

BOROUGH OF FAR HILLS
Borough Council Regular Meeting
MINUTES
November 25, 2019

CALL TO ORDER

Mayor Vallone called the meeting to order at 7:06 p.m. at the Far Hills Municipal Building and read the open public meetings statement in accordance with the law.

PLEDGE OF ALLEGIANCE

Mayor Vallone led the Pledge of Allegiance.

ROLL CALL

Present: Carty, Chimenti, Karner, Tweedie (remotely), Vallone

Absent, as Excused: Hand

Absent:

Also Present: Clerk Hicks, Attorney Sordillo, Planner Banisch and approximately 75 members of the public.

REGULAR AGENDA

NEW BUSINESS

RESOLUTIONS

Resolution 19-150 – Appointment – Borough Council

Motion by Council President Karner, seconded by Councilwoman Chimenti that Resolution 19-150 be approved.

Roll Call:

Aye: Carty, Chimenti, Karner, Tweedie, Vallone

Nay:

Abstain:

Motion Carried.

OATH OF OFFICE

Clerk Hicks administered the Oath of Office to Dr. Ted McLean as Councilman of the Borough of Far Hills for the unexpired term, expiring December 31, 2019.

AFFORDABLE HOUSING PRESENTATION

Errico Acres – 220 Route 202

Mr. Craig Gianetti, Day Pitney, LLP for Melillo Equities; Mr. Anthony Melillo, Melillo Equities and Mr. Ron Kennedy, PE, Gladstone Design, Inc.

A transcript of the Affordable Housing Presentation and Public Comment, pertaining to the presentation only, has been attached to the minutes.

REPORTS

Mayor Vallone stated the reports would be tabled until the next Borough Council meeting.

Council President Karner informed the Council that an agreement had been reached this evening regarding the Far Hills Police Department PBA contract.

APPROVAL OF MINUTES

11/12/19 – Regular Meeting

Motion by Council President Karner, seconded by Councilman Carty, was unanimously carried that these minutes be approved for content and release.

11/12/19 – Executive Session

Motion by Council President Karner, seconded by Councilman Carty, was unanimously carried that these minutes be approved for content only.

CONSENT AGENDA

The items listed within the consent agenda portion of the meeting have been referred to the Borough Council for reading and study and are considered routine and will be enacted with one motion of the Borough Council with no separate discussion. If separate discussion is required, the item may be removed from the agenda by Borough Council action and placed on the regular agenda under new business.

1. Resolution 19-151 – Authorizing Submission of Strategic Plan and Acceptance of Award
SHMAYSC Fiscal Year 2020-2021
2. Resolution 19-152 – Authorizing Refund of Overpayment of Taxes
3. Resolution 19-153 – Bill List

Motion by Council President Karner, seconded by Councilman Carty that Resolutions 19-151 through 19-153 be approved.

Roll Call:

Aye: Carty, Chimenti, Karner, Tweedie

Nay:

Abstain: McLean

Motion Carried.

PUBLIC COMMENT – *The Mayor and Council welcome comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes.*

Mr. Charles Schwester, 410 Lake Road, Far Hills inquired if there was a provision in the agreement regarding the residual payment to the Errico Acres developer to protect the Borough in the event the price of the market rate units was lower than anticipated.

Mr. Sordillo responded that there was provision in the agreement to protect the Borough. Mr. Gianetti also responded detailing the provision for the net benefit calculation of the residual payment.

Mr. Michael Joyce, 57 Liberty Corner Road, Far Hills inquired if the payment of the residual established the age restricted deed restriction for the project and in doing so, there could be no further changes to the restriction.

Mr. Sordillo responded that the agreement establishes the age restricted deed restriction for the project.

There were no further comments from the public.

