194:25, 195:8, 195:24, 196:15, 197:14, 198:4, 198:13, 198:25, 199:5, 199:8, 199:21, 200:15, 201:10, 201:13</p>	<p>62:9, 63:12, 73:1, 80:2, 80:7, 80:11, 80:20, 81:2, 86:2</p> <p><b>impairment</b> [6] - 74:3, 76:8, 77:19, 81:5, 81:15, 109:6</p> <p><b>impassive</b> [1] - 81:1</p> <p><b>impatient</b> [2] - 99:13, 99:16</p> <p><b>impervious</b> [13] - 29:14, 30:5, 31:22, 32:5, 34:3, 74:24, 75:1, 75:6, 94:12, 112:10, 112:15, 161:10, 179:15</p> <p><b>implement</b> [2] - 69:11, 187:7</p> <p><b>implementation</b> [1] - 16:15</p> <p><b>implemented</b> [3] - 75:3, 125:17, 126:13</p> <p><b>implementing</b> [2] - 77:20, 109:7</p> <p><b>implications</b> [1] - 128:20</p> <p><b>implicit</b> [1] - 111:16</p> <p><b>importance</b> [1] - 28:8</p> <p><b>important</b> [9] - 10:4, 11:1, 47:16, 77:8, 83:5, 94:17, 158:2, 163:8, 169:6</p> <p><b>importantly</b> [1] - 109:5</p> <p><b>impossible</b> [1] - 141:22</p> <p><b>impressed</b> [1] - 164:12</p> <p><b>improve</b> [2] - 88:7, 195:15</p> <p><b>improved</b> [6] - 60:22, 76:22, 101:15, 156:25, 157:2, 161:16</p> <p><b>Improvement</b> [2] - 92:17, 126:13</p> <p><b>improvement</b> [3] - 29:11, 66:21, 195:17</p> <p><b>improvements</b> [5] - 71:3, 80:5, 94:14, 155:16, 164:18</p> <p><b>improving</b> [2] - 70:14, 161:4</p> <p><b>IN</b> [1] - 1:4</p> <p><b>inches</b> [3] - 45:3, 56:9, 56:14</p> <p><b>inclined</b> [2] - 173:12, 196:12</p> <p><b>include</b> [2] - 19:23, 97:9</p> <p><b>included</b> [7] - 10:20, 10:21, 31:5, 33:18,</p>	<p>66:9, 76:21, 94:19</p> <p><b>includes</b> [2] - 30:22, 117:19</p> <p><b>including</b> [6] - 34:1, 49:20, 114:8, 166:16, 166:25, 190:15</p> <p><b>inclusion</b> [1] - 34:1</p> <p><b>inclusionary</b> [2] - 34:21, 35:7</p> <p><b>inclusive</b> [1] - 30:24</p> <p><b>income</b> [2] - 118:16, 118:17</p> <p><b>increase</b> [9] - 18:4, 19:7, 51:3, 51:20, 66:6, 133:16, 183:3, 183:5</p> <p><b>increased</b> [6] - 10:12, 10:16, 19:6, 51:2, 65:21, 78:4</p> <p><b>increases</b> [2] - 126:17, 175:18</p> <p><b>increasing</b> [4] - 60:6, 73:20, 75:6, 155:20</p> <p><b>indeed</b> [1] - 193:1</p> <p><b>independently</b> [1] - 110:11</p> <p><b>indicated</b> [11] - 10:4, 86:1, 90:13, 117:14, 139:19, 139:21, 155:22, 156:23, 184:14, 187:9, 197:19</p> <p><b>indicates</b> [2] - 140:18</p> <p><b>indicating</b> [4] - 16:11, 17:2, 19:2, 23:12</p> <p><b>indicating)</b> [7] - 16:9, 42:25, 43:1, 53:14, 53:18, 56:11, 59:17</p> <p><b>indication</b> [1] - 133:12</p> <p><b>indicator</b> [1] - 50:13</p> <p><b>individual</b> [1] - 116:25</p> <p><b>individually</b> [2] - 130:11, 130:13</p> <p><b>individuals</b> [1] - 76:1</p> <p><b>industrial</b> [2] - 74:15, 159:17</p> <p><b>industry</b> [1] - 130:4</p> <p><b>infill</b> [1] - 69:24</p> <p><b>information</b> [2] - 68:8, 129:18</p> <p><b>infrastructure</b> [3] - 17:1, 76:25, 161:5</p> <p><b>infrequent</b> [1] - 132:24</p> <p><b>ingress</b> [2] - 88:19, 151:22</p> <p><b>ingress/egress</b> [1] - 89:4</p> <p><b>inherently</b> [1] - 108:23</p>
--	--	---	---	--

<p><b>initial</b> [2] - 43:20, 77:24</p> <p><b>inlets</b> [1] - 20:4</p> <p><b>install</b> [2] - 26:7</p> <p><b>installations</b> [1] - 71:16</p> <p><b>installed</b> [2] - 71:8, 157:9</p> <p><b>instance</b> [5] - 23:3, 46:4, 76:20, 77:14, 81:25</p> <p><b>Institute</b> [1] - 38:19</p> <p><b>integrated</b> [2] - 43:18, 69:17</p> <p><b>intended</b> [5] - 55:3, 63:3, 82:5, 109:8, 132:23</p> <p><b>intense</b> [4] - 74:17, 80:9, 89:18, 89:21</p> <p><b>intensity</b> [4] - 40:14, 61:19, 74:9, 74:13</p> <p><b>intensive</b> [2] - 168:16, 169:17</p> <p><b>intent</b> [5] - 53:15, 77:21, 78:22, 126:7, 132:21</p> <p><b>intention</b> [1] - 88:11</p> <p><b>interest</b> [6] - 21:16, 97:15, 167:20, 196:10, 202:8, 202:9</p> <p><b>interested</b> [2] - 5:11, 141:18</p> <p><b>interesting</b> [4] - 58:1, 155:3, 157:16, 157:21</p> <p><b>interim</b> [1] - 13:11</p> <p><b>internal</b> [3] - 13:9, 20:14, 46:21</p> <p><b>internally</b> [1] - 102:21</p> <p><b>interrupt</b> [3] - 153:21, 154:9, 154:12</p> <p><b>interrupting</b> [1] - 88:9</p> <p><b>intersection</b> [3] - 72:4, 87:16, 160:7</p> <p><b>instate</b> [1] - 148:23</p> <p><b>intrusive</b> [1] - 167:15</p> <p><b>inundated</b> [1] - 152:10</p> <p><b>inventory</b> [1] - 76:14</p> <p><b>investments</b> [1] - 167:20</p> <p><b>invited</b> [1] - 149:13</p> <p><b>involved</b> [2] - 60:3, 202:8</p> <p><b>irregularly</b> [1] - 155:5</p> <p><b>island</b> [1] - 159:9</p> <p><b>isolated</b> [3] - 46:16, 51:16, 122:13</p> <p><b>issue</b> [19] - 69:23, 72:8, 96:15, 103:25, 104:5, 104:7,</p>	<p>115:21, 122:16, 122:25, 125:7, 125:12, 141:6, 147:25, 149:17, 163:18, 164:3, 175:7, 178:6, 178:21</p> <p><b>issues</b> [15] - 29:10, 40:17, 44:20, 48:5, 64:13, 92:14, 92:15, 92:18, 149:25, 168:20, 169:1, 176:25, 177:1, 180:9</p> <p><b>item</b> [1] - 142:4</p> <p><b>items</b> [4] - 83:21, 90:22, 161:9, 187:8</p> <p><b>itself</b> [7] - 34:24, 44:15, 66:22, 79:12, 88:18, 172:18, 184:11</p> <p><b>J</b></p> <p><b>JASON</b> [1] - 2:6</p> <p><b>Jason</b> [14] - 9:1, 13:3, 13:7, 13:22, 17:23, 18:5, 97:4, 183:23, 184:9, 184:14, 185:1, 185:2, 185:24, 186:2</p> <p><b>jason</b> [1] - 191:16</p> <p><b>Jersey</b> [23] - 2:7, 12:15, 37:2, 37:14, 37:16, 37:23, 38:1, 38:17, 44:10, 59:7, 67:8, 67:16, 70:18, 126:14, 145:16, 151:5, 202:4, 202:5, 202:7, 202:10, 202:15</p> <p><b>Jim</b> [1] - 21:8</p> <p><b>job</b> [5] - 38:22, 53:3, 100:9, 176:18, 184:6</p> <p><b>jobs</b> [1] - 70:5</p> <p><b>john</b> [2] - 3:14, 3:21</p> <p><b>John</b> [2] - 131:18, 150:18</p> <p><b>Johnson</b> [1] - 122:25</p> <p><b>join</b> [1] - 150:7</p> <p><b>joke</b> [1] - 149:11</p> <p><b>Jordan</b> [1] - 22:25</p> <p><b>JR</b> [1] - 1:11</p> <p><b>judging</b> [2] - 175:2, 175:3</p> <p><b>July</b> [1] - 148:15</p> <p><b>jump</b> [3] - 40:1, 41:14, 106:4</p> <p><b>jurisdiction</b> [1] - 160:9</p>	<p><b>K</b></p> <p><b>keen</b> [1] - 72:2</p> <p><b>keep</b> [7] - 14:7, 29:2, 70:25, 96:7, 124:25, 165:11, 174:23</p> <p><b>keeping</b> [1] - 114:9</p> <p><b>kept</b> [1] - 137:21</p> <p><b>kids</b> [4] - 21:17, 73:11, 99:18, 151:21</p> <p><b>kind</b> [12] - 23:24, 43:17, 62:22, 76:10, 99:17, 134:3, 136:9, 166:7, 172:21, 174:2, 184:3, 186:6</p> <p><b>Kita</b> [3] - 6:3, 172:9, 182:2</p> <p><b>KITA</b> [6] - 1:13, 4:7, 6:4, 172:11, 182:3, 199:12</p> <p><b>kita</b> [1] - 199:11</p> <p><b>knowing</b> [1] - 191:8</p> <p><b>knowledge</b> [1] - 200:13</p> <p><b>knows</b> [3] - 143:23, 168:8, 168:9</p> <p><b>Kushner</b> [1] - 38:8</p> <p><b>L</b></p> <p><b>L.L.C</b> [1] - 1:22</p> <p><b>labeled</b> [1] - 16:22</p> <p><b>labels</b> [1] - 108:13</p> <p><b>lack</b> [2] - 76:17, 76:18</p> <p><b>laid</b> [2] - 191:22, 191:25</p> <p><b>land</b> [12] - 22:11, 22:13, 24:16, 37:22, 46:1, 48:9, 60:21, 61:6, 76:9, 76:22, 98:11, 154:17</p> <p><b>Land</b> [4] - 40:10, 67:1, 67:4, 131:2</p> <p><b>landing</b> [1] - 17:12</p> <p><b>lands</b> [1] - 13:5</p> <p><b>landscape</b> [3] - 10:20, 52:21, 53:11</p> <p><b>landscaping</b> [18] - 43:25, 46:5, 51:20, 52:4, 52:22, 53:17, 57:7, 65:7, 68:20, 70:10, 73:2, 75:7, 78:10, 78:17, 94:13, 97:13, 105:8, 121:14</p> <p><b>Lane</b> [1] - 37:15</p> <p><b>language</b> [1] - 44:9</p> <p><b>large</b> [7] - 18:17, 20:12, 30:18, 45:11, 46:8, 69:23, 119:23</p> <p><b>largely</b> [2] - 17:2,</p>	<p>24:24</p> <p><b>largest</b> [1] - 18:11</p> <p><b>last</b> [36] - 10:19, 11:3, 11:19, 12:7, 12:23, 13:3, 27:11, 29:7, 30:12, 32:16, 35:13, 36:19, 37:10, 41:5, 41:12, 42:23, 45:4, 56:7, 56:22, 66:25, 74:1, 74:2, 76:5, 83:16, 84:5, 86:5, 129:12, 134:18, 136:12, 139:15, 141:17, 146:15, 148:17, 164:15, 170:18, 198:18</p> <p><b>lastly</b> [8] - 40:21, 51:13, 64:18, 68:12, 73:3, 73:22, 77:8, 78:12</p> <p><b>late</b> [2] - 148:16, 153:14</p> <p><b>latest</b> [2] - 26:7, 31:20</p> <p><b>laundry</b> [1] - 180:20</p> <p><b>LAURA</b> [3] - 1:22, 202:3, 202:14</p> <p><b>LauraACarucciLLC@gmail.com</b> [1] - 1:24</p> <p><b>law</b> [4] - 120:15, 125:24, 156:9, 162:10</p> <p><b>Law</b> [4] - 40:10, 67:2, 67:4, 131:2</p> <p><b>lawn</b> [1] - 85:16</p> <p><b>lay</b> [1] - 190:23</p> <p><b>layout</b> [2] - 20:13, 49:1</p> <p><b>lead</b> [2] - 10:16, 64:21</p> <p><b>leading</b> [1] - 50:13</p> <p><b>leaning</b> [1] - 175:24</p> <p><b>learning</b> [1] - 27:1</p> <p><b>least</b> [18] - 89:3, 89:17, 116:6, 117:10, 130:23, 171:4, 178:20, 178:24, 179:2, 179:14, 179:22, 179:23, 180:20, 187:16, 191:8, 191:9, 198:20, 201:1</p> <p><b>leave</b> [11] - 53:20, 64:15, 89:10, 110:18, 129:12, 129:15, 136:3, 142:9, 166:20, 186:2, 187:12</p> <p><b>leaving</b> [1] - 85:5</p> <p><b>LED</b> [1] - 161:19</p> <p><b>Ledger</b> [1] - 5:16</p> <p><b>left</b> [24] - 29:7, 85:20,</p>	<p>86:9, 87:10, 87:19, 87:24, 88:1, 97:21, 104:1, 104:3, 121:23, 148:7, 163:6, 163:10, 163:12, 163:14, 163:19, 163:22, 163:23, 164:3, 169:23, 169:24, 170:1, 175:16</p> <p><b>left-hand</b> [4] - 163:6, 169:23, 169:24, 170:1</p> <p><b>left-turn</b> [1] - 88:1</p> <p><b>leg</b> [1] - 152:1</p> <p><b>legal</b> [9] - 25:21, 121:5, 121:7, 125:16, 162:6, 167:7, 190:24, 190:25, 193:19</p> <p><b>legally</b> [4] - 134:9, 166:19, 166:22, 187:2</p> <p><b>legislation</b> [1] - 50:2</p> <p><b>legislature</b> [1] - 50:7</p> <p><b>legitimate</b> [1] - 18:16</p> <p><b>lend</b> [1] - 44:14</p> <p><b>lends</b> [1] - 79:12</p> <p><b>lengths</b> [1] - 10:12</p> <p><b>less</b> [26] - 32:22, 48:23, 61:7, 66:9, 70:23, 80:9, 86:21, 89:21, 134:9, 146:18, 146:20, 167:14, 168:16, 169:7, 169:17, 172:23, 173:21, 176:5, 177:4, 179:1, 180:3, 180:17, 190:4, 190:11, 191:3, 193:2</p> <p><b>lesser</b> [2] - 189:23, 190:7</p> <p><b>letter</b> [6] - 83:9, 83:10, 91:6, 114:20, 125:24, 156:18</p> <p><b>level</b> [4] - 52:16, 61:19, 100:4, 108:22</p> <p><b>levels</b> [2] - 160:11, 161:25</p> <p><b>Levels</b> [1] - 86:3</p> <p><b>License</b> [1] - 202:15</p> <p><b>license</b> [2] - 38:17, 138:9</p> <p><b>licenses</b> [1] - 37:21</p> <p><b>life</b> [3] - 100:3, 173:23, 174:25</p> <p><b>light</b> [9] - 63:13, 67:14, 68:3, 87:21, 159:17, 161:20,</p>
--	--	--	--	--