EXECUTIVE SESSION

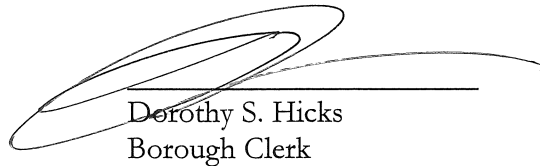
Resolution 19-154 – Attorney Client Privilege – Litigation – Affordable Housing

Motion by Council President Karner, seconded by Councilman Carty and unanimously carried to approve Resolution 19-154.

RETURN TO OPEN SESSION AND ADJOURNMENT

Motion by Council President Karner, seconded by Councilwoman Tweedie and unanimously carried to adjourn the meeting at 9:22 p.m.

Respectfully submitted,



Dorothy S. Hicks
Borough Clerk

APPROVED – 12/9/19

IN THE MATTER OF: :
 :
ERRICO ACRES :
220 ROUTE 202 :
 :

TRANSCRIPT
OF
PROCEEDINGS

Monday, November 25, 2019
Far Hills Municipal Building
Far Hills, New Jersey
Commencing at 7:09 p.m.

MAYOR PAUL J. VALLONE, M.D.
DAVID KARNER
JOSEPH CARTY
MARY CHIMENTI
TED McLEAN
SHEILA TWEEDIE (Via phone)

JOSEPH SORDILLO, ESQ.
DOROTHY S. HICKS, Borough Clerk
DAVID BANISCH, PP, AICP, Planner

ALISON GULINO, Certified Court Reporter

QUICK COURT REPORTING, LLC
47 BRIAN ROAD
WEST CALDWELL, NEW JERSEY 07006
(973) 618-0872
office@quickreporters.com

<p style="text-align: right;">2</p> <p>1 <u>A P P E A R A N C E S:</u></p> <p>2</p> <p>3 JOSEPH SORDILLO, ESQ.</p> <p>4 Counsel for the Board</p> <p>5</p> <p>6 DAY PITNEY</p> <p>7 One Jefferson Road</p> <p>8 Parsippany, New Jersey 07054</p> <p>9 BY: CRAIG M. GIANETTI, ESQ.</p> <p>10 Counsel for the Applicant</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">4</p> <p>1 Hicks, will time that.</p> <p>2 Remember to clearly state your name and</p> <p>3 your address for the record, and finally, I ask and I</p> <p>4 am sure that all will remain respectful to the</p> <p>5 presenters and to each other.</p> <p>6 I will now ask our attorney, Joe</p> <p>7 Sordillo, to say a few procedural words, and then, we</p> <p>8 can begin.</p> <p>9 MR. SORDILLO: Thank you, Mayor. Yes, if</p> <p>10 I can just supplement the statement that you provided:</p> <p>11 This is one of the projects that are on</p> <p>12 for affordable housing, our affordable housing plan.</p> <p>13 It was included in our affordable housing Master Plan</p> <p>14 amendment that was adopted earlier this year and is</p> <p>15 the largest of the developments that is included on</p> <p>16 that.</p> <p>17 Similar to the other projects, what we</p> <p>18 have done is asked the developer to come in to make a</p> <p>19 presentation to the public and to the Council on what</p> <p>20 the presentation -- or the development will be.</p> <p>21 Just a reminder, this is not a Planning</p> <p>22 Board hearing. This is not a court proceeding. This</p> <p>23 is a presentation that the Mayor and Council have</p> <p>24 decided to have open to the public and to allow public</p> <p>25 comment and questions to the developer as to what the</p>