170:1, 170:3, 170:4 <b>lighting</b> [2] - 161:17, 161:18 <b>lights</b> [2] - 149:21, 150:2 <b>like's</b> [1] - 171:10 <b>likelihood</b> [1] - 17:4 <b>likely</b> [11] - 75:20, 101:12, 101:21, 102:4, 133:16, 133:18, 133:20, 160:1, 162:17, 188:18, 195:15 <b>limit</b> [1] - 175:10 <b>limited</b> [2] - 94:13, 132:12 <b>limiting</b> [2] - 133:8, 133:9 <b>linder</b> [1] - 145:5 <b>Linder</b> [9] - 3:11, 3:19, 123:13, 123:22, 145:1, 145:20, 150:14, 151:20, 152:5 <b>LINDER</b> [3] - 145:14, 145:20, 145:24 <b>Linder's</b> [2] - 128:10, 128:17 <b>line</b> [13] - 23:4, 32:16, 52:11, 63:5, 63:8, 64:4, 64:5, 67:21, 137:12, 138:23, 157:18, 157:22, 178:5 <b>linear</b> [2] - 113:3, 113:8 <b>lines</b> [3] - 16:10, 78:2, 78:7 <b>list</b> [2] - 141:24, 180:20 <b>listed</b> [3] - 7:16, 40:9, 83:21 <b>listen</b> [3] - 166:5, 181:10, 191:18 <b>listened</b> [4] - 84:4, 84:6, 176:17, 177:18 <b>listening</b> [3] - 115:19, 170:14, 198:6 <b>lit</b> [6] - 102:15, 102:20, 102:21, 102:24 <b>live</b> [16] - 17:4, 25:12, 25:13, 32:13, 76:4, 123:23, 132:13, 138:20, 139:3, 141:10, 145:21, 146:8, 172:14, 174:18, 175:22 <b>lived</b> [2] - 147:14, 163:21 <b>living</b> [8] - 33:9, 33:12, 47:12, 97:18, 98:14, 133:19, 173:23, 174:1 <b>LLC</b> [2] - 1:5, 8:20 <b>locate</b> [2] - 64:10, 157:4 <b>located</b> [2] - 63:25, 157:22 <b>locating</b> [1] - 64:7 <b>location</b> [14] - 41:20, 46:15, 49:4, 56:12, 64:2, 64:14, 67:10, 99:23, 154:23, 155:7, 155:21, 156:5, 159:7, 160:16 <b>locations</b> [1] - 78:17 <b>long-term</b> [1] - 186:7 <b>look</b> [17] - 19:1, 32:18, 35:9, 46:22, 58:2, 60:9, 62:12, 63:19, 63:20, 121:14, 125:16, 141:4, 157:23, 174:6, 174:8, 175:9, 197:16 <b>looked</b> [2] - 130:20, 177:14 <b>looking</b> [28] - 21:23, 25:3, 31:20, 36:6, 70:2, 73:18, 75:20, 76:1, 87:19, 115:3, 136:5, 138:4, 141:14, 165:16, 165:17, 165:18, 168:13, 168:23, 169:7, 171:5, 174:17, 174:18, 174:19, 175:20, 175:21, 187:9, 192:8, 192:9 <b>looks</b> [8] - 22:2, 32:23, 93:22, 115:5, 142:24, 157:17, 171:1, 176:20 <b>lose</b> [1] - 182:25 <b>loses</b> [2] - 187:19 <b>love</b> [3] - 150:5, 173:21, 174:20 <b>lovely</b> [1] - 98:2 <b>low</b> [8] - 46:12, 55:23, 70:9, 74:9, 118:15, 118:16, 160:12, 161:6 <b>low-intensity</b> [1] - 74:9 <b>low-traffic</b> [1] - 70:9 <b>lower</b> [1] - 55:23 <b>lowered</b> [1] - 175:10 <b>lowering</b> [1] - 167:12 <b>lowest</b> [2] - 159:5, 159:13	<b>luck</b> [1] - 152:16  <b>M</b>  <b>ma'am</b> [6] - 21:18, 24:9, 25:1, 26:2, 26:18, 102:18 <b>machine</b> [1] - 185:8 <b>main</b> [15] - 41:16, 41:22, 42:25, 46:17, 46:19, 50:20, 50:22, 56:19, 57:5, 60:13, 62:24, 64:11, 67:24, 72:8, 85:9 <b>maintained</b> [7] - 42:3, 64:5, 95:19, 96:13, 105:9, 140:6, 140:8 <b>maintaining</b> [2] - 67:17, 95:17 <b>maintenance</b> [4] - 95:22, 97:10, 174:5, 174:13 <b>major</b> [4] - 22:10, 87:11, 95:8, 162:19 <b>majority</b> [1] - 170:3 <b>make-ready</b> [1] - 50:11 <b>MALE</b> [2] - 20:22, 98:15 <b>manage</b> [1] - 31:24 <b>management</b> [5] - 70:8, 80:3, 97:13, 155:21, 157:11 <b>maneuver</b> [2] - 19:8, 177:2 <b>manner</b> [1] - 46:13 <b>manufacture</b> [1] - 111:16 <b>maple</b> [1] - 52:1 <b>maples</b> [2] - 52:8, 53:12 <b>Marc's</b> [1] - 35:4 <b>MARCH</b> [1] - 9:9 <b>MARCH</b> [1] - 1:2 <b>marginal</b> [1] - 42:1 <b>mark</b> [7] - 13:23, 14:1, 14:5, 14:8, 54:12, 54:13, 58:13 <b>marked</b> [4] - 14:3, 15:21, 54:18, 58:25 <b>market</b> [9] - 47:9, 47:18, 102:2, 117:11, 118:2, 118:3, 118:4, 187:18, 189:13 <b>market-rate</b> [4] - 47:9, 117:11, 187:18, 189:13 <b>marketing</b> [2] - 27:24, 101:20	<b>Mary's</b> [1] - 42:8 <b>masonry</b> [1] - 103:7 <b>mass</b> [1] - 108:7 <b>massing</b> [3] - 56:17, 67:23, 68:1 <b>massings</b> [1] - 55:13 <b>Master</b> [13] - 39:17, 48:6, 68:10, 69:9, 74:6, 74:21, 75:1, 75:9, 75:12, 76:5, 76:13, 81:14, 160:19 <b>master's</b> [1] - 38:2 <b>material</b> [1] - 68:19 <b>materials</b> [6] - 39:21, 55:15, 68:18, 91:23, 108:2, 108:13 <b>math</b> [1] - 111:4 <b>matter</b> [5] - 35:22, 98:18, 177:8, 193:9, 201:15 <b>MATTER</b> [1] - 1:4 <b>mature</b> [1] - 141:19 <b>max</b> [2] - 194:5, 195:11 <b>maximum</b> [17] - 23:6, 23:7, 45:2, 56:7, 57:22, 65:9, 65:10, 65:11, 65:14, 66:13, 72:19, 91:18, 109:25, 113:14, 127:7, 127:21, 179:3 <b>mean</b> [15] - 23:21, 35:22, 44:12, 91:21, 126:1, 137:12, 159:16, 163:21, 171:18, 171:21, 172:2, 180:17, 185:15, 196:4 <b>meaning</b> [1] - 94:11 <b>means</b> [4] - 75:15, 118:1, 179:22, 180:17 <b>meant</b> [1] - 27:13 <b>measuring</b> [1] - 173:24 <b>Medici</b> [2] - 44:7, 81:11 <b>meet</b> [23] - 27:13, 30:12, 30:15, 30:22, 30:24, 44:10, 44:18, 49:11, 52:19, 70:17, 78:20, 79:12, 81:9, 92:5, 122:12, 126:12, 132:21, 138:3, 158:12, 160:21, 164:19, 172:25, 196:21 <b>meeting</b> [34] - 5:2, 5:7, 5:8, 5:14, 9:4, 9:6, 9:13, 9:16, 9:18, 9:19, 10:19, 11:4, 11:19, 12:7, 29:8, 30:12, 32:16, 36:19, 56:7, 56:23, 69:3, 75:4, 77:17, 86:5, 90:1, 90:15, 143:5, 153:10, 153:17, 154:16, 170:18, 192:6, 199:22, 199:24 <b>meeting's</b> [1] - 164:16 <b>Meetings</b> [1] - 5:3 <b>meets</b> [1] - 154:18 <b>Member</b> [4] - 94:25, 100:17, 166:2, 166:9 <b>member</b> [4] - 13:18, 38:18, 122:4, 123:15 <b>MEMBER</b> [9] - 1:12, 1:13, 1:14, 1:15, 1:16, 1:17, 1:18, 20:22, 20:24 <b>members</b> [31] - 5:9, 5:11, 7:1, 8:11, 10:22, 21:5, 35:17, 56:22, 78:25, 79:1, 84:18, 84:25, 101:1, 105:20, 105:22, 107:13, 114:8, 131:1, 146:14, 156:21, 157:6, 166:4, 179:24, 180:14, 181:10, 182:21, 183:3, 184:6, 185:19, 187:12, 200:22 <b>Members</b> [5] - 9:1, 83:3, 143:13, 162:15, 200:18 <b>memo</b> [5] - 46:25, 57:23, 58:2, 83:11, 90:19 <b>memos</b> [1] - 83:22 <b>mention</b> [1] - 84:23 <b>mentioned</b> [14] - 48:11, 49:25, 57:10, 67:18, 67:21, 72:10, 75:25, 79:21, 82:2, 101:14, 115:25, 130:22, 148:21, 184:16 <b>messing</b> [1] - 15:2 <b>met</b> [9] - 18:10, 50:16, 82:12, 91:25, 92:2, 125:20, 161:2, 161:3, 162:9 <b>microphones</b> [1] - 11:25 <b>mid</b> [1] - 125:10 <b>middle</b> [7] - 19:13, 99:19, 127:5,
---	---	--

<p>127:12, 134:3, 177:20, 186:10 <b>middle-aged</b> [1] - 177:20 <b>might</b> [24] - 15:2, 56:22, 69:2, 73:11, 73:13, 94:19, 100:18, 111:20, 121:22, 134:2, 134:5, 134:10, 135:12, 141:6, 162:1, 163:20, 171:11, 173:5, 173:6, 189:25, 190:13, 193:4, 193:5 <b>Miller</b> [8] - 3:13, 128:7, 128:15, 129:1, 129:22, 134:17, 136:17, 137:12 <b>MILLER</b> [12] - 128:9, 128:14, 129:5, 130:7, 131:3, 131:13, 134:18, 135:21, 136:12, 136:17, 136:22, 138:11 <b>mind</b> [2] - 17:21, 100:23 <b>mine</b> [2] - 94:25, 96:3 <b>minimal</b> [4] - 62:9, 86:2, 159:24, 161:23 <b>minimum</b> [14] - 24:22, 45:8, 46:9, 49:11, 62:25, 78:1, 78:3, 78:5, 78:7, 78:8, 112:19, 118:8, 179:17 <b>minor</b> [1] - 87:11 <b>minute</b> [2] - 38:7, 180:25 <b>minutes</b> [3] - 6:20, 6:22, 6:25 <b>mirror</b> [1] - 176:21 <b>mirrors</b> [1] - 148:2 <b>mirrors-y</b> [1] - 148:2 <b>mis</b> [1] - 135:12 <b>mis-paraphrasing</b> [1] - 135:12 <b>miss</b> [1] - 114:21 <b>missing</b> [2] - 25:9, 150:8 <b>Mitch</b> [2] - 168:15, 173:4 <b>MITCHELL</b> [1] - 1:15 <b>mitigate</b> [4] - 56:4, 57:3, 63:9, 149:17 <b>mitigated</b> [1] - 57:8 <b>mitigates</b> [1] - 56:13 <b>mitigating</b> [1] - 72:12 <b>mix</b> [1] - 68:18</p>	<p><b>MLUL</b> [1] - 197:3 <b>mode</b> [2] - 15:1, 15:2 <b>modeled</b> [1] - 90:9 <b>moderate</b> [1] - 118:16 <b>modified</b> [1] - 189:21 <b>moment</b> [3] - 14:23, 166:3, 167:11 <b>momentarily</b> [1] - 58:19 <b>money</b> [3] - 20:23, 20:25, 160:19 <b>month</b> [1] - 201:1 <b>months</b> [2] - 7:14, 102:1 <b>morning</b> [1] - 26:12 <b>Morris</b> [2] - 1:5, 8:20 <b>most</b> [12] - 44:11, 59:19, 64:7, 75:19, 76:15, 80:13, 141:10, 157:24, 158:5, 183:8, 191:2, 195:14 <b>mostly</b> [2] - 40:22, 174:24 <b>motion</b> [3] - 198:15, 198:17, 198:23 <b>motor</b> [1] - 131:22 <b>motorist</b> [1] - 63:21 <b>motorists</b> [2] - 64:15, 65:1 <b>Mountain</b> [8] - 33:25, 58:1, 59:11, 59:15, 59:16, 59:22, 135:17, 168:24 <b>move</b> [14] - 17:8, 22:7, 35:15, 42:6, 61:4, 62:19, 73:10, 73:19, 75:20, 102:4, 133:9, 185:17, 186:21, 193:7 <b>moved</b> [8] - 21:15, 21:21, 22:2, 22:24, 23:1, 23:8, 23:11, 199:1 <b>movement</b> [1] - 88:2 <b>movements</b> [2] - 88:3, 88:7 <b>moving</b> [5] - 22:10, 22:15, 22:16, 22:17 <b>MR</b> [382] - 4:3, 4:5, 4:6, 4:7, 4:9, 4:11, 6:2, 6:4, 6:8, 6:10, 6:16, 6:18, 8:24, 8:25, 12:4, 12:11, 12:13, 12:17, 12:19, 13:24, 14:2, 14:4, 14:14, 14:19, 14:22, 15:14, 15:17, 21:1, 27:25, 28:11, 29:3, 29:13, 29:16, 30:1,</p>	<p>30:2, 30:3, 30:7, 30:8, 30:11, 30:20, 31:3, 32:14, 33:6, 33:11, 33:14, 35:16, 36:13, 36:20, 36:25, 37:4, 37:8, 37:18, 38:7, 38:11, 38:25, 39:6, 39:9, 41:3, 41:7, 47:20, 53:5, 53:24, 54:2, 54:7, 54:15, 54:17, 54:20, 54:21, 56:20, 58:12, 58:14, 58:15, 59:2, 61:23, 83:2, 83:14, 83:17, 83:23, 84:8, 84:13, 84:17, 85:24, 86:18, 88:8, 88:16, 88:17, 88:22, 89:2, 89:6, 89:14, 89:24, 90:6, 90:12, 90:18, 90:24, 91:3, 91:7, 91:10, 91:13, 91:21, 92:9, 92:13, 92:21, 93:4, 93:8, 93:18, 94:1, 94:8, 94:24, 95:4, 95:6, 96:4, 96:19, 96:24, 97:3, 97:4, 98:3, 98:8, 98:21, 98:25, 100:6, 100:11, 100:17, 100:19, 100:22, 100:24, 101:7, 101:10, 102:23, 103:2, 103:5, 103:9, 103:13, 105:11, 105:19, 105:22, 106:2, 106:13, 106:14, 106:17, 106:19, 106:20, 106:24, 107:8, 107:10, 107:25, 108:10, 108:15, 108:18, 108:19, 109:9, 109:19, 109:23, 110:3, 110:13, 110:21, 111:4, 111:18, 112:2, 112:6, 112:11, 112:13, 113:1, 113:2, 113:4, 113:6, 113:9, 113:10, 113:18, 113:19, 113:21, 113:24, 114:5, 114:6, 114:10, 114:11, 114:15, 114:16, 114:19, 114:22, 115:2, 115:6, 115:8, 115:10, 115:16, 115:18, 115:22,</p>	<p>115:23, 116:1, 116:3, 116:8, 116:9, 116:13, 116:15, 116:18, 116:23, 117:1, 117:2, 117:4, 117:8, 117:13, 117:17, 117:24, 117:25, 118:10, 118:12, 118:21, 118:22, 119:4, 120:1, 120:18, 120:23, 120:25, 121:2, 121:4, 121:17, 121:21, 122:3, 122:11, 123:12, 123:19, 124:21, 125:6, 128:9, 128:14, 128:25, 129:5, 129:11, 129:17, 129:24, 130:7, 130:15, 131:3, 131:9, 131:13, 131:17, 132:9, 132:25, 133:22, 134:13, 134:14, 134:18, 135:6, 135:10, 135:11, 135:21, 136:12, 136:17, 136:22, 137:11, 138:11, 139:8, 139:12, 140:5, 140:8, 140:13, 140:24, 141:4, 141:11, 142:1, 142:4, 142:8, 142:17, 143:7, 143:10, 143:22, 143:24, 144:5, 145:2, 145:9, 145:14, 145:18, 145:20, 145:23, 145:24, 150:18, 150:19, 150:20, 150:23, 150:24, 151:3, 151:7, 151:11, 152:17, 152:19, 152:20, 153:13, 153:22, 154:2, 154:6, 154:10, 154:14, 164:10, 166:1, 167:9, 170:11, 171:19, 171:24, 172:1, 172:11, 176:16, 178:12, 178:19, 180:23, 181:3, 181:7, 181:16, 181:21, 182:1, 182:3, 182:7, 182:9, 182:12,</p>	<p>182:16, 183:14, 183:23, 186:17, 187:14, 188:5, 188:8, 188:14, 188:15, 188:21, 188:24, 188:25, 189:1, 189:7, 189:11, 189:18, 191:14, 191:17, 192:8, 192:10, 192:13, 192:14, 192:16, 192:20, 192:21, 192:23, 192:24, 193:3, 193:4, 193:10, 193:12, 193:13, 193:14, 193:17, 194:12, 194:14, 194:17, 194:20, 195:4, 195:9, 195:10, 195:13, 195:20, 196:6, 196:23, 197:8, 197:11, 197:17, 197:23, 197:25, 198:1, 198:3, 198:11, 198:16, 198:22, 198:24, 199:10, 199:12, 199:16, 199:18, 200:2, 200:7, 200:8, 200:14, 200:17, 200:19, 201:2, 201:8, 201:11 <b>MS</b> [85] - 4:8, 5:24, 6:1, 6:3, 6:5, 6:6, 6:7, 6:9, 6:11, 6:13, 6:14, 6:15, 6:17, 7:9, 7:13, 7:19, 7:22, 8:1, 14:21, 21:13, 21:19, 22:6, 23:15, 24:1, 24:6, 24:15, 25:2, 26:3, 26:10, 26:22, 28:14, 29:1, 31:18, 33:1, 33:8, 33:12, 87:3, 94:4, 94:15, 95:2, 95:5, 95:7, 96:16, 97:16, 98:5, 98:13, 98:17, 99:2, 99:8, 99:25, 100:7, 100:13, 102:12, 123:8, 123:21, 136:11, 138:17, 140:10, 141:7, 141:14, 142:3, 142:6, 142:12, 143:1, 153:4, 173:19, 181:19, 181:23, 181:25, 182:2, 182:4, 182:5, 182:6, 182:8,</p>
--	--	---	---	---