<p style="text-align: right;">3</p> <p>1 MAYOR VALLONE: Tonight, we will hear a</p> <p>2 presentation from Melillo Equities and Pulte Homes,</p> <p>3 which is part of our plan and satisfies, in full, our</p> <p>4 obligation and does so in a fiscally responsible way</p> <p>5 for all of the residents of Far Hills. The court has</p> <p>6 agreed to our plan as is and will not entertain any</p> <p>7 changes to this plan, that is the number of market</p> <p>8 rate units or the COA rental units. The plan is</p> <p>9 age-restricted, deed-restricted for the approved</p> <p>10 number of market rate units and provides the number of</p> <p>11 affordable housing rental units needed as per Judge</p> <p>12 Miller and Fair Share.</p> <p>13 This evening will give you, the</p> <p>14 residents, the chance to ask your questions and make</p> <p>15 your comments directly to the developers.</p> <p>16 Tonight, ladies and gentlemen, we are</p> <p>17 moving forward and not backwards so please adjust your</p> <p>18 comments accordingly.</p> <p>19 So a few ground rules: After the</p> <p>20 presentation, the Council and the professionals will</p> <p>21 ask any questions that they have. I will then open</p> <p>22 the meeting for questions and comments for this</p> <p>23 presentation only, so as to accommodate as many</p> <p>24 questions as possible and, for the record, limit your</p> <p>25 comments to 4 minutes or less. Our clerk, Dorothy</p>	<p style="text-align: right;">5</p> <p>1 project actually is and how it's being proposed.</p> <p>2 At this time, this is not a full site</p> <p>3 plan. This is still in the concept plan, though a lot</p> <p>4 of the specifics have been ferreted out by the Council</p> <p>5 in its current negotiations and the status, but when</p> <p>6 the questions are being brought up, it's not a time</p> <p>7 for cross-examination. It's an time for inquiry.</p> <p>8 It's not a Planning Board hearing so it's not</p> <p>9 something where the witnesses are being sworn in.</p> <p>10 There's not the opportunity for the public to bring</p> <p>11 their own professional witnesses to counter-oppose any</p> <p>12 comments or statements made by the presenters. This</p> <p>13 is an informational process so I just request that the</p> <p>14 public understand that.</p> <p>15 And also, we are, as we did at the last</p> <p>16 presentation, taking down this by a court reporter so</p> <p>17 please make sure, when you get up, you state your name</p> <p>18 and address clearly so she can record it and please be</p> <p>19 respectful and try not to over-speak each other</p> <p>20 because it becomes very difficult for the court</p> <p>21 reporter to take down that information and to decipher</p> <p>22 who is stating what, so if you could just ask your</p> <p>23 question, make your comment, wait for a response, and</p> <p>24 if you have a follow-up, wait for the response to be</p> <p>25 completed so it's very clear for the record. This is</p>