<p>182:10, 199:7, 199:9, 199:11, 199:13, 199:14, 199:15, 199:17, 199:19, 199:24, 200:12</p> <p><b>multifaceted</b> [1] - 152:2</p> <p><b>multifamily</b> [22] - 38:24, 42:15, 42:21, 44:2, 44:21, 48:1, 48:15, 48:16, 57:22, 74:13, 109:15, 113:17, 134:24, 135:4, 135:14, 135:15, 137:4, 178:21, 190:4, 190:5, 194:2, 195:10</p> <p><b>multiple</b> [3] - 25:19, 65:23, 122:8</p> <p><b>Municipal</b> [4] - 40:10, 67:1, 67:4, 131:2</p> <p><b>municipal</b> [2] - 42:19, 162:1</p> <p><b>municipalities</b> [1] - 158:5</p> <p><b>municipality</b> [2] - 39:18, 156:20</p> <p><b>must</b> [1] - 44:9</p> <p><b>mute</b> [7] - 11:22, 11:24, 21:5, 21:9, 100:18, 100:20, 143:9</p> <p><b>muted</b> [2] - 138:15, 143:10</p>	<p>14:17, 66:5, 67:2, 72:14, 76:2, 98:1, 102:6, 103:4, 109:11, 109:13, 136:1, 137:19, 148:18, 149:20, 149:21, 152:3, 154:25, 156:3, 159:12, 160:8, 166:8, 168:20, 171:3, 173:25, 184:9, 184:12, 189:11, 193:8, 194:20, 200:3</p> <p><b>needed</b> [1] - 179:7</p> <p><b>needs</b> [5] - 57:14, 57:16, 106:7, 137:3, 150:21</p> <p><b>negative</b> [20] - 45:23, 61:25, 66:24, 69:3, 71:21, 71:23, 72:2, 79:25, 80:2, 80:6, 80:11, 80:20, 81:5, 86:2, 109:5, 160:22, 161:3, 161:13</p> <p><b>negligible</b> [1] - 147:5</p> <p><b>negotiated</b> [1] - 60:11</p> <p><b>neighbor</b> [1] - 169:6</p> <p><b>neighborhood</b> [9] - 43:7, 61:19, 149:22, 151:21, 163:7, 163:13, 163:16, 163:24, 169:25</p> <p><b>neighborhoods</b> [2] - 73:12, 152:10</p> <p><b>neighbors</b> [4] - 163:8, 164:24, 167:15, 168:19</p> <p><b>nesters</b> [2] - 73:17, 174:9</p> <p><b>net</b> [7] - 45:6, 45:9, 45:12, 61:9, 104:21, 112:16, 179:16</p> <p><b>never</b> [4] - 100:23, 103:24, 138:10, 168:9</p> <p><b>New</b> [25] - 2:7, 12:15, 37:2, 37:14, 37:15, 37:23, 38:1, 38:17, 44:10, 59:6, 67:7, 67:16, 70:18, 119:22, 124:8, 126:14, 145:16, 148:12, 148:14, 151:5, 202:4, 202:5, 202:7, 202:10, 202:15</p> <p><b>new</b> [10] - 28:5, 50:2, 54:3, 73:5, 150:5, 157:11, 161:7,</p>	<p>161:19, 196:21</p> <p><b>News</b> [1] - 5:15</p> <p><b>next</b> [8] - 18:4, 31:17, 36:12, 36:15, 52:12, 133:1, 199:22, 199:24</p> <p><b>nice</b> [8] - 52:6, 52:21, 74:1, 97:23, 168:13, 175:21, 175:22, 176:5</p> <p><b>nicer</b> [1] - 176:9</p> <p><b>night</b> [4] - 38:22, 185:9, 191:2, 191:7</p> <p><b>nine</b> [5] - 61:12, 61:15, 148:25, 149:4</p> <p><b>NJ</b> [1] - 1:23</p> <p><b>NO</b> [2] - 1:4, 4:16</p> <p><b>noah</b> [1] - 29:14</p> <p><b>NOAH</b> [2] - 3:3, 4:12</p> <p><b>Noah</b> [11] - 11:9, 12:20, 14:9, 15:14, 28:6, 97:3, 156:23, 182:23, 183:20, 183:22, 186:18</p> <p><b>Noah's</b> [1] - 21:2</p> <p><b>nobody</b> [6] - 91:17, 96:1, 100:20, 133:24, 147:20, 159:8</p> <p><b>non</b> [3] - 147:5, 165:5, 194:4</p> <p><b>non-abandoned</b> [1] - 165:5</p> <p><b>non-negligible</b> [1] - 147:5</p> <p><b>non-permitted</b> [1] - 194:4</p> <p><b>none</b> [3] - 6:25, 105:20, 199:6</p> <p><b>nonetheless</b> [1] - 82:10</p> <p><b>normal</b> [4] - 7:11, 9:6, 33:22, 99:4</p> <p><b>normally</b> [3] - 112:20, 136:8, 155:10</p> <p><b>north</b> [6] - 43:2, 43:11, 43:12, 146:11, 172:15, 194:8</p> <p><b>notable</b> [1] - 72:4</p> <p><b>Notary</b> [4] - 202:3, 202:4, 202:15, 202:15</p> <p><b>note</b> [5] - 31:23, 32:4, 32:5, 55:16, 77:23</p> <p><b>noted</b> [2] - 20:11, 201:16</p> <p><b>notes</b> [3] - 16:19, 100:7, 175:25</p> <p><b>nothing</b> [9] - 36:24, 98:13, 115:4,</p>	<p>118:23, 145:13, 149:17, 151:2, 151:22, 170:6</p> <p><b>nothing's</b> [1] - 54:3</p> <p><b>notice</b> [4] - 5:1, 5:12, 5:16, 200:5</p> <p><b>noticed</b> [2] - 200:21, 200:22</p> <p><b>notwithstanding</b> [2] - 114:1, 122:9</p> <p><b>number</b> [29] - 13:18, 18:17, 22:13, 25:21, 26:13, 28:22, 30:19, 32:21, 50:16, 79:15, 88:3, 91:18, 93:10, 94:21, 95:11, 95:12, 112:23, 112:24, 117:20, 133:12, 138:20, 141:18, 163:17, 165:6, 171:8, 171:18, 175:18, 183:5, 184:5</p> <p><b>numbers</b> [6] - 16:21, 60:15, 88:4, 141:17, 159:13, 171:22</p>	<p>122:6, 122:14, 124:2</p> <p><b>off-street</b> [2] - 72:13, 72:17</p> <p><b>offer</b> [1] - 76:11</p> <p><b>offered</b> [1] - 106:15</p> <p><b>office</b> [30] - 35:1, 37:15, 41:9, 41:17, 41:19, 43:23, 70:24, 71:1, 76:23, 82:16, 82:19, 86:20, 88:1, 90:19, 94:5, 94:7, 94:9, 104:25, 150:10, 154:24, 158:24, 159:15, 165:20, 165:21, 166:17, 167:5, 173:3, 173:4, 178:23</p> <p><b>officer</b> [1] - 151:18</p> <p><b>official</b> [8] - 83:24, 90:9, 90:21, 90:25, 91:5, 91:25, 92:25, 141:1</p> <p><b>official's</b> [1] - 90:15</p> <p><b>often</b> [7] - 53:9, 73:9, 104:5, 127:20, 137:25, 170:5, 175:14</p> <p><b>old</b> [1] - 100:21</p> <p><b>older</b> [5] - 69:24, 75:17, 76:1, 161:18, 161:21</p> <p><b>on-site</b> [2] - 25:15, 122:7</p> <p><b>once</b> [1] - 105:22</p> <p><b>one</b> [128] - 9:19, 10:22, 11:23, 14:22, 19:8, 19:25, 27:5, 27:22, 27:23, 28:3, 28:22, 29:13, 30:14, 31:21, 32:5, 32:23, 36:10, 40:10, 41:12, 42:3, 42:11, 45:1, 45:4, 46:12, 48:7, 50:5, 53:1, 53:8, 54:13, 55:25, 56:10, 56:21, 60:5, 60:12, 60:15, 60:19, 62:20, 64:19, 66:25, 73:3, 75:20, 76:4, 76:16, 80:13, 80:24, 84:2, 87:9, 87:14, 88:11, 91:14, 93:6, 94:21, 95:11, 96:9, 98:8, 103:4, 106:4, 107:17, 110:11, 111:12, 111:13, 112:17, 116:18, 117:20, 119:5, 122:13, 124:24, 126:24, 130:23, 131:20,</p>
<b>N</b>				
<p><b>N.J.S.A</b> [1] - 5:3</p> <p><b>name</b> [10] - 37:5, 37:9, 37:10, 119:16, 123:4, 123:22, 128:13, 145:19, 145:20, 151:9</p> <p><b>names</b> [1] - 146:15</p> <p><b>national</b> [1] - 38:19</p> <p><b>naturally</b> [2] - 65:15, 87:22</p> <p><b>nature</b> [3] - 46:16, 72:3, 201:6</p> <p><b>near</b> [2] - 64:10, 99:24</p> <p><b>nearest</b> [1] - 56:25</p> <p><b>neat</b> [1] - 79:10</p> <p><b>necessarily</b> [6] - 45:11, 53:16, 55:25, 73:19, 148:1, 174:6</p> <p><b>necessary</b> [6] - 66:3, 90:5, 125:8, 143:18, 192:15, 194:6</p> <p><b>need</b> [33] - 12:11,</p>				

<p>132:19, 134:3, 134:4, 134:5, 134:10, 134:18, 135:18, 136:12, 138:10, 139:2, 143:3, 143:4, 144:1, 144:15, 145:18, 147:8, 147:23, 149:5, 152:1, 153:6, 153:9, 153:21, 155:7, 155:17, 158:10, 158:23, 159:9, 159:12, 161:12, 162:5, 163:5, 164:1, 164:7, 166:18, 168:25, 169:4, 170:17, 177:7, 178:2, 178:3, 178:21, 178:24, 179:1, 179:2, 179:22, 187:15, 187:23, 189:12, 189:13, 189:20, 191:10, 193:8, 194:8, 195:12, 196:25</p> <p><b>one's</b> [1] - 198:18</p> <p><b>one-bedroom</b> [4] - 30:14, 117:20, 134:4, 158:10</p> <p><b>one-to-one</b> [1] - 139:2</p> <p><b>one..</b> [1] - 105:18</p> <p><b>ones</b> [1] - 122:1</p> <p><b>online</b> [1] - 82:24</p> <p><b>Open</b> [1] - 5:2</p> <p><b>open</b> [13] - 67:15, 84:24, 99:3, 119:6, 119:8, 119:18, 144:15, 167:1, 174:20, 174:22, 183:10, 187:7, 196:16</p> <p><b>opened</b> [2] - 123:2, 171:3</p> <p><b>opening</b> [3] - 34:15, 144:23, 176:8</p> <p><b>operate</b> [3] - 86:4, 97:8, 120:4</p> <p><b>operated</b> [1] - 88:1</p> <p><b>operation</b> [2] - 70:21, 152:2</p> <p><b>operational</b> [3] - 70:24, 71:1, 80:10</p> <p><b>operations</b> [1] - 88:6</p> <p><b>opine</b> [1] - 187:13</p> <p><b>opining</b> [1] - 110:10</p> <p><b>opinion</b> [13] - 29:9, 59:20, 62:3, 67:25, 78:19, 79:10, 79:19, 80:3, 190:24,</p>	<p>190:25, 193:20, 193:25, 198:5</p> <p><b>opportunities</b> [5] - 70:1, 70:5, 73:5, 76:12, 174:1</p> <p><b>opportunity</b> [9] - 36:11, 69:10, 75:23, 76:3, 76:21, 77:5, 87:24, 123:17, 156:4</p> <p><b>opposed</b> [4] - 7:3, 8:13, 118:16, 194:7</p> <p><b>option</b> [5] - 133:6, 189:25, 190:13, 190:14, 191:10</p> <p><b>options</b> [3] - 82:25, 189:19, 191:22</p> <p><b>or..</b> [1] - 196:5</p> <p><b>order</b> [10] - 5:3, 5:5, 7:18, 16:19, 21:15, 130:1, 130:24, 137:3, 166:6, 191:1</p> <p><b>Order</b> [1] - 5:4</p> <p><b>Ordinance</b> [12] - 39:18, 74:3, 74:7, 77:21, 81:6, 81:14, 109:7, 109:8, 139:1, 139:17, 160:18, 160:23</p> <p><b>ordinance</b> [6] - 69:11, 77:12, 139:6, 139:16, 139:22, 142:10</p> <p><b>ordinances</b> [1] - 48:6</p> <p><b>ordinarily</b> [1] - 190:16</p> <p><b>original</b> [2] - 41:4, 171:22</p> <p><b>originally</b> [4] - 51:1, 54:12, 171:19, 171:20</p> <p><b>ornamental</b> [1] - 51:22</p> <p><b>ought</b> [1] - 32:4</p> <p><b>ourselves</b> [1] - 60:16</p> <p><b>outcome</b> [1] - 202:9</p> <p><b>outdated</b> [2] - 34:20, 69:25</p> <p><b>outlined</b> [2] - 12:21, 185:1</p> <p><b>outside</b> [5] - 26:21, 27:6, 98:1, 156:19, 158:15</p> <p><b>outweigh</b> [1] - 81:20</p> <p><b>overall</b> [28] - 27:10, 32:21, 46:22, 48:3, 48:25, 49:8, 51:3, 55:13, 55:23, 56:3, 56:7, 60:6, 65:6, 65:19, 68:17, 69:14, 69:18, 73:10, 74:20, 75:6, 75:16, 77:14, 82:22, 89:22, 126:8,</p>	<p>126:11, 157:22, 164:11</p> <p><b>overdeveloped</b> [1] - 146:17</p> <p><b>overlying</b> [1] - 59:8</p> <p><b>overlooked</b> [1] - 115:5</p> <p><b>own</b> [5] - 26:20, 32:11, 133:13, 133:14, 152:11</p> <p><b>owned</b> [3] - 7:24, 133:19, 186:8</p> <p><b>owner</b> [2] - 30:23, 167:11</p> <p><b>owners</b> [4] - 7:18, 58:8, 134:8, 186:7</p> <p><b>ownership</b> [2] - 107:3, 196:10</p> <p><b>owns</b> [1] - 33:19</p>	<p>93:10, 93:19, 94:12, 105:1, 114:16, 119:20, 119:24, 120:13, 120:14, 121:2, 121:12, 122:1, 122:2, 122:6, 122:10, 122:14, 124:3, 124:5, 124:6, 124:7, 124:12, 125:22, 126:3, 126:9, 126:15, 126:17, 126:20, 126:24, 128:21, 132:18, 132:19, 146:20, 146:22, 146:25, 148:7, 158:2, 158:7, 158:12, 158:14, 158:20, 158:21, 162:4, 173:25, 176:25, 177:1, 180:6, 183:2</p> <p><b>parrot</b> [1] - 170:12</p> <p><b>part</b> [25] - 32:18, 32:23, 39:23, 41:4, 44:11, 48:25, 50:1, 53:25, 54:1, 54:3, 54:20, 83:12, 102:22, 105:8, 108:1, 126:16, 132:7, 135:20, 136:22, 140:6, 145:3, 149:3, 157:18, 172:19, 185:19</p> <p><b>partially</b> [2] - 48:20</p> <p><b>particular</b> [23] - 17:3, 34:17, 44:12, 44:13, 45:25, 48:8, 49:6, 51:8, 57:15, 79:12, 88:18, 90:18, 107:12, 107:14, 107:16, 107:22, 108:25, 135:15, 155:14, 162:8, 162:12, 164:3, 194:2</p> <p><b>particularly</b> [5] - 13:8, 51:10, 107:17, 122:1, 168:14</p> <p><b>parties</b> [5] - 5:11, 119:23, 122:8, 122:13, 202:7</p> <p><b>partners</b> [1] - 186:15</p> <p><b>party</b> [3] - 30:18, 122:8, 149:12</p> <p><b>pass</b> [1] - 103:23</p> <p><b>passage</b> [3] - 84:20, 180:17, 198:21</p> <p><b>passed</b> [1] - 94:20</p> <p><b>passive</b> [1] - 42:9</p>	<p><b>past</b> [1] - 176:17</p> <p><b>path</b> [2] - 73:14, 85:4</p> <p><b>pathway</b> [2] - 21:14, 22:9</p> <p><b>pathways</b> [2] - 95:15, 96:12</p> <p><b>patience</b> [2] - 15:11, 83:3</p> <p><b>pattens</b> [1] - 46:1</p> <p><b>pattern</b> [1] - 48:9</p> <p><b>Patty</b> [3] - 17:24, 27:11, 102:19</p> <p><b>PAUL</b> [1] - 1:14</p> <p><b>pay</b> [2] - 53:5, 147:18</p> <p><b>paying</b> [1] - 27:3</p> <p><b>PE</b> [2] - 2:14, 3:17</p> <p><b>peak</b> [9] - 72:20, 72:21, 86:1, 86:11, 147:10, 147:13, 159:23, 165:10</p> <p><b>pedestrian</b> [3] - 13:9, 20:15, 52:16</p> <p><b>penalized</b> [1] - 157:20</p> <p><b>people</b> [51] - 25:8, 25:12, 25:17, 25:22, 26:17, 28:16, 30:17, 32:11, 32:13, 33:9, 33:13, 73:9, 75:20, 97:18, 97:20, 98:19, 99:13, 99:14, 102:13, 102:15, 113:5, 119:25, 120:10, 132:13, 133:3, 133:9, 146:4, 146:20, 147:18, 148:12, 149:7, 150:6, 151:13, 152:2, 152:11, 163:11, 163:18, 165:6, 168:12, 173:23, 174:1, 174:2, 174:4, 174:15, 175:11, 175:12, 175:14, 175:19, 176:6, 177:13, 177:18</p> <p><b>per</b> [19] - 29:22, 30:10, 30:13, 31:5, 47:1, 57:21, 57:22, 61:1, 61:12, 92:5, 104:9, 110:25, 111:8, 111:13, 126:4, 126:9, 158:7, 194:8, 195:12</p> <p><b>percent</b> [38] - 29:21, 29:24, 30:6, 31:10, 40:12, 65:12, 65:14, 65:19, 65:21, 66:18, 66:19, 66:20, 69:5, 94:6, 94:7, 108:21,</p>