<p style="text-align: center;">6</p> <p>1 being done because it's something we want to make sure 2 that we are clear on on these presentations moving 3 forward so there isn't any confusion. 4 With that, I think we can turn it over to 5 the developer and let's hear the presentation. 6 MAYOR VALLONE: Thank you, Joe. 7 Welcome, and if you could, please all 8 introduce yourselves to the public and proceed with 9 your presentation. Thank you. 10 MR. GIANETTI: Thank you, Mayor, members 11 of the Council. Craig Gianetti of the law firm Day 12 Pitney on behalf of Melillo Equities. Thank you for 13 the opportunity this evening. 14 With me here tonight is Ron Kennedy from 15 Gladstone Design as well as Anthony Melillo from 16 Melillo Equities. We are here in consultation with 17 the governing body on making a presentation, an 18 informational presentation, as to the project known as 19 "Errico Acres" and how it's part of the town's 20 affordable housing plan and steps moving forward. 21 Before we get into the presentation, the 22 plan, just a little background: If you recall, a 23 similar presentation was made approximately a year ago 24 in October 2018. Around the same time, the borough 25 and the developer entered into a memorandum of</p>	<p style="text-align: center;">8</p> <p>1 subsidizing the affordable units given the rents that 2 are being charged. The affordables, you can't just 3 build them. You need the market rate units to 4 subsidize them, so as part of that, we looked into 5 what would be the impact. Can we actually do this age 6 restriction? And even as part of that proposal was, 7 if the town made some sort of affordable contribution 8 to the project on an annual basis over a period of 9 time still ensuring there was a net benefit to the 10 town from the taxes being generated from the project 11 as compared to the project-shared municipal services 12 and this contribution, so looking at that, we were 13 able to come to a concept and a plan that has been 14 presented and part of the modified agreement to the 15 already-approved memorandum of understanding that we 16 have with the borough. 17 So first, we are addressing that and 18 converting the market rate units to senior market rate 19 units and I'm sure -- to discuss the affordable units, 20 there will be 4 age-restricted affordable units but 21 the remaining 25 apartments will be family, given the 22 town's requirements to provide family affordable 23 units. 24 The other comment was the environmental 25 constraints, and at the last meeting, we did present a</p>
<p style="text-align: center;">7</p> <p>1 understanding concerning this project, which is, 2 essentially, a 134-unit inclusionary residential 3 project. At the time, that was an all-family project, 4 family units. There was no age restriction proposed. 5 A lot has kind of happened since that 6 time. The town continued through its affordable 7 housing compliance litigation and there is continued 8 open dialogue between the town, its professionals and 9 my client and our professionals, and as part of that, 10 it was taken into consideration a lot of what we heard 11 from the prior meeting and I think two of the issues 12 that was a common theme, one was impact to school and 13 services and, then, environmental constraints and 14 features on the property. 15 As part of that discussion, we looked 16 into the issue and was raised, I think, even, 17 actually, by one of the members of the public, of 18 converting the market rate units in the project, which 19 are the 105 townhouses, and making them age-restricted 20 as opposed to family to have a limited impact on 21 municipal services and school system. 22 Obviously, there's a financial impact to 23 a project when you go from family to senior or age- 24 restricted and the important concept too is, with an 25 inclusionary project, the market rate units are</p>	<p style="text-align: center;">9</p> <p>1 concept plan. We looked at it again and made some 2 certain modifications to take into consideration those 3 environmental constraints as well as any steep slopes 4 and that's what we are presenting this everything. 5 I think what's important, and as Mr. 6 Sordillo echoed, you know, this is an informational 7 presentation. This is going to be the first step in 8 many steps in getting this project to a site plan 9 where it's actually something that can be permitted 10 and built. We still have to go through the rezoning 11 process. We still have to go to the Planning Board 12 for site plan approval. We still have to go to the 13 NJDOT for approval. We still have to go to the NJDEP 14 and get approval from them with respect to any 15 environmental features on the property so I think 16 that's important to keep in mind, but for this 17 evening, again, this is kind of that first step in the 18 process. 19 So at this point, I would like to call 20 Ron Kennedy from Gladstone Design. He's a licensed 21 civil engineer and licensed planner and he can go 22 through the presentation on the revised plan. 23 MAYOR VALLONE: Thank you. 24 MR. KENNEDY: Good evening. I'm going to 25 use this new projector here. If you give me a minute</p>