--	---	--	---	---

<p>112:10, 112:14, 112:15, 112:16, 115:24, 118:15, 139:6, 156:6, 156:7, 170:19, 170:21, 171:17, 171:20, 179:3, 179:15, 187:16, 188:18, 190:12</p> <p><b>percentage</b> [4] - 32:20, 77:14, 118:14, 139:21</p> <p><b>perennial</b> [1] - 51:23</p> <p><b>perennials</b> [2] - 51:23, 140:2</p> <p><b>perfect</b> [1] - 170:7</p> <p><b>perfectly</b> [1] - 64:14</p> <p><b>perhaps</b> [4] - 111:1, 121:23, 166:18, 185:19</p> <p><b>period</b> [3] - 36:1, 106:15, 189:24</p> <p><b>permission</b> [2] - 11:20, 123:13</p> <p><b>permit</b> [1] - 31:2</p> <p><b>permits</b> [4] - 35:1, 57:21, 74:11, 106:9</p> <p><b>permitted</b> [17] - 40:10, 44:24, 55:9, 64:19, 66:7, 109:16, 109:17, 109:23, 109:25, 112:15, 112:16, 137:15, 166:12, 178:22, 179:3, 194:4, 194:5</p> <p><b>person</b> [4] - 95:10, 101:9, 136:7, 136:8</p> <p><b>personal</b> [1] - 133:17</p> <p><b>perspective</b> [13] - 43:9, 96:22, 106:11, 121:6, 121:7, 125:16, 125:22, 155:1, 157:23, 160:14, 160:15, 162:6, 167:8</p> <p><b>pervious</b> [6] - 32:17, 42:2, 60:23, 85:17, 170:19</p> <p><b>phasing</b> [1] - 117:22</p> <p><b>Phil</b> [5] - 3:11, 3:19, 123:8, 123:22, 145:20</p> <p><b>photo</b> [12] - 41:15, 41:21, 41:24, 42:7, 42:13, 42:15, 42:23, 42:24, 43:13, 44:1, 53:15, 53:20</p> <p><b>photos</b> [11] - 40:6, 41:1, 41:11, 41:13, 42:7, 42:14, 42:24,</p>	<p>43:20, 44:3, 51:18, 59:10</p> <p><b>physical</b> [1] - 42:11</p> <p><b>picture</b> [2] - 36:17, 79:5</p> <p><b>pictures</b> [1] - 95:13</p> <p><b>piece</b> [1] - 176:9</p> <p><b>pile</b> [1] - 31:25</p> <p><b>place</b> [13] - 17:2, 25:15, 52:6, 99:19, 133:10, 146:25, 158:19, 169:10, 174:11, 175:21, 175:23, 189:17</p> <p><b>places</b> [3] - 7:17, 25:21, 27:6</p> <p><b>Plainfield</b> [45] - 1:5, 8:21, 10:4, 17:11, 19:19, 19:21, 19:22, 20:9, 22:6, 22:9, 22:24, 25:16, 33:20, 41:15, 43:3, 43:12, 51:17, 51:25, 53:12, 60:18, 63:14, 63:16, 64:1, 64:5, 64:9, 72:5, 85:7, 87:4, 87:10, 87:22, 98:19, 99:1, 124:3, 124:13, 124:16, 124:18, 125:5, 131:24, 148:8, 148:21, 149:6, 169:9, 172:13, 172:17, 172:20</p> <p><b>plan</b> [34] - 10:8, 11:6, 20:13, 25:7, 46:2, 77:12, 88:17, 91:5, 95:22, 96:7, 116:16, 133:7, 140:17, 140:18, 140:25, 142:1, 162:20, 174:6, 185:24, 186:14, 187:2, 187:4, 189:21, 190:17, 191:6, 191:24, 192:3, 195:16, 195:23, 196:13, 197:19, 197:21, 201:5</p> <p><b>Plan</b> [21] - 39:17, 48:6, 68:10, 69:9, 74:3, 74:6, 74:21, 75:1, 75:9, 75:12, 76:6, 76:13, 77:11, 77:19, 81:6, 81:14, 81:16, 160:17, 160:20, 160:23</p> <p><b>planner</b> [14] - 11:14, 30:21, 32:24, 35:15, 35:19, 36:16, 37:11,</p>	<p>37:22, 54:4, 59:20, 79:10, 135:16, 155:13, 193:4</p> <p><b>planner's</b> [2] - 38:16, 46:24</p> <p><b>planners</b> [1] - 71:25</p> <p><b>Planners</b> [1] - 38:19</p> <p><b>Planning</b> [1] - 129:3</p> <p><b>planning</b> [17] - 13:6, 34:10, 34:12, 35:9, 38:3, 38:5, 39:3, 50:5, 51:8, 61:16, 67:6, 83:5, 87:14, 132:7, 138:9, 138:21, 166:20</p> <p><b>plans</b> [10] - 9:16, 11:12, 39:21, 76:8, 96:6, 108:13, 193:23, 197:5, 200:4</p> <p><b>plant</b> [1] - 104:21</p> <p><b>planted</b> [2] - 139:5, 140:9</p> <p><b>planting</b> [1] - 53:10</p> <p><b>plants</b> [1] - 98:2</p> <p><b>play</b> [6] - 70:11, 71:9, 88:20, 177:23, 178:8, 201:1</p> <p><b>playing</b> [2] - 31:11, 178:1</p> <p><b>Plaza</b> [3] - 2:7, 37:2, 37:14</p> <p><b>pleased</b> [1] - 95:8</p> <p><b>pleasing</b> [2] - 52:7, 176:20</p> <p><b>pleasure</b> [2] - 68:14, 119:4</p> <p><b>Pledge</b> [1] - 5:21</p> <p><b>plug</b> [2] - 25:22, 26:13</p> <p><b>plus</b> [3] - 15:23, 19:12, 116:15</p> <p><b>point</b> [17] - 8:19, 16:21, 38:4, 60:19, 66:14, 148:23, 151:20, 170:19, 173:6, 173:13, 179:1, 180:24, 191:21, 192:17, 193:21, 194:5, 198:2</p> <p><b>pointed</b> [2] - 23:10, 157:6</p> <p><b>police</b> [7] - 90:17, 92:2, 92:25, 151:18, 151:25, 152:8, 162:2</p> <p><b>population</b> [3] - 75:10, 75:13, 75:24</p> <p><b>populations</b> [2] - 68:9, 75:16</p> <p><b>portion</b> [7] - 19:20, 21:6, 36:10, 60:5, 143:5, 144:11,</p>	<p>153:10</p> <p><b>pose</b> [1] - 81:15</p> <p><b>positing</b> [1] - 89:7</p> <p><b>position</b> [3] - 184:21, 186:13</p> <p><b>positioning</b> [1] - 80:21</p> <p><b>positive</b> [16] - 33:9, 45:20, 61:25, 67:1, 68:25, 69:7, 69:14, 70:11, 71:9, 72:11, 107:11, 108:24, 109:1, 109:4, 161:2, 161:12</p> <p><b>possibilities</b> [1] - 166:16</p> <p><b>possible</b> [2] - 92:23, 160:16</p> <p><b>possibly</b> [2] - 26:11, 177:15</p> <p><b>posted</b> [1] - 5:12</p> <p><b>posture</b> [2] - 184:1, 186:12</p> <p><b>potential</b> [6] - 17:7, 17:19, 18:2, 20:8, 72:14, 157:3</p> <p><b>potentially</b> [3] - 122:16, 165:7, 167:13</p> <p><b>power</b> [2] - 152:3, 165:14</p> <p><b>PP</b> [4] - 2:14, 3:7, 3:17, 37:1</p> <p><b>practical</b> [1] - 78:20</p> <p><b>practices</b> [1] - 5:5</p> <p><b>pre</b> [2] - 130:1, 130:3</p> <p><b>pre-COVID</b> [2] - 130:1, 130:3</p> <p><b>predict</b> [1] - 99:11</p> <p><b>preexisting</b> [1] - 167:4</p> <p><b>prefer</b> [1] - 14:2</p> <p><b>preferable</b> [1] - 191:9</p> <p><b>preference</b> [1] - 189:15</p> <p><b>preferred</b> [1] - 133:18</p> <p><b>preliminary</b> [9] - 116:15, 162:19, 185:5, 185:22, 187:1, 190:15, 190:18, 190:21, 191:11</p> <p><b>preliminary/final</b> [1] - 189:22</p> <p><b>prepare</b> [1] - 77:10</p> <p><b>prepared</b> [9] - 4:17, 4:19, 15:17, 15:20, 58:9, 58:17, 58:25, 59:3, 59:6</p> <p><b>preparing</b> [1] - 32:10</p> <p><b>presence</b> [2] - 76:18, 77:1</p>	<p><b>PRESENT</b> [1] - 1:9</p> <p><b>present</b> [3] - 7:1, 8:11, 65:4</p> <p><b>presentation</b> [4] - 84:5, 100:10, 156:23, 177:6</p> <p><b>presented</b> [1] - 130:25</p> <p><b>presenting</b> [4] - 25:13, 43:21, 176:11, 176:19</p> <p><b>press</b> [2] - 15:23, 128:5</p> <p><b>presume</b> [1] - 185:15</p> <p><b>pretty</b> [12] - 7:11, 13:13, 19:7, 19:9, 27:19, 27:21, 48:23, 72:25, 103:23, 104:5, 170:5, 197:15</p> <p><b>prevention</b> [1] - 90:20</p> <p><b>previous</b> [3] - 41:2, 90:1, 96:5</p> <p><b>previously</b> [7] - 16:8, 43:22, 54:18, 65:20, 167:4, 178:23, 194:16</p> <p><b>prewire</b> [1] - 26:17</p> <p><b>prewired</b> [2] - 10:24, 20:12</p> <p><b>Price</b> [1] - 82:7</p> <p><b>primarily</b> [2] - 47:6, 88:18</p> <p><b>primary</b> [1] - 155:6</p> <p><b>PRIME</b> [1] - 2:6</p> <p><b>private</b> [1] - 66:25</p> <p><b>problem</b> [7] - 25:6, 25:9, 84:5, 96:10, 97:22, 103:10, 108:16</p> <p><b>problems</b> [6] - 21:20, 21:22, 22:23, 152:7, 164:17, 175:19</p> <p><b>procedural</b> [1] - 130:8</p> <p><b>procedure</b> [1] - 143:23</p> <p><b>proceed</b> [8] - 12:3, 31:17, 36:12, 87:21, 145:23, 154:13, 192:7, 194:23</p> <p><b>proceedings</b> [1] - 153:19</p> <p><b>PROCEEDINGS</b> [1] - 1:5</p> <p><b>proceeds</b> [1] - 197:1</p> <p><b>process</b> [3] - 9:23, 156:11, 156:15</p> <p><b>procured</b> [1] - 129:9</p> <p><b>produced</b> [1] - 129:8</p> <p><b>product</b> [1] - 47:4</p> <p><b>Professional</b> [1] - 202:5</p> <p><b>professional</b> [11] -</p>
---	--	--	---	--

<p>9:10, 11:13, 36:16, 37:11, 37:22, 38:15, 38:16, 39:3, 79:10, 79:18, 166:20</p> <p><b>professionals</b> [10] - 5:9, 5:10, 9:22, 70:2, 73:11, 91:22, 156:16, 156:19, 164:20, 184:20</p> <p><b>profits</b> [1] - 176:7</p> <p><b>program</b> [3] - 38:14, 38:20, 59:7</p> <p><b>progress</b> [1] - 11:18</p> <p><b>project</b> [32] - 33:25, 47:25, 58:1, 67:3, 68:15, 73:23, 74:7, 75:3, 75:23, 77:19, 79:25, 91:1, 102:5, 108:21, 108:23, 128:20, 130:11, 130:13, 130:20, 130:25, 156:22, 157:8, 157:14, 157:16, 159:9, 159:12, 173:1, 173:9, 173:12, 183:11, 184:10, 184:24</p> <p><b>project's</b> [1] - 72:23</p> <p><b>projects</b> [2] - 125:10, 158:6</p> <p><b>promote</b> [3] - 68:12, 68:17, 69:21</p> <p><b>promoting</b> [2] - 69:20, 73:4</p> <p><b>prong</b> [2] - 72:6, 81:4</p> <p><b>prongs</b> [1] - 71:24</p> <p><b>proof</b> [4] - 44:7, 57:18, 81:23, 172:25</p> <p><b>proper</b> [1] - 96:13</p> <p><b>properly</b> [2] - 191:6, 193:24</p> <p><b>properties</b> [18] - 48:14, 58:8, 67:15, 67:24, 69:25, 74:25, 79:11, 79:16, 80:19, 80:21, 101:4, 104:6, 104:9, 104:10, 107:23, 125:19, 151:23, 161:1</p> <p><b>Property</b> [2] - 4:19, 58:24</p> <p><b>property</b> [119] - 7:18, 23:4, 25:12, 32:16, 33:2, 34:19, 34:23, 40:8, 40:14, 42:10, 42:18, 42:22, 42:25, 43:15, 43:19, 43:20, 44:1, 44:14, 44:17, 46:3, 46:8, 46:22,</p>	<p>47:24, 48:10, 48:24, 51:9, 51:16, 51:21, 52:3, 52:10, 52:11, 52:12, 56:15, 56:18, 56:25, 57:15, 57:16, 58:6, 58:8, 59:5, 60:8, 60:11, 60:14, 60:18, 61:3, 63:5, 64:4, 64:10, 65:7, 65:20, 65:23, 66:13, 66:18, 74:16, 74:17, 74:22, 75:7, 76:21, 76:24, 77:2, 77:6, 78:18, 79:6, 79:9, 79:16, 80:25, 81:3, 82:23, 85:5, 85:20, 86:11, 86:13, 87:9, 87:15, 89:23, 90:10, 93:11, 94:13, 96:8, 97:8, 97:9, 99:14, 103:23, 104:7, 104:22, 104:25, 107:22, 117:16, 122:15, 132:12, 132:14, 133:2, 137:7, 138:25, 151:15, 155:4, 155:5, 155:6, 155:9, 155:25, 157:18, 157:22, 161:18, 162:11, 162:12, 162:13, 168:14, 168:24, 170:8, 173:8, 174:13, 176:9, 178:8, 183:2, 183:10</p> <p><b>proportionately</b> [1] - 117:11</p> <p><b>proposal</b> [2] - 179:23, 196:21</p> <p><b>propose</b> [4] - 64:22, 119:21, 126:6, 182:22</p> <p><b>proposed</b> [33] - 16:8, 17:12, 44:15, 45:1, 48:24, 52:20, 63:1, 64:20, 67:3, 68:7, 69:18, 70:22, 78:5, 78:6, 78:15, 79:25, 80:8, 81:2, 94:14, 113:11, 114:12, 114:17, 115:11, 115:25, 130:9, 130:18, 133:12, 134:25, 155:19, 159:17, 166:14, 179:10, 191:11</p> <p><b>proposes</b> [1] - 108:21</p> <p><b>proposing</b> [12] - 45:14, 49:17, 51:19,</p>	<p>52:1, 55:10, 60:7, 63:24, 65:18, 66:19, 69:16, 78:8, 82:1</p> <p><b>protect</b> [1] - 141:23</p> <p><b>protecting</b> [1] - 21:16</p> <p><b>protocol</b> [2] - 5:7, 5:14</p> <p><b>prototype</b> [1] - 55:25</p> <p><b>provide</b> [20] - 10:2, 13:15, 17:18, 35:5, 50:11, 52:5, 52:14, 64:8, 66:3, 67:14, 69:12, 69:25, 76:12, 80:15, 82:24, 140:17, 156:3, 187:16, 189:8, 200:24</p> <p><b>provided</b> [13] - 9:9, 10:9, 16:25, 18:2, 18:21, 53:1, 68:20, 77:15, 78:18, 81:9, 135:7, 197:3, 202:6</p> <p><b>providers'</b> [1] - 93:1</p> <p><b>provides</b> [1] - 47:8</p> <p><b>providing</b> [26] - 18:15, 49:13, 49:25, 50:16, 52:13, 52:18, 59:24, 63:11, 67:20, 68:2, 69:4, 70:10, 71:13, 71:15, 72:13, 73:4, 73:25, 75:4, 78:10, 93:14, 120:21, 120:22, 156:5, 156:8, 156:12, 158:13</p> <p><b>provision</b> [4] - 35:6, 50:3, 75:21, 126:3</p> <p><b>provisions</b> [2] - 50:11, 71:14</p> <p><b>proximity</b> [1] - 42:17</p> <p><b>prudent</b> [1] - 110:16</p> <p><b>PS&amp;S</b> [3] - 4:17, 15:18, 15:20</p> <p><b>PTO</b> [1] - 7:7</p> <p><b>Public</b> [4] - 3:11, 5:3, 202:4, 202:15</p> <p><b>public</b> [37] - 5:11, 9:22, 21:5, 35:17, 35:25, 36:4, 36:10, 79:1, 105:25, 119:7, 119:9, 119:10, 119:18, 121:16, 123:3, 123:6, 123:15, 124:25, 135:23, 143:5, 143:11, 143:15, 143:16, 144:6, 144:11, 144:15, 144:23, 152:23, 153:10, 156:16, 156:22, 160:25,</p>	<p>174:4, 180:15, 200:22</p> <p><b>PUBLIC</b> [1] - 3:18</p> <p><b>purchase</b> [1] - 133:20</p> <p><b>purchases</b> [1] - 50:3</p> <p><b>pure</b> [1] - 32:22</p> <p><b>purports</b> [1] - 173:9</p> <p><b>Purpose</b> [6] - 67:6, 67:12, 67:14, 68:4, 68:12, 69:19</p> <p><b>purpose</b> [1] - 174:14</p> <p><b>purposes</b> [1] - 191:5</p> <p><b>pursuant</b> [1] - 5:2</p> <p><b>pushing</b> [1] - 95:13</p> <p><b>put</b> [23] - 14:25, 17:2, 17:16, 34:16, 58:19, 84:3, 110:15, 125:3, 140:19, 149:19, 151:14, 158:18, 159:9, 159:10, 162:10, 162:22, 164:17, 166:23, 178:9, 184:20, 185:2, 191:18, 196:8</p> <p><b>putting</b> [8] - 27:17, 95:21, 95:23, 105:4, 116:1, 148:5, 161:19, 176:19</p>	<p>142:22, 143:16, 144:2, 144:10, 155:23, 162:24, 163:3, 164:9, 165:15, 168:4, 178:11, 196:18, 198:14</p> <p><b>Questions</b> [3] - 3:4, 3:9, 3:11</p> <p><b>quick</b> [11] - 13:17, 29:6, 58:21, 83:8, 127:25, 144:10, 164:10, 178:14, 181:22, 187:15, 196:2</p> <p><b>quickly</b> [5] - 41:14, 50:20, 109:10, 164:16, 192:25</p> <p><b>quintessential</b> [1] - 154:20</p> <p><b>quite</b> [4] - 22:12, 33:4, 164:16, 172:13</p> <p><b>quote</b> [1] - 76:13</p> <p><b>quote/unquote</b> [1] - 180:2</p>