<p style="text-align: right;">10</p> <p>1 here to make sure it works correctly.</p> <p>2 I think that is bright enough to start</p> <p>3 our discussion.</p> <p>4 So again, for the record, my name is Ron</p> <p>5 Kennedy from Gladstone Design and the purpose of my</p> <p>6 portion of the presentation tonight is to go through</p> <p>7 two elements; one is the existing conditions on the</p> <p>8 property and then, two, spend a little time talking</p> <p>9 about the proposed site plan with the units.</p> <p>10 The first exhibit here is just an aerial</p> <p>11 exhibit. The yellow outline is the property in</p> <p>12 question. It is on Mine Brook Road and I'll give you</p> <p>13 some bearings. Route 202 or Mine Brook Road runs down</p> <p>14 the center of the sheet here with the Village of Far</p> <p>15 Hills being on the lower side, the Bernards Borough on</p> <p>16 the upper side. The train tracks are the other</p> <p>17 predominant feature, generally, up and down on the</p> <p>18 sheet so that's to the right side of the property. To</p> <p>19 the front of the property is 202. The rear of the</p> <p>20 property is the railroad tracks.</p> <p>21 The other neighborhood roads are Lake</p> <p>22 Road. That is the junction that comes into 202 right</p> <p>23 in the center of the property and we have Fox Hunt</p> <p>24 Court that's down towards the Village which, from a</p> <p>25 project standpoint, I'm going to call that "west" with</p>	<p style="text-align: right;">12</p> <p>1 The other aspects of the property that we</p> <p>2 have been looking at are the Wetlands, steep slopes</p> <p>3 and the riparian corridors on the property and that's</p> <p>4 relatively recent since our last discussion a year ago</p> <p>5 and we have identified various Wetlands features that</p> <p>6 are primarily in the rear portion of the property</p> <p>7 towards the railroad tracks and there is a small state</p> <p>8 open water that goes up the center of the rear about,</p> <p>9 I would say, halfway up the property; that has a</p> <p>10 Wetlands corridor on it as well.</p> <p>11 There's two areas in the front corner of</p> <p>12 the property near the northeast corner that have</p> <p>13 Wetlands as well. They are small pockets, generally,</p> <p>14 from farming practices that weren't consistent with</p> <p>15 good farming practices and those areas now have the</p> <p>16 designation that we identified as Wetlands.</p> <p>17 As far as the Wetlands on the property,</p> <p>18 since our last discussions, we actually filed what's</p> <p>19 called a "Letter of Interpretation" with the State</p> <p>20 Department of Environmental Protection to identify the</p> <p>21 Wetlands on the property so studies have been done.</p> <p>22 They have been filed and there's no time clock on</p> <p>23 this. It could take anywhere from two months to six</p> <p>24 months before we actually get a Letter of</p> <p>25 Interpretation back from the state.</p>
<p style="text-align: right;">11</p> <p>1 north being to the left, and then, you have Castle</p> <p>2 Court. That is the other road that is just to the</p> <p>3 east or the upper part of the sheet.</p> <p>4 The property itself is 43 acres in size.</p> <p>5 As you can see on this exhibit, primarily a forested,</p> <p>6 wooded area that was farm fields some 30 to 40 years</p> <p>7 ago. Some of the front fields are still farmed right</p> <p>8 now. It was actually the agricultural component of</p> <p>9 the large house that is just off to the site to the</p> <p>10 lower portion of the site here, and looking back at</p> <p>11 the old aerial photos, this is the gardens of the</p> <p>12 house. There's some barn features that are</p> <p>13 residential now, both in the front portion of the</p> <p>14 property and the center portion of the property.</p> <p>15 There's about six different residential components on</p> <p>16 the property today of rental properties that are on</p> <p>17 there.</p> <p>18 The property itself is generally high</p> <p>19 towards Route 202 and drops off as it goes back</p> <p>20 towards the train tracks and the drop is about 90 feet</p> <p>21 in elevation just to give you some perspective of what</p> <p>22 it drops.</p> <p>23 The driveway itself comes only out to 202</p> <p>24 at this one location on Lake Road and there's a series</p> <p>25 of driveways that go off of the main driveway.</p>	<p style="text-align: right;">13</p> <p>1 Concurrent to that is what's called a</p> <p>2 "flood hazard area determination" and those not only</p> <p>3 are flood plains but also small stream corridors that</p> <p>4 have riparian buffers associated with that and,</p> <p>5 generally, in the same locations along the rear of the</p> <p>6 property, and then, up the center, there's a riparian</p> <p>7 corridor. They will have what's called "riparian</p> <p>8 buffers" to them as well. That was just filed with</p> <p>9 the state recently. That is on a time clock. That's</p> <p>10 a 90- day clock that we would see that we would get</p> <p>11 the concurrence with that. It's not an approval but</p> <p>12 it's more concurring that the line and the associated</p> <p>13 buffers would be with that riparian corridor would be</p> <p>14 on the property.</p> <p>15 So those are two features that will</p> <p>16 affect the development of the property and you will</p> <p>17 see that with the conceptual plan.</p> <p>18 For the most part, not only this property</p> <p>19 but some of the property to the east and some of the</p> <p>20 property to the west all drain down to a culvert that</p> <p>21 goes underneath the railroad tracks and heads into the</p> <p>22 Mine Brook which comes from the pond in Bernardsville</p> <p>23 right by Town Hall and through the upper portions of</p> <p>24 the Bernardsville. The peak of that is where the</p> <p>25 Dunkin' Donuts is in Bernardsville. That's the peak</p>

<p style="text-align: center;">14</p> <p>1 of the watershed and the Mine Brook comes all the way 2 down and it actually hits into the Raritan River right 3 by the rescue squad and the bridge right by the 4 fairgrounds and that's where the North Branch, the 5 Peapack Brook and the Mine Brook all meet and head in 6 towards River Road in Bedminster Township so there 7 will be an area that is off the property that will 8 have a floodplain that really won't affect this 9 property because of the construction of the railroad 10 but there is one culvert that comes underneath the 11 railroad crossing itself.</p> <p>12 The other aspects, there's some steep 13 slopes, and generally, on -- the steep slopes are on 14 either side of this little stream corridor or state 15 open water area that exists. There's also -- near the 16 back of one of the barns, there's a steep slope area 17 that was created by farming practices or landowner 18 practices over the years where they filled in some 19 stuff and there's some steep slopes created by that 20 and we will have to take that into account as we 21 develop the site plan application.</p> <p>22 When we look to the proposed project and 23 the development plan, I'm now taking that same image 24 and the same orientation and zooming it in, so again, 25 202 is on the right side. Okay? The railroad tracks</p>	<p style="text-align: center;">16</p> <p>1 be age- restricted, for-sale units, generally, 2 three-bedrooms with masters on the first floor. The 3 size of them, approximately, 2600 square foot. That 4 hasn't been finalized yet but about that size and they 5 would be in a series of road networks that would 6 connect out to 202 and that would be to the east of 7 Lake Road so the east of Lake Road is where we are 8 proposing the entrance off of Route 202.</p> <p>9 The second component would be the 10 affordable building that would be 29 units that are 11 being proposed. It would be a single building, two 12 and a half stories in height and that would have 13 surface parking associated with that. The townhouse 14 units would have two-car garages, have a driveway that 15 would be two cars wide in front of each of them and we 16 would have an interconnected sidewalk system that 17 would be around all of the townhouse units.</p> <p>18 When we looked at the design, not only 19 with the setbacks to the corridor along Route 202, we 20 are trying -- the plan is to make this entrance as 21 minimal as possible. We do need to have what's called 22 a "boulevard" to be consistent with the state 23 standard, what's called the "Residential Site 24 Improvement Standards," so it's, basically, one way in 25 and one way out with a small median in the center or a</p>
<p style="text-align: center;">15</p> <p>1 -- excuse me. 202 is on the left side and the 2 railroad tracks are on the right side. You can see 3 the cul-de- sac -- actually, the cul-de-sac is a 4 little farther down here on Fox Hunt and the there are 5 the individual driveways going to the residences on 6 Fox Hunt and, then, the original, I'll say, "estate 7 house" that is off the property that was part of this 8 larger piece of land here is right where my pointer is 9 now on the lower left of the sheet.</p> <p>10 Based on various discussions we've had 11 with the town, with the Melillos and with Pulte Homes, 12 this is the current layout that we have been 13 discussing for the property. The rear of property, 14 generally, is an environmentally-constrained area that 15 would be Wetlands, flood hazard areas and riparian 16 buffers, and then, we have the front part of the piece 17 of property, we have the significant setback of 300 18 foot from the right of way, not from the road but from 19 the right of way, to the first units that are being 20 proposed. We also have a perimeter of a hundred-foot 21 setback around the perimeter of the property.</p> <p>22 As far as numbers, I think it was stated 23 before, there's 105 townhouse units and they are 24 primarily shown here in groupings of four or five 25 units per building in this circulation and they would</p>	<p style="text-align: center;">17</p> <p>1 grass strip in the center that would be landscaped and 2 the intent of this is to comply with the safety 3 standards of two ways in. This would qualify for the 4 number of units that we have in here to meet the 5 Residential site Standards under the state's 6 definition of a "boulevard" of one way in and one way 7 out. It doesn't, then, cause a loop or two ways or 8 two entrances onto Route 202, single entrance, try to 9 minimize that entry feature as much as possible.</p> <p>10 No gatehouse is proposed in there. 11 Native landscaping and, again, the frontage along 202 12 is to keep that in as natural a state as possible, to 13 do some infill plantings that would be indigenous 14 species along there and keep the streetscape as it is 15 today. No big signs, no big entry features that are 16 out there, try to minimize that based on the input we 17 got already from the town officials as well as some of 18 the public meetings that we had already.</p> <p>19 The road network itself would be 20 consistent with town standards as well as the 21 Residential Site Improvement Standards, 24 foot in 22 width. The roadway networks, in appropriate areas, it 23 would be cul-de-sacs. In other areas, we can have 24 what are called "hammer heads," and in other areas, we 25 can just dead end if it has less than X-number of</p>