<b>R</b>				
<b>Q</b>				
<p><b>qualifications</b> [2] - 37:7, 38:16</p> <p><b>qualified</b> [2] - 141:12, 166:6</p> <p><b>quality</b> [5] - 68:17, 100:3, 170:23, 173:22, 174:25</p> <p><b>question's</b> [1] - 124:1</p> <p><b>questioned</b> [1] - 35:24</p> <p><b>questioning</b> [2] - 88:10, 97:24</p> <p><b>questions</b> [56] - 8:6, 11:8, 11:20, 17:23, 20:20, 21:3, 21:11, 22:22, 29:4, 29:12, 31:14, 35:10, 35:18, 35:22, 35:25, 36:11, 39:11, 51:5, 79:3, 84:25, 85:3, 89:11, 94:3, 100:16, 101:1, 102:11, 105:14, 105:15, 119:6, 119:9, 119:11, 119:12, 124:25, 127:25, 129:13, 131:5, 131:20, 132:1, 134:16, 135:23, 136:4, 138:19, 142:19,</p>				
<p><b>R.P.R</b> [3] - 1:22, 202:3, 202:14</p> <p><b>rachel</b> [2] - 3:16, 138:17</p> <p><b>radius</b> [1] - 99:7</p> <p><b>raise</b> [7] - 36:20, 108:22, 128:4, 136:2, 144:20, 145:9, 150:19</p> <p><b>raised</b> [2] - 58:2, 121:5</p> <p><b>raising</b> [1] - 123:8</p> <p><b>ramp</b> [1] - 160:10</p> <p><b>ran</b> [1] - 29:17</p> <p><b>range</b> [4] - 38:23, 40:17, 51:21, 134:4</p> <p><b>ranked</b> [1] - 38:5</p> <p><b>rap</b> [1] - 72:1</p> <p><b>rare</b> [4] - 154:17, 155:9, 155:12, 162:7</p> <p><b>rate</b> [5] - 47:9, 117:11, 126:9, 187:18, 189:13</p> <p><b>rates</b> [3] - 118:2, 118:3, 118:4</p> <p><b>rather</b> [1] - 75:17</p> <p><b>ratio</b> [3] - 134:1, 139:5, 183:2</p> <p><b>re</b> [8] - 12:8, 82:16, 137:2, 158:24, 159:25, 200:5, 200:21, 200:22</p>				

<b>re-notice</b> [1] - 200:5 <b>re-noticed</b> [2] - 200:21, 200:22 <b>re-swear</b> [1] - 12:8 <b>re-tenanted</b> [2] - 82:16, 158:24 <b>re-tenanting</b> [1] - 159:25 <b>reaction</b> [1] - 184:18 <b>reactions</b> [3] - 128:3, 136:1, 144:21 <b>read</b> [1] - 8:22 <b>ready</b> [6] - 50:11, 71:8, 71:13, 128:8, 156:12, 182:12 <b>ready-made</b> [1] - 156:12 <b>real</b> [11] - 13:17, 17:24, 33:12, 61:13, 83:8, 127:24, 144:10, 164:10, 181:22, 184:4, 196:2 <b>reality</b> [4] - 147:14, 165:19, 166:23, 167:14 <b>realize</b> [1] - 103:20 <b>really</b> [37] - 9:21, 20:14, 21:25, 29:9, 34:15, 35:3, 35:5, 41:24, 44:6, 44:8, 45:4, 47:4, 50:18, 53:15, 55:2, 55:21, 57:16, 62:16, 73:14, 75:10, 76:6, 82:3, 91:17, 107:2, 107:9, 132:23, 148:21, 156:17, 160:25, 162:14, 165:17, 177:22, 183:15, 186:6, 190:3, 196:13, 200:8 <b>rear</b> [8] - 43:10, 59:18, 60:2, 60:5, 61:5, 78:2, 78:7, 186:20 <b>reason</b> [9] - 26:10, 110:22, 130:17, 134:1, 161:1, 162:9, 184:8, 195:13, 197:20 <b>reasonable</b> [3] - 22:12, 78:21, 196:7 <b>reasons</b> [4] - 67:2, 107:18, 161:3, 176:6 <b>received</b> [1] - 31:20 <b>recency</b> [1] - 59:9 <b>recent</b> [5] - 46:24, 50:6, 50:19, 59:7, 135:15 <b>recently</b> [1] - 57:25 <b>recess</b> [1] - 181:18	<b>recitation</b> [1] - 5:20 <b>recognize</b> [1] - 146:18 <b>recognizes</b> [1] - 12:11 <b>recognizing</b> [1] - 33:8 <b>recollection</b> [1] - 117:18 <b>recommendation</b> [1] - 19:23 <b>recommended</b> [3] - 5:6, 75:1, 143:23 <b>reconciliation</b> [1] - 81:10 <b>reconfirm</b> [1] - 84:13 <b>record</b> [17] - 14:9, 15:5, 15:14, 37:6, 54:8, 58:17, 83:4, 83:12, 84:4, 84:14, 91:14, 135:20, 145:19, 149:19, 162:22, 201:3, 202:6 <b>records</b> [1] - 60:10 <b>rectangle</b> [1] - 155:11 <b>RECUSED</b> [1] - 1:10 <b>red</b> [4] - 52:1, 52:8, 53:12, 56:10 <b>redeveloped</b> [3] - 89:16, 89:18, 158:23 <b>redeveloping</b> [1] - 82:18 <b>redevelopment</b> [2] - 154:25, 159:12 <b>reduce</b> [1] - 20:7 <b>reduced</b> [2] - 88:3, 88:4 <b>reducing</b> [4] - 71:18, 72:11, 73:1, 171:18 <b>reduction</b> [2] - 27:16, 66:19 <b>refer</b> [3] - 54:5, 59:11, 111:15 <b>referee</b> [1] - 202:6 <b>reference</b> [6] - 52:17, 73:8, 81:23, 127:4, 132:17, 147:3 <b>referenced</b> [9] - 46:24, 48:8, 50:24, 57:23, 66:2, 77:12, 78:6, 107:25, 135:14 <b>references</b> [2] - 74:22, 134:19 <b>referencing</b> [4] - 60:20, 62:17, 90:19, 135:8 <b>referred</b> [1] - 172:14 <b>referring</b> [5] - 23:16, 23:24, 124:5, 174:5, 177:19 <b>regard</b> [3] - 89:13, 159:21, 161:25 <b>regarding</b> [6] - 30:16,	90:9, 156:24, 157:1, 160:20, 191:21 <b>regardless</b> [1] - 110:9 <b>Regent</b> [1] - 149:9 <b>regional</b> [1] - 38:2 <b>Registered</b> [1] - 202:5 <b>regs</b> [1] - 161:8 <b>regular</b> [1] - 199:23 <b>regulate</b> [5] - 55:3, 63:3, 82:5, 87:17, 124:15 <b>regulated</b> [2] - 55:8, 88:24 <b>regulation</b> [2] - 127:9, 202:10 <b>regulations</b> [11] - 113:15, 117:16, 134:23, 135:3, 136:23, 136:25, 137:13, 137:16, 137:24, 157:12, 157:24 <b>reiterate</b> [9] - 49:10, 72:19, 77:9, 77:25, 81:6, 86:19, 126:2, 129:19, 161:22 <b>reiterated</b> [1] - 57:7 <b>reiterating</b> [1] - 129:21 <b>reiteration</b> [1] - 180:15 <b>relatable</b> [1] - 55:13 <b>relate</b> [7] - 40:19, 45:22, 45:25, 49:6, 55:23, 69:10, 74:23 <b>related</b> [20] - 40:14, 40:22, 45:5, 45:17, 57:14, 58:22, 59:23, 62:23, 65:9, 65:16, 65:22, 77:22, 80:9, 82:3, 130:9, 134:20, 135:1, 137:1, 202:7, 202:8 <b>relates</b> [11] - 16:24, 45:7, 46:3, 48:5, 54:25, 66:24, 67:1, 68:8, 68:10, 72:18, 74:7 <b>relating</b> [3] - 51:7, 88:5, 175:2 <b>relation</b> [3] - 128:19, 129:7, 187:17 <b>relatively</b> [3] - 43:22, 177:16, 189:23 <b>relied</b> [2] - 130:1, 130:6 <b>relief</b> [14] - 30:5, 109:10, 127:21, 157:16, 185:5, 186:23, 189:22, 190:2, 190:3, 191:4, 191:12, 193:21,	197:6, 197:18 <b>remain</b> [1] - 60:23 <b>remaining</b> [2] - 13:6, 163:4 <b>remains</b> [1] - 12:12 <b>remarkable</b> [1] - 164:21 <b>remember</b> [4] - 18:9, 32:2, 169:17, 190:18 <b>remembered</b> [1] - 58:20 <b>remembering</b> [2] - 18:12, 27:15 <b>remind</b> [2] - 55:1, 56:16 <b>reminder</b> [2] - 124:21, 180:16 <b>removal</b> [4] - 115:24, 140:16, 140:24, 180:8 <b>Removal</b> [1] - 139:17 <b>remove</b> [1] - 182:24 <b>removed</b> [4] - 34:3, 115:25, 139:3, 140:19 <b>removing</b> [2] - 139:18, 155:23 <b>rendering</b> [5] - 54:16, 68:23, 108:1, 108:2, 108:8 <b>renderings</b> [2] - 53:1, 53:9 <b>rent</b> [5] - 76:3, 102:2, 133:20, 147:19, 167:12 <b>rental</b> [4] - 101:21, 101:25, 106:8, 107:4 <b>rentals</b> [1] - 101:4 <b>renters</b> [2] - 165:7, 165:21 <b>reoccupied</b> [1] - 167:16 <b>reorient</b> [1] - 40:7 <b>repeat</b> [2] - 98:23, 166:3 <b>repeated</b> [1] - 19:10 <b>replacement</b> [6] - 116:5, 116:6, 139:2, 140:25, 180:10 <b>replanting</b> [2] - 139:19, 139:20 <b>report</b> [4] - 90:23, 135:7, 160:6, 192:4 <b>Reporter</b> [3] - 14:6, 202:4, 202:5 <b>REPORTERS</b> [1] - 1:22 <b>reports</b> [2] - 39:21, 201:6 <b>representation</b> [1] -	117:10 <b>representative</b> [3] - 11:10, 41:10, 107:7 <b>represented</b> [1] - 121:8 <b>repurpose</b> [1] - 169:14 <b>repurposing</b> [1] - 82:18 <b>request</b> [3] - 7:7, 66:13, 71:7 <b>requested</b> [9] - 8:10, 32:4, 32:7, 45:16, 57:9, 127:21, 157:10, 162:20, 164:20 <b>requesting</b> [5] - 44:23, 56:8, 62:20, 109:14, 194:10 <b>require</b> [8] - 77:13, 107:15, 125:9, 127:20, 130:5, 130:25, 161:8, 187:2 <b>required</b> [30] - 11:15, 31:9, 49:14, 49:17, 63:2, 63:24, 66:12, 78:14, 93:19, 107:3, 112:19, 113:11, 114:13, 114:18, 115:13, 116:7, 117:11, 121:1, 140:4, 156:7, 156:9, 179:18, 179:19, 190:6, 190:7, 193:1, 196:25, 198:19, 198:21 <b>requirement</b> [21] - 18:11, 30:13, 30:23, 30:24, 45:7, 45:8, 49:11, 55:2, 71:6, 71:11, 77:17, 78:14, 92:6, 111:10, 117:22, 117:25, 118:10, 120:20, 121:12, 126:11, 180:11 <b>requirements</b> [22] - 5:7, 5:14, 28:15, 45:21, 46:10, 64:24, 75:2, 82:4, 91:4, 92:6, 93:1, 93:2, 93:13, 111:9, 118:14, 118:20, 122:1, 122:10, 122:12, 131:2, 138:2, 158:7 <b>requires</b> [5] - 30:25, 69:11, 125:24, 126:4, 139:2 <b>requiring</b> [1] - 84:19 <b>requisite</b> [2] - 120:13,
--	---	--	---	--

<p>120:14  <b>reserve</b> [1] - 143:13  <b>residences</b> [1] - 119:23  <b>resident</b> [1] - 31:8  <b>Residential</b> [3] - 44:25, 92:17, 126:13  <b>residential</b> [23] - 35:1, 49:16, 50:14, 52:7, 52:21, 56:25, 65:11, 70:22, 74:8, 74:10, 74:11, 74:14, 74:25, 75:2, 89:21, 109:15, 109:16, 120:4, 134:20, 134:21, 135:14, 178:22, 194:2  <b>residents</b> [10] - 26:19, 27:13, 43:6, 52:17, 69:13, 73:16, 86:13, 86:16, 158:20, 164:24  <b>residents'</b> [1] - 167:23  <b>resolution</b> [2] - 95:18, 96:11  <b>respect</b> [34] - 40:12, 44:4, 45:5, 46:7, 57:12, 63:23, 65:18, 66:15, 70:14, 70:19, 71:4, 72:6, 72:9, 72:17, 72:24, 73:1, 77:9, 78:2, 80:1, 80:7, 80:12, 88:20, 109:6, 121:11, 126:3, 157:25, 158:7, 160:10, 160:12, 160:22, 160:24, 161:17, 162:18, 183:2  <b>respectfully</b> [1] - 162:18  <b>respecting</b> [1] - 196:9  <b>respects</b> [1] - 196:7  <b>respond</b> [4] - 7:1, 8:11, 87:13, 143:16  <b>response</b> [16] - 6:23, 7:4, 8:5, 8:7, 8:14, 8:17, 31:15, 36:8, 105:16, 135:24, 142:23, 144:13, 152:25, 168:5, 173:16, 199:4  <b>responsive</b> [3] - 13:18, 34:18, 35:12  <b>rest</b> [4] - 8:22, 13:1, 102:5, 197:9  <b>rested</b> [1] - 59:24  <b>restricted</b> [2] - 60:14, 118:9  <b>result</b> [4] - 104:21,</p>	<p>110:4, 149:18, 182:25  <b>retail</b> [2] - 120:8, 159:16  <b>retaining</b> [2] - 10:21, 86:20  <b>retention</b> [1] - 70:16  <b>reuse</b> [4] - 34:18, 34:22, 35:6, 69:24  <b>reutilize</b> [1] - 46:19  <b>reverse</b> [3] - 77:20, 196:22, 196:23  <b>review</b> [14] - 45:6, 48:12, 50:20, 58:4, 72:1, 74:6, 81:14, 91:5, 141:2, 142:5, 156:18, 160:11, 161:25, 162:2  <b>reviewed</b> [3] - 39:17, 39:20, 107:1  <b>reviewing</b> [3] - 67:8, 74:21, 160:4  <b>revised</b> [5] - 9:19, 10:8, 195:16, 195:23, 200:4  <b>revisions</b> [1] - 50:19  <b>revisit</b> [2] - 54:24, 129:14  <b>reworked</b> [1] - 187:22  <b>rezone</b> [1] - 137:4  <b>rhetorical</b> [1] - 89:9  <b>Rich</b> [4] - 171:16, 172:21, 184:16  <b>Rich's</b> [1] - 176:21  <b>Richard</b> [2] - 197:18  <b>RICHARD</b> [2] - 1:16, 1:18  <b>right-of-way</b> [9] - 32:17, 33:21, 42:5, 60:22, 63:8, 66:9, 115:15, 157:17, 157:19  <b>rise</b> [1] - 5:20  <b>RMLV</b> [1] - 135:8  <b>Road</b> [32] - 3:16, 23:2, 23:9, 25:16, 33:4, 37:15, 41:21, 41:23, 42:1, 