<p style="text-align: center;">18</p> <p>1 units on it and there's all different design standards 2 for the state for how these projects can be designed. 3 There will be adequate off-site parking 4 that would be on this -- the project itself that would 5 allow for visitor parking at various locations so no 6 one would have to park on the main drive or, 7 certainly, out on 202 at all. 8 What's not done on this plan yet is the 9 details. We haven't done a grading plan. We haven't 10 done stormwater management design. We haven't 11 designed the landscaping. We haven't designed the 12 lighting. All those detail features with come with 13 time but this is a concept. 14 We have grading that's on the plan now of 15 the existing grades that's on there. We have applied 16 for these various environmental approvals to identify 17 where the Wetlands and the flood hazard areas are on 18 that property but those will all have to, as we 19 receive them, take time and adjust the plan to make 20 sure that it's consistent with all these different 21 standards that we have to deal with, so again, the 22 point is: You have the setbacks to the road, the 23 setbacks to the property lines and, then, in, 24 generally, the center of the property is where the 25 project is being proposed.</p>	<p style="text-align: center;">20</p> <p>1 something that shovels will be in the ground tomorrow 2 to start constructing any of these things. There 3 still has to be a process where waste water management 4 plan amendment for this project, whether it's public 5 sewer or private sewer, would have be gone through on 6 this property and it takes a long time to do that 7 process, and again, if we are going to talk about 8 using the site for on-site wells to be used for this 9 project, that is going to take some time to go through 10 that process with the state. 11 So we are early in that process. We've 12 started that process. We have a concept plan. We 13 have some agreements and it's going to take us time to 14 go through that process. It's a public process; it's 15 not private. The town gets notified; the public gets 16 notified through any of these actions that we take 17 through DEP. As I said, it's -- in -- I say "years" 18 but it's going to be, at least, a year to a year and a 19 half to go through some of these processes so this is 20 not something that's rushed through with the state 21 when we start talking about sewer and water to this 22 property. 23 So that is, I'll say, a general overview. 24 I'm sure there's lots of questions. I'll give the 25 best answers that I can have to some of these things,</p>
<p style="text-align: center;">19</p> <p>1 Elements that we started to look at is 2 sewer and water on the property. We know we don't 3 have public sewer here. We know we don't have public 4 water here. We know we are not in the sewer service 5 area right now, which is obvious for anyone that 6 understands this neighborhood. 7 We've had discussions with the town. 8 We've had discussions with the water company. We've 9 had discussions with EDC, which is the sewer or the 10 sewer service provider, and we've had initial 11 discussions with the State of New Jersey, and all I 12 can say right now is, we are looking at both options 13 of doing a sewer system on site as one option or 14 connecting into the public system. It's too early in 15 this process yet to know where we are going. 16 Likewise with water, we are discussing 17 with New Jersey American Water, about extending the 18 water lines from the Village to this location as one 19 option or providing it with on-site wells as another 20 option, again, early in this process. 21 I can just assure you that any of those 22 processes take a long time, a lot of scrutiny, not 23 only at the town level but also at DEP level. A lot 24 of testing would be required for this. This is not 25 something that is going to happen quickly. It's not</p>	<p style="text-align: center;">21</p> <p>1 but again, it's a concept plan so, some of the 2 details, I just don't have yet so I don't know if you 3 want to start with the Board first or the public? 4 MAYOR VALLONE: Council members, any 5 questions from the Council or our professionals? 6 MR. SORDILLO: Just a few. 7 Ron, I know you touched on some of it but 8 I think it's important to maybe go into a little bit 9 more detail on -- one would be on the side yard 10 setbacks and what those are and -- because I think 11 just -- you know, it's kind of hard to read. I know 12 some people have the handouts, but as to what the 13 provisions are, how many feet are in the side yard and 14 so forth? 15 MR. KENNEDY: So from a building 16 standpoint, we have 100 foot to the side yard that 17 would be both to the west and to the east for the 18 building setbacks, and then, we have various buffers 19 that are shown in there, new plantings, of 50 foot in 20 some areas, in some areas a little less where we have 21 stormwater basins or some of the parking for the 22 affordable units. 23 MR. BANISCH: And the blue line 24 represents a 50-foot tree buffer, for lack of a better 25 term?</p>