42:5, 43:15, 48:15, 52:11, 60:21, 63:1, 63:5, 72:5, 85:14, 85:22, 86:10, 86:16, 87:4, 111:24, 115:11, 115:13, 131:23, 138:18, 164:4, 169:9, 175:9, 179:13  <b>road</b> [14] - 7:24, 18:11, 21:16, 46:21, 76:18, 96:17, 97:23, 118:6, 125:13, 133:2,</p>	<p>164:5, 169:19, 171:7, 172:8  <b>roads</b> [8] - 10:16, 46:17, 56:19, 62:24, 67:24, 88:25, 169:8, 172:4  <b>roadway</b> [2] - 23:16, 86:24  <b>roadways</b> [2] - 50:25, 89:1  <b>Robin</b> [1] - 37:12  <b>roll</b> [3] - 5:23, 181:22, 199:6  <b>room</b> [5] - 17:15, 19:8, 23:9, 23:13, 28:18  <b>roughly</b> [3] - 110:25, 111:14, 116:11  <b>route</b> [2] - 97:23, 176:3  <b>Route</b> [2] - 170:4, 172:15  <b>routinely</b> [2] - 38:22, 97:5  <b>RR</b> [2] - 1:6, 44:25  <b>RSIS</b> [26] - 27:11, 27:12, 28:8, 30:13, 49:12, 92:5, 92:14, 92:15, 93:1, 93:20, 120:3, 120:12, 122:10, 122:12, 122:21, 125:17, 126:3, 133:23, 134:7, 134:11, 158:3, 158:6, 158:9, 162:6, 183:4  <b>rules</b> [2] - 70:17, 75:4  <b>run</b> [6] - 7:13, 21:22, 45:19, 67:5, 98:11, 175:13  <b>rundown</b> [1] - 178:14  <b>running</b> [3] - 21:20, 25:24, 26:1  <b>runoff</b> [1] - 75:8  <b>runs</b> [1] - 52:11  <b>Rural</b> [1] - 44:25  <b>rural</b> [3] - 65:11, 74:10, 174:23  <b>rush</b> [3] - 86:14, 170:3, 173:7  <b>Ruskan</b> [3] - 63:18, 77:24, 161:6  <b>Ruskan's</b> [2] - 29:22, 139:14  <b>Rutgers</b> [2] - 38:3, 38:4</p>	<p><b>sacs</b> [1] - 177:24  <b>SADDLE</b> [1] - 1:23  <b>safe</b> [7] - 29:24, 63:15, 67:18, 101:24, 115:17, 175:23, 201:1  <b>safely</b> [3] - 64:14, 86:4, 177:23  <b>safer</b> [1] - 99:20  <b>safety</b> [7] - 28:20, 100:3, 102:17, 147:7, 167:23, 175:8, 175:9  <b>sake</b> [1] - 200:20  <b>sale</b> [6] - 101:5, 101:21, 101:22, 106:8, 107:4, 116:21  <b>salute</b> [1] - 5:18  <b>sanitary</b> [1] - 76:17  <b>sat</b> [1] - 170:3  <b>satisfaction</b> [4] - 16:15, 90:14, 91:8, 96:14  <b>satisfied</b> [2] - 110:11, 117:20  <b>satisfy</b> [1] - 108:24  <b>Saturday</b> [1] - 124:9  <b>saving</b> [1] - 69:8  <b>saw</b> [3] - 51:17, 84:9, 95:12  <b>scale</b> [4] - 48:25, 55:23, 68:6, 104:18  <b>scaled</b> [1] - 64:23  <b>scenario</b> [1] - 188:2  <b>scenarios</b> [3] - 190:24, 190:25, 191:1  <b>school</b> [7] - 17:14, 17:19, 21:17, 22:9, 38:5, 149:25, 177:21  <b>school-age</b> [1] - 22:9  <b>schoolchildren</b> [1] - 10:7  <b>scoot</b> [1] - 36:17  <b>score</b> [1] - 116:17  <b>screen</b> [7] - 14:18, 15:1, 15:2, 16:4, 16:21, 52:5, 128:2  <b>screening</b> [4] - 46:6, 51:14, 51:19, 52:16  <b>se</b> [1] - 111:8  <b>seasick</b> [1] - 16:5  <b>second</b> [13] - 18:19, 41:21, 42:6, 47:12, 81:4, 92:16, 93:23, 127:2, 132:10, 132:14, 147:3, 153:21, 198:24  <b>seconded</b> [2] - 199:1  <b>section</b> [2] - 190:2,</p>	<p>193:20  <b>see</b> [54] - 9:14, 10:9, 14:14, 14:15, 16:10, 16:20, 16:23, 18:5, 21:14, 22:8, 31:21, 35:22, 43:19, 55:17, 56:10, 59:9, 61:8, 65:1, 67:5, 73:8, 78:22, 80:20, 81:1, 94:21, 94:23, 95:2, 95:23, 99:17, 102:14, 103:25, 104:5, 136:11, 138:13, 143:1, 143:2, 153:4, 164:2, 164:6, 169:19, 169:20, 171:2, 172:22, 173:21, 174:11, 174:20, 177:22, 178:3, 183:21, 188:15, 191:13, 195:16, 195:17, 195:23, 196:17  <b>seeing</b> [8] - 14:10, 15:7, 16:2, 143:4, 144:14, 153:2, 153:6, 153:9  <b>seek</b> [4] - 30:5, 40:8, 189:21, 190:1  <b>seeking</b> [1] - 186:23  <b>seeks</b> [1] - 137:14  <b>seem</b> [3] - 146:20, 148:2, 167:19  <b>self</b> [1] - 74:16  <b>self-storage</b> [1] - 74:16  <b>selling</b> [1] - 18:14  <b>seniors</b> [1] - 174:6  <b>sense</b> [4] - 16:7, 21:25, 45:8, 72:2  <b>sensitive</b> [4] - 55:22, 72:3, 80:14, 153:7  <b>sent</b> [3] - 13:19, 13:24, 112:7  <b>sentiment</b> [1] - 183:18  <b>Sentinel</b> [1] - 5:15  <b>separate</b> [3] - 117:5, 147:22, 150:1  <b>separation</b> [1] - 24:22  <b>seq</b> [1] - 5:3  <b>serious</b> [2] - 49:7, 164:23  <b>seriously</b> [1] - 167:22  <b>serve</b> [6] - 73:23, 174:2, 174:3, 174:14, 175:3, 175:20  <b>Service</b> [1] - 86:3  <b>services</b> [2] - 91:24,</p>
<b>S</b>				
<p><b>S/K</b> [2] - 1:5, 8:20  <b>sac</b> [1] - 60:1</p>				



<p>92:25  <b>session</b> [1] - 147:22  <b>sessions</b> [1] - 176:18  <b>set</b> [11] - 24:20, 41:13, 49:12, 52:6, 55:11, 77:13, 87:11, 91:4, 118:15, 138:1, 142:2  <b>set-aside</b> [1] - 77:13  <b>setback</b> [23] - 40:18, 62:20, 62:21, 63:1, 63:5, 63:9, 63:12, 63:17, 63:24, 63:25, 67:22, 78:3, 78:13, 111:24, 112:5, 113:10, 114:11, 114:16, 179:13, 179:19  <b>setbacks</b> [6] - 67:20, 137:16, 157:25, 177:2, 180:5, 180:6  <b>sets</b> [1] - 76:10  <b>setting</b> [4] - 48:2, 67:17, 75:18, 75:19  <b>settings</b> [4] - 59:14, 69:25, 70:3, 104:14  <b>setup</b> [1] - 71:15  <b>seven</b> [6] - 84:18, 84:20, 110:6, 116:10, 131:1, 179:24  <b>several</b> [11] - 7:14, 40:2, 44:17, 56:24, 58:7, 62:7, 78:6, 146:14, 147:7, 147:15, 150:11  <b>severe</b> [2] - 19:18, 20:8  <b>sewer</b> [1] - 76:24  <b>sewers</b> [1] - 76:17  <b>shade</b> [2] - 51:21, 52:9  <b>shape</b> [2] - 104:11, 162:11  <b>shaped</b> [1] - 155:6  <b>share</b> [2] - 14:17, 40:25  <b>Share</b> [1] - 77:11  <b>sharing</b> [2] - 14:19, 44:5  <b>sheer</b> [1] - 56:13  <b>Sheet</b> [2] - 4:17, 15:20  <b>sheet</b> [3] - 9:19, 20:9, 54:10  <b>shielding</b> [1] - 52:14  <b>shift</b> [2] - 53:21, 71:22  <b>shifted</b> [2] - 17:9, 23:11  <b>shocked</b> [1] - 103:20  <b>shoehorn</b> [1] - 177:15  <b>short</b> [5] - 27:21, 55:21, 135:19,</p>	<p>137:24, 189:23  <b>shortage</b> [1] - 174:16  <b>shorter</b> [2] - 127:11, 127:12  <b>shortly</b> [2] - 102:7, 131:11  <b>show</b> [3] - 53:9, 160:21, 187:3  <b>showing</b> [2] - 9:19, 109:6  <b>shown</b> [2] - 19:17, 35:11  <b>shows</b> [1] - 41:15  <b>shrubs</b> [3] - 139:24, 142:14, 155:24  <b>shudder</b> [1] - 25:17  <b>side</b> [15] - 15:4, 16:19, 24:12, 29:24, 33:4, 78:1, 78:7, 95:24, 99:23, 111:23, 115:1, 115:17, 124:13, 138:24, 148:22  <b>sides</b> [6] - 23:23, 102:24, 102:25, 124:19, 155:5  <b>sidewalk</b> [12] - 10:3, 16:24, 17:1, 17:10, 17:11, 17:15, 18:2, 20:15, 23:9, 28:24, 95:14, 157:5  <b>sidewalks</b> [7] - 78:17, 96:12, 97:11, 147:1, 147:2, 149:8, 149:9  <b>sight</b> [2] - 63:13, 64:13  <b>sign</b> [22] - 7:6, 63:25, 64:6, 64:8, 64:12, 64:18, 64:23, 65:4, 65:5, 83:25, 103:4, 103:7, 103:10, 103:11, 113:10, 113:12, 113:13, 179:18, 179:20  <b>sign-off</b> [1] - 83:25  <b>signage</b> [6] - 40:18, 62:21, 62:22, 63:23, 102:12, 102:24  <b>signal</b> [5] - 87:16, 87:23, 148:22, 148:24, 175:15  <b>signalized</b> [1] - 87:16  <b>signed</b> [1] - 5:4  <b>significant</b> [4] - 19:7, 76:16, 155:16, 165:6  <b>significantly</b> [1] - 165:9  <b>signs</b> [4] - 7:7, 8:9, 90:25, 149:21  <b>similar</b> [4] - 44:1,</p>	<p>104:13, 108:8, 137:17  <b>simply</b> [2] - 118:16, 166:10  <b>single</b> [41] - 34:2, 43:16, 45:7, 46:14, 51:18, 55:3, 59:18, 61:5, 61:8, 61:10, 63:4, 64:20, 65:13, 73:6, 73:7, 74:12, 76:2, 103:11, 109:16, 109:24, 110:1, 111:7, 111:8, 112:20, 113:16, 134:20, 135:1, 137:2, 154:22, 159:7, 164:5, 165:16, 165:19, 166:13, 166:15, 169:10, 178:22, 179:8, 190:5, 195:10  <b>Single</b> [1] - 44:25  <b>single-family</b> [35] - 34:2, 43:16, 45:7, 46:14, 51:18, 55:3, 59:18, 61:5, 61:8, 61:10, 63:4, 64:20, 65:13, 73:6, 73:7, 74:12, 76:2, 103:11, 109:16, 109:24, 110:1, 111:7, 111:8, 112:20, 113:16, 135:1, 137:2, 154:22, 159:7, 165:16, 165:19, 166:13, 166:15, 169:10, 179:8  <b>Single-Family</b> [1] - 44:25  <b>single-home</b> [1] - 134:20  <b>Site</b> [2] - 92:17, 126:13  <b>site</b> [77] - 13:9, 13:12, 17:5, 19:19, 25:15, 27:10, 28:7, 32:18, 33:17, 35:6, 39:13, 40:6, 41:13, 46:2, 49:6, 50:14, 62:3, 62:6, 62:12, 64:15, 64:16, 65:2, 66:4, 72:16, 79:17, 79:18, 82:1, 82:18, 88:17, 88:18, 88:19, 88:20, 88:23, 89:16, 90:2, 90:5, 91:5, 91:20, 92:4, 96:6, 96:7, 107:12, 107:14, 107:15, 108:25, 116:16, 119:20,</p>	<p>120:9, 122:6, 122:7, 122:14, 124:2, 126:20, 154:18, 154:25, 155:2, 156:10, 156:13, 157:3, 157:16, 158:23, 161:4, 162:20, 182:20, 184:23, 187:1, 190:17, 191:6, 191:24, 192:3, 195:16, 195:23, 197:19, 197:21, 201:5  <b>site's</b> [1] - 101:14  <b>sitting</b> [2] - 34:19, 61:6  <b>situate</b> [1] - 52:20  <b>situation</b> [6] - 106:23, 115:15, 122:14, 155:2, 159:3, 164:6  <b>situations</b> [2] - 125:18, 158:19  <b>six</b> [11] - 40:16, 47:21, 47:23, 57:22, 69:16, 102:1, 119:22, 133:14, 180:1, 188:4, 188:13  <b>sixth</b> [1] - 38:6  <b>size</b> [9] - 46:3, 46:22, 47:18, 64:18, 66:13, 75:11, 90:4, 113:12, 179:20  <b>sizes</b> [1] - 112:12  <b>SK-5</b> [5] - 4:17, 10:10, 15:15, 15:16, 15:20  <b>skewed</b> [1] - 170:16  <b>slide</b> [1] - 188:20  <b>slides</b> [1] - 41:5  <b>sliding</b> [1] - 189:3  <b>slight</b> [1] - 185:20  <b>slightly</b> [3] - 156:6, 172:23, 184:6  <b>sliver</b> [1] - 172:14  <b>slope</b> [3] - 42:1, 43:23, 169:1  <b>slopes</b> [2] - 76:19, 77:1  <b>slower</b> [1] - 27:5  <b>small</b> [4] - 24:25, 47:17, 112:18, 177:16  <b>smaller</b> [3] - 70:1, 73:15, 103:12  <b>smallest</b> [1] - 179:17  <b>smoke</b> [1] - 148:2  <b>snow</b> [3] - 31:25, 32:3  <b>SNYDER</b> [39] - 2:13, 5:24, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13,</p>	<p>6:15, 6:17, 7:9, 7:13, 7:19, 7:22, 8:1, 14:21, 123:8, 123:21, 136:11, 143:1, 153:4, 181:19, 181:23, 181:25, 182:2, 182:4, 182:6, 182:8, 182:10, 199:7, 199:9, 199:11, 199:13, 199:15, 199:17, 199:19, 199:24, 200:12  <b>so..</b> [5] - 98:14, 113:5, 136:10, 138:10, 180:22  <b>solar</b> [3] - 10:24, 71:14, 71:15  <b>solid</b> [1] - 164:13  <b>solution</b> [2] - 35:5, 119:22  <b>solve</b> [1] - 164:17  <b>someone</b> [6] - 118:4, 133:13, 133:14, 137:14, 169:14, 175:12  <b>Somerset</b> [2] - 75:14, 128:18  <b>sometime</b> [1] - 101:19  <b>somewhat</b> [4] - 135:13, 146:17, 157:20, 164:21  <b>somewhere</b> [2] - 141:25, 194:7  <b>son</b> [2] - 25:14, 27:2  <b>SONDRA</b> [1] - 1:12  <b>sorry</b> [30] - 15:10, 27:9, 35:16, 59:2, 87:6, 91:11, 92:7, 94:24, 100:19, 108:11, 112:2, 112:6, 113:13, 123:18, 128:14, 130:14, 136:12, 136:15, 136:20, 138:15, 138:17, 139:3, 139:4, 143:10, 150:20, 153:20, 153:21, 154:8, 154:11, 195:5  <b>sort</b> [20] - 13:5, 16:1, 16:19, 17:22, 18:10, 19:11, 20:19, 23:5, 23:19, 33:20, 34:11, 34:23, 34:24, 77:2, 101:22, 123:25, 135:16, 137:2, 137:3, 164:5  <b>sorts</b> [1] - 128:21  <b>sought</b> [3] - 130:18,</p>
---	--	---	---	--

<p>137:1, 185:6  <b>sound</b> [1] - 181:15  <b>sounds</b> [3] - 133:23, 142:7, 181:16  <b>south</b> [1] - 23:12  <b>space</b> [18] - 18:23, 47:9, 47:10, 47:11, 55:18, 67:15, 76:2, 86:21, 126:4, 126:7, 126:9, 167:1, 171:3, 174:21, 174:22, 177:16, 183:10, 187:7  <b>spaces</b> [30] - 10:24, 20:12, 27:16, 30:13, 49:13, 49:16, 49:18, 49:20, 49:22, 49:24, 50:1, 50:12, 50:17, 51:4, 71:13, 80:16, 80:17, 93:10, 93:14, 119:24, 126:4, 126:15, 126:18, 132:19, 132:23, 156:12, 157:1, 158:13, 158:15  <b>SPEAKER</b> [1] - 98:15  <b>speaking</b> [3] - 58:20, 61:15, 136:16  <b>specced</b> [1] - 26:9  <b>special</b> [5] - 9:4, 47:24, 67:2, 153:17, 154:16  <b>specific</b> [6] - 44:14, 51:25, 55:14, 56:6, 74:22, 159:3  <b>specifically</b> [1] - 23:21  <b>speed</b> [6] - 26:4, 26:6, 26:11, 149:20, 150:2, 175:10  <b>spelled</b> [1] - 37:10  <b>spent</b> [1] - 155:13  <b>spill</b> [1] - 161:20  <b>spirit</b> [3] - 184:17, 184:18, 184:19  <b>spot</b> [1] - 132:16  <b>spots</b> [4] - 26:14, 30:10, 132:11, 133:5  <b>Springfield</b> [1] - 97:20  <b>square</b> [18] - 29:25, 45:8, 45:15, 46:9, 46:10, 46:12, 62:22, 64:19, 64:21, 103:10, 103:17, 104:9, 111:13, 112:18, 112:19, 155:11, 179:16, 179:17  <b>Square</b> [6] - 42:15, 42:20, 48:19, 103:21, 104:15,</p>	<p>169:21  <b>St</b> [1] - 42:8  <b>stacked</b> [7] - 47:21, 47:23, 49:19, 80:16, 188:12, 189:5, 189:12  <b>staff</b> [1] - 13:20  <b>stage</b> [1] - 190:3  <b>staggered</b> [1] - 169:5  <b>Staigar</b> [13] - 18:9, 30:11, 72:23, 85:25, 86:7, 86:19, 86:25, 88:13, 129:1, 129:10, 129:11, 129:20, 160:2  <b>Staigar's</b> [4] - 18:12, 130:2, 130:4, 159:20  <b>staircase</b> [1] - 47:11  <b>stand</b> [5] - 5:18, 20:25, 38:11, 68:15, 99:19  <b>Standard</b> [1] - 126:14  <b>standard</b> [20] - 28:12, 28:13, 31:6, 33:20, 79:13, 81:9, 103:6, 110:15, 120:3, 125:21, 126:4, 126:12, 134:11, 158:3, 158:4, 158:18, 162:9, 179:8, 179:11  <b>Standards</b> [1] - 92:18  <b>standards</b> [12] - 30:16, 31:7, 49:12, 80:1, 80:17, 92:5, 94:10, 102:22, 125:17, 126:22, 130:5, 162:4  <b>standpoint</b> [17] - 20:7, 32:20, 32:23, 42:11, 46:23, 63:18, 67:6, 79:5, 87:14, 89:17, 107:6, 156:14, 158:3, 161:5, 161:15, 183:12, 191:21  <b>Star</b> [1] - 5:16  <b>staring</b> [1] - 121:10  <b>start</b> [7] - 40:3, 40:25, 101:17, 101:21, 102:6, 118:1, 155:18  <b>started</b> [5] - 9:3, 34:14, 34:15, 58:20, 171:5  <b>State</b> [11] - 37:23, 38:17, 44:10, 59:7, 67:7, 67:16, 70:17, 126:14, 202:4, 202:4, 202:7  <b>state</b> [23] - 28:5,</p>	<p>28:12, 30:15, 30:25, 31:2, 31:7, 38:23, 50:4, 50:6, 55:4, 69:23, 70:3, 73:19, 75:4, 75:14, 80:17, 119:16, 123:4, 125:18, 125:21, 128:13, 157:13, 158:18  <b>statement</b> [5] - 34:15, 98:9, 147:19, 152:15, 153:12  <b>States</b> [1] - 18:14  <b>station</b> [1] - 71:5  <b>stations</b> [8] - 25:23, 26:21, 27:17, 28:3, 31:11, 32:12, 95:9, 156:9  <b>status</b> [1] - 41:19  <b>statute</b> [4] - 28:5, 71:6, 162:10, 202:7  <b>staunch</b> [1] - 38:14  <b>stay</b> [7] - 70:2, 70:3, 73:19, 88:11, 147:18, 166:8, 195:15  <b>stayed</b> [1] - 81:13  <b>steep</b> [2] - 76:18, 77:1  <b>Steinfeld</b> [14] - 6:11, 84:4, 84:15, 89:3, 90:13, 91:11, 92:18, 94:1, 120:12, 122:4, 124:1, 177:10, 182:10, 199:19  <b>steinfeld</b> [3] - 3:6, 3:9, 104:2  <b>STEINFELD</b> [29] - 1:18, 4:10, 6:12, 30:9, 30:17, 31:1, 84:16, 85:2, 85:18, 86:8, 87:5, 89:5, 89:25, 90:11, 91:12, 91:16, 93:6, 93:9, 93:17, 93:21, 93:25, 101:2, 119:17, 177:11, 182:11, 196:20, 197:7, 197:10, 199:20  <b>Steinfeld's</b> [2] - 88:10, 93:23  <b>step</b> [2] - 73:3, 185:22  <b>stepped</b> [1] - 166:2  <b>stepping</b> [1] - 73:14  <b>steps</b> [1] - 174:8  <b>Steve</b> [24] - 6:15, 13:25, 14:6, 28:2, 29:18, 54:2, 58:12, 92:7, 96:20, 103:2, 108:10, 108:18, 110:14, 114:20,</p>	<p>116:18, 129:13, 165:2, 180:23, 187:13, 188:21, 191:17, 194:12, 200:5, 201:2  <b>Steven</b> [1] - 197:20  <b>STEVEN</b> [1] - 2:3  <b>still</b> [19] - 15:13, 24:18, 24:23, 70:2, 73:18, 79:1, 82:10, 84:10, 86:14, 112:9, 114:3, 114:6, 163:4, 190:4, 190:10, 190:11, 191:3, 192:19, 201:4  <b>stipulated</b> [4] - 83:23, 106:22, 194:16, 198:19  <b>stipulated-to</b> [2] - 194:16, 198:19  <b>stipulating</b> [4] - 83:19, 90:23, 90:25, 108:5  <b>stipulation</b> [1] - 118:18  <b>stipulations</b> [1] - 162:21  <b>stires</b> [2] - 115:18, 116:24  <b>STIRES</b> [16] - 2:14, 3:17, 6:18, 29:13, 30:1, 106:13, 106:17, 106:20, 107:8, 115:22, 116:18, 117:2, 122:11, 135:10, 141:4, 171:24  <b>Stires</b> [17] - 3:6, 6:17, 10:3, 29:17, 83:11, 106:5, 121:10, 121:16, 125:10, 135:7, 142:5, 142:9, 157:6, 160:3, 166:22, 187:5, 192:4  <b>Stires'</b> [1] - 115:4  <b>Stires's</b> [1] - 114:20  <b>Stonegate</b> [6] - 43:14, 48:17, 97:22, 103:19, 103:25, 169:17  <b>stop</b> [10] - 10:5, 17:7, 17:19, 18:2, 20:15, 44:5, 99:23, 149:20, 150:2, 157:3  <b>stopped</b> [2] - 63:13, 87:20  <b>storage</b> [3] - 47:10, 55:5, 74:16  <b>stories</b> [12] - 44:24, 45:1, 55:9, 55:11, 56:5, 112:23,</p>	<p>112:24, 112:25, 113:8, 179:18  <b>storm</b> [2] - 19:18, 20:8  <b>stormwater</b> [18] - 20:8, 62:8, 66:23, 70:8, 70:15, 70:16, 70:17, 71:4, 75:4, 75:8, 79:20, 80:3, 97:12, 155:1, 155:21, 157:10, 161:5, 161:14  <b>story</b> [3] - 41:17, 55:2, 104:16  <b>street</b> [21] - 52:9, 53:10, 63:20, 72:13, 72:17, 99:20, 115:6, 124:5, 124:6, 124:7, 124:11, 124:18, 148:20, 149:2, 149:15, 163:7, 175:16, 178:3, 180:8, 195:3  <b>streets</b> [1] - 177:24  <b>structure</b> [3] - 34:20, 41:17, 41:18  <b>structures</b> [5] - 52:21, 57:8, 65:23, 68:1, 104:16  <b>studies</b> [1] - 161:24  <b>study</b> [5] - 129:7, 131:21, 131:23, 160:6, 160:7  <b>stuff</b> [1] - 35:12  <b>style</b> [2] - 43:17, 108:7  <b>styled</b> [1] - 47:6  <b>subdivision</b> [1] - 116:20  <b>subject</b> [6] - 42:24, 43:15, 43:20, 43:25, 111:9, 141:2  <b>submit</b> [2] - 116:20, 142:5  <b>submitted</b> [3] - 9:19, 140:15, 142:2  <b>subsequent</b> [2] - 44:7, 191:24  <b>substance</b> [1] - 39:12  <b>substantial</b> [15] - 46:18, 51:20, 57:3, 67:20, 70:10, 72:7, 74:2, 76:7, 80:4, 81:5, 81:15, 94:14, 160:22, 160:24, 161:14  <b>substantially</b> [11] - 42:2, 46:8, 52:3, 81:20, 86:21, 88:4, 104:24, 108:8, 160:2, 190:20  <b>subsumed</b> [6] - 65:16,</p>
---	---	---	---	--

82:6, 110:9, 111:11, 137:21, 137:22 <b>subtracted</b> [1] - 178:6 <b>suburban</b> [3] - 69:25, 70:3, 75:19 <b>suddenly</b> [2] - 28:19, 177:17 <b>sufficient</b> [5] - 64:6, 64:25, 72:13, 106:16, 107:18 <b>suggest</b> [1] - 186:19 <b>suitability</b> [12] - 44:12, 45:25, 48:8, 49:6, 51:9, 57:15, 79:12, 107:13, 107:14, 109:1, 155:14, 162:8 <b>suitable</b> [3] - 51:10, 107:15, 107:17 <b>Suite</b> [1] - 2:7 <b>sum</b> [1] - 19:1 <b>summarize</b> [1] - 9:24 <b>summarizing</b> [1] - 194:13 <b>summation</b> [2] - 143:14, 154:3 <b>SUMMATION/ DELIBERATION</b> [1] - 4:2 <b>summer</b> [2] - 124:10, 149:13 <b>supply</b> [2] - 50:12, 98:1 <b>support</b> [1] - 69:6 <b>supposed</b> [4] - 30:19, 120:16, 132:1, 142:9 <b>surface</b> [12] - 49:18, 60:23, 66:3, 74:24, 75:8, 80:16, 93:14, 94:12, 105:1, 126:17, 132:22, 158:14 <b>surrounding</b> [8] - 33:1, 39:14, 43:24, 67:15, 68:3, 79:16, 161:1, 169:25 <b>survey</b> [2] - 140:14, 140:18 <b>suspect</b> [2] - 131:10, 181:3 <b>sustainability</b> [2] - 156:10, 156:13 <b>sustainable</b> [4] - 50:8, 71:18, 94:11, 161:7 <b>Sutton</b> [1] - 149:10 <b>swear</b> [8] - 12:8, 36:22, 141:13, 145:2, 145:11, 150:22, 150:25, 151:9 <b>switch</b> [1] - 69:1	<b>sworn</b> [5] - 12:16, 36:18, 37:3, 145:17, 151:6 <b>SWORN</b> [1] - 3:2  <b>T</b>  <b>tab</b> [1] - 54:9 <b>Tab</b> [1] - 21:8 <b>table</b> [1] - 196:14 <b>tag</b> [1] - 128:17 <b>tailored</b> [1] - 137:17 <b>taller</b> [3] - 52:2, 52:4, 53:13 <b>tallest</b> [1] - 127:5 <b>tandem</b> [1] - 158:13 <b>tapes</b> [2] - 84:4, 84:6 <b>Taraschi</b> [7] - 6:7, 100:17, 166:10, 170:13, 182:6, 199:1, 199:15 <b>TARASCHI</b> [10] - 1:15, 4:5, 6:8, 100:19, 100:24, 164:10, 167:9, 182:7, 198:22, 199:16 <b>Taraschi's</b> [1] - 169:16 <b>tax</b> [4] - 59:8, 60:10, 82:24, 117:3 <b>team</b> [1] - 68:15 <b>technical</b> [3] - 14:11, 17:25, 116:3 <b>technically</b> [5] - 28:2, 32:19, 115:14, 146:9, 179:14 <b>techniques</b> [1] - 68:14 <b>technology</b> [2] - 136:10, 153:7 <b>TELECONFERENCI NG</b> [1] - 1:3 <b>temporary</b> [1] - 7:7 <b>ten</b> [7] - 13:24, 26:25, 31:10, 32:12, 61:15, 99:10, 176:5 <b>tenanted</b> [2] - 82:16, 158:24 <b>tenanting</b> [1] - 159:25 <b>tenants</b> [5] - 49:24, 52:24, 71:19, 72:14, 82:25 <b>tenure</b> [1] - 118:7 <b>term</b> [4] - 54:23, 67:21, 160:25, 186:7 <b>terminated</b> [1] - 17:11 <b>terms</b> [49] - 9:13, 9:16, 38:15, 40:8, 40:24, 42:12, 44:6, 45:12, 45:24, 47:15, 47:16, 47:17, 47:18, 48:7, 48:22, 49:5, 49:16,	50:5, 51:5, 56:6, 56:17, 57:17, 60:10, 60:15, 67:3, 67:23, 70:9, 73:4, 75:16, 76:11, 78:21, 79:7, 79:24, 80:19, 81:4, 82:15, 82:22, 104:13, 104:17, 104:18, 126:19, 140:15, 160:17, 162:5, 165:24, 173:1, 174:25, 183:17, 201:5 <b>terribly</b> [2] - 25:4, 28:19 <b>test</b> [12] - 44:9, 44:12, 44:19, 52:20, 62:4, 62:5, 62:11, 62:13, 79:20, 81:10, 81:24, 82:11 <b>testament</b> [3] - 38:13, 51:10, 77:4 <b>testified</b> [9] - 30:12, 63:18, 112:20, 129:2, 129:11, 129:20, 132:2, 160:2, 161:6 <b>testifies</b> [4] - 12:16, 37:3, 145:17, 151:6 <b>testify</b> [3] - 30:21, 34:4, 41:6 <b>testifying</b> [2] - 12:1, 37:21 <b>testimony</b> [60] - 9:9, 11:15, 18:9, 18:13, 27:10, 27:12, 27:15, 32:25, 34:12, 35:9, 36:23, 39:22, 40:20, 41:18, 50:9, 51:8, 61:25, 66:25, 67:19, 72:8, 77:22, 77:25, 79:2, 79:6, 79:22, 81:7, 81:8, 81:19, 83:5, 85:25, 86:20, 88:12, 88:14, 102:19, 103:19, 105:7, 110:16, 112:22, 115:4, 116:4, 120:8, 130:3, 139:15, 140:5, 140:21, 141:12, 141:13, 141:15, 145:3, 145:4, 145:12, 151:1, 159:4, 159:20, 160:18, 161:24, 166:21, 173:6, 201:5, 202:6 <b>th</b> [1] - 69:3 <b>THE</b> [67] - 1:4, 13:22,	14:10, 14:13, 14:17, 14:25, 15:7, 15:10, 15:16, 15:19, 15:23, 21:18, 22:5, 22:18, 23:19, 24:3, 24:8, 24:17, 25:25, 26:5, 26:15, 27:7, 28:10, 28:23, 33:16, 38:10, 38:13, 47:22, 53:7, 54:11, 54:22, 59:4, 85:8, 87:13, 89:20, 93:12, 94:9, 98:23, 99:4, 99:21, 102:18, 103:1, 104:10, 104:24, 105:5, 107:20, 108:9, 108:12, 109:2, 109:18, 109:22, 110:2, 111:3, 111:15, 112:1, 112:4, 124:4, 124:20, 126:2, 126:24, 127:6, 127:13, 127:19, 128:23, 132:6, 132:17, 133:11 <b>the-record</b> [1] - 15:5 <b>themselves</b> [2] - 21:6, 156:21 <b>theoretically</b> [1] - 92:23 <b>THERE</b> [1] - 1:8 <b>thereafter</b> [1] - 102:7 <b>therefore</b> [3] - 82:6, 111:9, 124:11 <b>THERESA</b> [1] - 2:13 <b>theresa</b> [1] - 14:19 <b>Theresa</b> [6] - 84:9, 123:12, 136:5, 153:2, 181:22, 200:9 <b>they've</b> [1] - 7:11 <b>thinking</b> [6] - 26:24, 27:3, 97:18, 163:5, 163:6, 175:20 <b>third</b> [7] - 38:5, 42:6, 42:7, 47:12, 110:3, 178:25, 180:15 <b>third-ranked</b> [1] - 38:5 <b>thorough</b> [1] - 72:25 <b>thoughts</b> [2] - 165:1, 167:24 <b>three</b> [36] - 13:10, 30:15, 40:21, 45:1, 47:15, 55:9, 55:11, 56:5, 58:7, 59:23, 60:2, 77:23, 99:11, 102:1, 104:16, 109:20, 110:3, 111:22, 112:23, 116:10, 117:21,	127:17, 130:24, 133:6, 133:13, 133:19, 155:5, 158:12, 178:7, 179:18, 182:25, 188:20, 190:23, 194:1, 195:6, 197:12 <b>three-bedroom</b> [4] - 30:15, 47:15, 99:11, 117:21 <b>three-bedrooms</b> [1] - 158:12 <b>three-family</b> [1] - 60:2 <b>three-story</b> [1] - 104:16 <b>threshold</b> [3] - 40:13, 44:18, 78:20 <b>throughout</b> [7] - 38:23, 50:4, 52:10, 55:4, 78:18, 82:2, 156:11 <b>THURSDAY</b> [1] - 1:2 <b>tie</b> [1] - 20:3 <b>tied</b> [2] - 113:16, 137:25 <b>ties</b> [1] - 128:10 <b>tight</b> [2] - 22:13, 25:4 <b>timeframe</b> [3] - 101:20, 102:8, 106:7 <b>timing</b> [3] - 107:6, 107:9, 200:9 <b>today</b> [13] - 18:12, 25:18, 26:24, 31:21, 70:21, 71:2, 84:7, 87:25, 117:15, 161:11, 163:19, 168:21, 176:6 <b>today's</b> [1] - 94:10 <b>together</b> [2] - 53:17, 176:19 <b>tonight</b> [9] - 13:6, 17:24, 35:11, 43:21, 44:1, 57:7, 78:6, 148:24, 196:22 <b>took</b> [4] - 24:25, 64:21, 81:12, 183:16 <b>top</b> [2] - 18:13, 22:25 <b>topic</b> [3] - 74:1, 74:2, 88:11 <b>topography</b> [1] - 43:19 <b>total</b> [19] - 19:1, 19:6, 24:3, 24:9, 24:13, 47:2, 48:21, 48:22, 49:13, 52:18, 65:25, 72:19, 72:21, 93:10, 93:13, 93:14, 103:8, 112:15, 194:3 <b>totality</b> [1] - 57:5 <b>toto</b> [2] - 118:20,
--	---	--	---	---

<p>179:23  <b>touch</b> [6] - 40:23,  44:19, 44:20, 45:20,  55:22, 61:21  <b>touched</b> [1] - 75:10  <b>toward</b> [2] - 23:8,  170:16  <b>towards</b> [4] - 23:2,  79:6, 99:15, 180:24  <b>town</b> [3] - 57:12,  171:10, 175:22  <b>town's</b> [1] - 48:5  <b>townhome</b> [3] - 30:14,  49:23, 165:10  <b>townhomes</b> [5] -  23:22, 49:21, 51:1,  55:20, 65:25  <b>townhouse</b> [16] -  43:17, 45:10, 45:12,  47:6, 50:13, 55:14,  59:25, 60:4, 64:22,  64:24, 65:24,  113:17, 132:18,  133:17, 133:21  <b>townhouse-style</b> [1] -  43:17  <b>townhouse-styled</b> [1]  - 47:6  <b>townhouses</b> [8] -  48:18, 48:21, 55:6,  73:6, 76:4, 80:15,  104:14, 112:21  <b>Township</b> [2] - 1:5,  8:20  <b>track</b> [2] - 14:7, 114:9  <b>traditionally</b> [1] - 81:1  <b>traffic</b> [65] - 9:10, 13:4,  62:5, 62:9, 70:9,  70:19, 70:21, 71:4,  72:9, 72:11, 72:12,  72:23, 79:21, 80:7,  85:6, 85:21, 85:25,  86:11, 86:13, 86:15,  86:21, 87:9, 87:12,  87:18, 88:12, 88:14,  88:20, 88:23, 89:17,  99:15, 103:25,  120:7, 124:15,  128:20, 129:7,  129:8, 131:21,  147:4, 148:22,  148:24, 149:21,  158:22, 159:4,  159:19, 160:4,  160:5, 160:6,  160:12, 160:14,  160:15, 161:23,  163:16, 164:25,  165:9, 167:15,  168:20, 169:18,</p>	<p>169:20, 169:21,  170:4, 173:10,  175:4, 175:5, 175:19  <b>tragic</b> [2] - 148:9,  149:18  <b>train</b> [1] - 21:20  <b>traits</b> [1] - 162:12  <b>transcript</b> [2] - 187:6,  202:10  <b>TRANSCRIPT</b> [1] - 1:4  <b>transitioning</b> [1] -  77:5  <b>travel</b> [2] - 87:17,  172:12  <b>traveled</b> [2] - 169:19,  172:12  <b>traveling</b> [5] - 63:14,  63:15, 63:21, 64:9,  178:1  <b>Tree</b> [2] - 139:1,  139:17  <b>tree</b> [13] - 115:23,  116:4, 116:5, 116:6,  139:1, 139:3, 139:4,  140:15, 140:24,  180:8, 180:9  <b>trees</b> [33] - 51:21,  51:22, 52:1, 52:2,  52:9, 52:10, 52:13,  52:19, 53:3, 53:10,  53:11, 53:13,  104:20, 104:22,  105:9, 115:6,  115:24, 138:19,  138:20, 139:18,  139:19, 139:20,  139:25, 141:5,  141:8, 141:9,  141:18, 141:19,  141:24, 141:25,  142:15, 155:23  <b>tremendous</b> [1] -  100:9  <b>tremendously</b> [1] -  155:20  <b>trench</b> [4] - 10:21,  19:24, 20:2, 157:9  <b>trend</b> [1] - 73:18  <b>trepidation</b> [1] -  175:25  <b>triangles</b> [1] - 63:13  <b>tried</b> [4] - 23:2, 82:16,  147:19, 158:25  <b>trip</b> [4] - 147:13,  159:6, 159:13,  160:12  <b>trip-generating</b> [2] -  159:6, 159:13  <b>trips</b> [11] - 70:22,  72:18, 72:20, 72:21,</p>	<p>86:1, 86:22, 147:10,  147:16, 159:23,  159:24, 173:7  <b>trouble</b> [3] - 128:1,  169:25, 197:4  <b>truck</b> [3] - 28:18,  90:10, 100:22  <b>trucks</b> [3] - 7:7, 18:17,  90:9  <b>true</b> [1] - 201:9  <b>truly</b> [1] - 154:18  <b>truth</b> [9] - 36:23,  36:24, 145:12,  145:13, 151:1, 151:2  <b>try</b> [8] - 16:3, 16:4,  148:6, 152:1,  153:14, 164:16,  169:14, 187:6  <b>trying</b> [8] - 28:16,  95:9, 148:13,  170:23, 170:25,  172:3, 175:12,  177:14  <b>Ts</b> [1] - 119:2  <b>tuning</b> [1] - 177:8  <b>turn</b> [19] - 35:8, 65:2,  85:20, 86:9, 87:10,  87:21, 88:1, 97:21,  149:1, 163:6,  163:10, 163:14,  163:19, 164:3,  169:23, 169:24,  170:1, 175:13,  175:16  <b>turning</b> [4] - 87:23,  88:6, 97:23, 99:7  <b>turns</b> [1] - 149:6  <b>tutorial</b> [1] - 123:15  <b>TUVEL</b> [154] - 2:6, 2:6,  4:3, 8:25, 12:4,  12:17, 12:19, 13:24,  14:4, 14:14, 14:19,  14:22, 15:14, 15:17,  21:1, 27:25, 28:11,  29:3, 29:16, 30:2,  30:7, 30:11, 30:20,  31:3, 32:14, 33:6,  33:11, 33:14, 36:13,  37:18, 38:25, 39:6,  39:9, 41:3, 41:7,  47:20, 53:5, 54:2,  54:17, 54:21, 56:20,  58:12, 58:15, 61:23,  83:2, 83:23, 85:24,  86:18, 88:16, 88:22,  89:14, 89:24, 90:6,  90:12, 90:24, 91:7,  91:21, 92:13, 93:4,  93:8, 93:18, 94:1,  94:8, 95:4, 95:6,</p>	<p>96:4, 96:19, 97:3,  98:21, 98:25, 100:6,  100:11, 101:7,  103:2, 103:5,  103:13, 105:11,  108:10, 108:18,  110:13, 112:11,  113:1, 113:4, 113:9,  113:18, 113:21,  114:5, 114:10,  114:15, 114:19,  115:2, 115:8,  115:16, 116:1,  116:8, 116:13,  116:23, 117:4,  117:13, 117:24,  118:10, 118:21,  120:1, 120:23,  121:2, 125:6,  128:25, 129:11,  129:24, 133:22,  134:14, 139:8,  139:12, 140:8,  140:13, 142:1,  142:4, 142:8,  142:17, 143:10,  143:24, 153:13,  153:22, 154:10,  154:14, 180:23,  181:7, 181:16,  182:12, 182:16,  183:14, 186:17,  188:21, 188:25,  189:7, 191:17,  192:10, 192:14,  192:20, 192:23,  193:3, 193:10,  193:13, 194:12,  194:17, 195:9,  195:13, 197:17,  197:25, 198:3,  200:2, 200:8,  200:17, 201:2  <b>Tuvel</b> [7] - 3:3, 3:8,  3:8, 9:1, 37:6, 114:3,  143:7  <b>twelve</b> [1] - 112:1  <b>two</b> [63] - 11:5, 13:10,  13:20, 19:2, 19:13,  24:23, 27:25, 30:14,  34:7, 35:18, 41:12,  41:17, 42:12, 43:20,  44:24, 46:17, 46:20,  48:15, 49:5, 49:24,  50:23, 55:2, 56:19,  60:9, 60:17, 61:14,  65:8, 67:24, 71:24,  73:5, 75:25, 76:5,  80:15, 85:10, 88:21,  95:12, 101:18,  104:6, 104:16,</p>	<p>117:21, 131:20,  132:19, 133:3,  133:10, 134:2,  134:5, 134:6, 149:7,  158:10, 158:11,  169:8, 170:9,  174:12, 176:17,  178:20, 179:5,  180:25, 187:19,  188:13, 189:2,  190:24  <b>Two</b> [1] - 2:7  <b>two-and-a-half</b> [2] -  44:24, 55:2  <b>two-bedroom</b> [3] -  30:14, 117:21, 134:6  <b>two-bedrooms</b> [1] -  158:11  <b>two-fold</b> [1] - 75:25  <b>two-minute</b> [1] -  180:25  <b>two-story</b> [1] - 41:17  <b>two-way</b> [4] - 46:20,  50:23, 85:10  <b>twos</b> [2] - 188:13,  189:6  <b>type</b> [7] - 45:17, 47:4,  65:16, 107:3,  159:12, 168:9,  168:12  <b>types</b> [4] - 30:16,  47:14, 65:15, 92:15  <b>typical</b> [2] - 39:10,  92:1</p>
<b>U</b>				
<p><b>UHAC</b> [3] - 117:12,  117:16, 118:19  <b>ultimate</b> [1] - 187:3  <b>ultimately</b> [5] - 154:6,  190:22, 191:13,  193:17, 198:20  <b>under</b> [20] - 12:7,  12:12, 57:25, 59:11,  62:4, 81:10, 93:19,  117:12, 120:15,  122:10, 124:24,  131:2, 131:9,  149:11, 158:6,  190:2, 192:3,  193:20, 197:3, 202:6  <b>undergraduate</b> [1] -  37:25  <b>underlying</b> [1] - 35:1  <b>understandable</b> [1] -  111:21  <b>understood</b> [2] - 79:2,  117:5  <b>underutilized</b> [1] -</p>				



157:2 <b>wall</b> [1] - 10:21 <b>wants</b> [5] - 85:20, 96:17, 123:3, 144:24, 183:21 <b>WARNER</b> [149] - 2:3, 4:11, 6:16, 8:24, 12:11, 14:2, 30:3, 30:8, 35:16, 36:20, 37:4, 38:7, 38:11, 53:24, 54:7, 54:15, 54:20, 58:14, 59:2, 83:14, 83:17, 84:8, 84:13, 84:17, 88:8, 88:17, 89:2, 89:6, 90:18, 91:3, 91:10, 91:13, 92:9, 92:21, 94:24, 96:24, 100:17, 100:22, 102:23, 103:9, 105:19, 105:22, 106:2, 106:14, 106:19, 106:24, 107:10, 107:25, 108:15, 108:19, 109:9, 109:19, 109:23, 110:3, 110:21, 111:4, 111:18, 112:2, 112:6, 112:13, 113:2, 113:6, 113:10, 113:19, 113:24, 114:6, 114:11, 114:16, 114:22, 115:6, 115:10, 115:18, 115:23, 116:3, 116:9, 116:15, 117:1, 117:8, 117:17, 117:25, 118:12, 118:22, 119:4, 120:18, 120:25, 121:4, 121:17, 121:21, 122:3, 123:12, 123:19, 124:21, 129:17, 130:15, 131:9, 135:6, 135:11, 137:11, 140:5, 140:24, 141:11, 143:7, 143:22, 144:5, 145:2, 145:9, 145:18, 145:23, 150:19, 150:24, 151:7, 152:17, 152:20, 154:2, 154:6, 166:1, 178:12, 178:19, 181:3, 181:21, 188:8, 188:15,	188:24, 189:1, 189:18, 192:8, 192:13, 192:16, 192:21, 192:24, 193:4, 193:12, 193:14, 193:17, 194:14, 194:20, 195:4, 195:10, 195:20, 196:23, 197:8, 197:11, 197:23, 198:1, 198:16, 200:7, 200:14, 200:19, 201:8 <b>warner</b> [2] - 83:9, 135:5 <b>Warner</b> [21] - 3:10, 6:15, 12:9, 30:7, 36:18, 83:13, 84:3, 88:16, 90:12, 96:10, 111:3, 116:14, 117:15, 137:10, 139:8, 140:21, 153:24, 162:17, 185:2, 188:7, 200:9 <b>WATCHUNG</b> [2] - 1:1, 1:8 <b>Watchung</b> [19] - 42:20, 48:21, 55:7, 69:13, 70:4, 73:16, 75:13, 95:15, 134:23, 135:3, 138:18, 139:1, 139:17, 146:9, 146:10, 172:15, 174:21, 174:23 <b>water</b> [6] - 19:18, 31:24, 60:13, 76:24, 98:1, 98:2 <b>WAYNE</b> [1] - 1:17 <b>wear</b> [1] - 95:24 <b>website</b> [1] - 5:13 <b>week</b> [1] - 141:17 <b>weeks</b> [1] - 13:11 <b>weigh</b> [5] - 115:19, 121:11, 125:10, 125:25, 166:22 <b>weight</b> [1] - 145:4 <b>weird</b> [1] - 133:23 <b>welfare</b> [6] - 69:20, 69:22, 72:7, 73:4, 73:24, 81:17 <b>west</b> [2] - 42:16, 48:15 <b>western</b> [2] - 50:21, 52:12 <b>wetlands</b> [2] - 76:19, 77:3 <b>whatnot</b> [3] - 61:9, 73:2, 167:23 <b>whatsoever</b> [1] -	96:15 <b>whereas</b> [5] - 26:12, 33:19, 43:19, 112:18, 178:22 <b>whole</b> [8] - 34:14, 36:24, 130:11, 130:13, 130:21, 145:13, 145:25, 151:2 <b>wholly</b> [1] - 97:8 <b>wide</b> [7] - 33:5, 38:23, 51:21, 97:23, 98:18, 98:20, 99:1 <b>widening</b> [2] - 28:24, 35:11 <b>wider</b> [2] - 24:2, 24:4 <b>width</b> [8] - 10:15, 51:2, 78:1, 78:4, 113:25, 114:4, 115:12, 180:5 <b>widths</b> [2] - 156:25, 180:6 <b>willing</b> [5] - 9:20, 26:16, 170:14, 184:7, 198:8 <b>willingness</b> [3] - 164:15, 185:14, 185:17 <b>window</b> [1] - 121:10 <b>winter</b> [2] - 95:25, 102:16 <b>wise</b> [2] - 167:15, 171:11 <b>wish</b> [2] - 100:24, 172:22 <b>wishes</b> [1] - 123:16 <b>WITNESS</b> [67] - 3:2, 13:22, 14:10, 14:13, 14:17, 14:25, 15:7, 15:10, 15:16, 15:19, 15:23, 21:18, 22:5, 22:18, 23:19, 24:3, 24:8, 24:17, 25:25, 26:5, 26:15, 27:7, 28:10, 28:23, 33:16, 38:10, 38:13, 47:22, 53:7, 54:11, 54:22, 59:4, 85:8, 87:13, 89:20, 93:12, 94:9, 98:23, 99:4, 99:21, 102:18, 103:1, 104:10, 104:24, 105:5, 107:20, 108:9, 108:12, 109:2, 109:18, 109:22, 110:2, 111:3, 111:15, 112:1, 112:4, 124:4, 124:20, 126:2, 126:24, 127:6, 127:13, 127:19,	128:23, 132:6, 132:17, 133:11 <b>witness</b> [12] - 35:18, 35:24, 36:12, 36:15, 85:1, 89:8, 101:1, 119:9, 119:11, 132:2, 134:16, 135:23 <b>witnesses</b> [6] - 11:5, 11:7, 36:2, 143:6, 143:8, 180:14 <b>WOLFE</b> [2] - 2:4, 6:14 <b>Wolfe</b> [1] - 6:13 <b>woman</b> [1] - 95:13 <b>word</b> [1] - 137:21 <b>words</b> [1] - 184:3 <b>works</b> [2] - 20:6, 138:7 <b>world's</b> [1] - 168:11 <b>worry</b> [2] - 25:21, 28:15 <b>worse</b> [3] - 163:20, 164:4, 173:9 <b>wow</b> [1] - 21:24 <b>wrap</b> [2] - 34:11, 148:6 <b>write</b> [1] - 96:11 <b>writing</b> [1] - 200:24	<b>yup</b> [1] - 58:14  <b>Z</b>  <b>zero</b> [6] - 147:16, 147:20, 147:21, 148:4, 166:11, 166:25 <b>zone</b> [19] - 35:1, 40:11, 57:21, 66:7, 74:20, 76:8, 109:16, 109:24, 111:7, 111:10, 113:16, 113:17, 135:9, 137:13, 137:15, 138:1, 138:3, 179:8, 179:11 <b>Zone</b> [8] - 1:6, 68:10, 74:3, 77:19, 81:5, 81:16, 160:17, 160:23 <b>zoned</b> [3] - 137:7, 137:9 <b>zoning</b> [4] - 46:11, 135:1, 162:13, 165:17 <b>ZONING</b> [2] - 1:1, 1:8 <b>Zoning</b> [10] - 39:18, 74:3, 74:6, 77:21, 81:6, 81:14, 109:7, 109:8, 160:17, 160:23 <b>zoom</b> [2] - 15:3, 15:12 <b>ZOOM</b> [1] - 1:3 <b>zooming</b> [1] - 19:11
---	--	--	--	--