<p style="text-align: center;">22</p> <p>1 MR. KENNEDY: That is correct.</p> <p>2 MR. BANISCH: And the yellow dashed line</p> <p>3 is the 100-foot building setback line; is that</p> <p>4 correct?</p> <p>5 MR. KENNEDY: That is correct. 100 foot</p> <p>6 along the sides and 300 foot along the front.</p> <p>7 MR. SORDILLO: On the front yard setback,</p> <p>8 those are also designed to be easements going to be</p> <p>9 granted to the town, the 200-foot setback that is the</p> <p>10 -- that goes along with the scenic corridor</p> <p>11 protections, and then, there's an additional 100-yard</p> <p>12 setback that will also be deeded by easement over to</p> <p>13 the township; is that correct?</p> <p>14 MR. KENNEDY: Yes. 100 feet, not yards.</p> <p>15 MR. SORDILLO: Sorry.</p> <p>16 MR. KENNEDY: It's 200 foot, the front.</p> <p>17 It would be a scenic corridor easement, and then, the</p> <p>18 additional hundred foot, which would be a total of 300</p> <p>19 foot, would be a common area, open land easement,</p> <p>20 which we called it.</p> <p>21 Also, just to be sure too is that, where</p> <p>22 this blue line is here, this dashed blue line, right</p> <p>23 now, that has to go to what the DOT is going to have</p> <p>24 as a perceived taking that they are going to take back</p> <p>25 so that is another 30 or 40 feet and almost, I think,</p>	<p style="text-align: center;">24</p> <p>1 neighbors are going to have comments but it's 100</p> <p>2 percent controlled by DOT as far as what our access</p> <p>3 can be in and out of this. We feel, right now, that</p> <p>4 it's a driveway, with these number of units, that can</p> <p>5 support an in-and-out access out of this location. It</p> <p>6 doesn't warrant anything like a traffic light or any</p> <p>7 of those other aspects that anyone be would be</p> <p>8 thinking of. Even if you all agreed and the township</p> <p>9 agreed, the state has the ultimate say. There needs</p> <p>10 to be what they call "warrants" for this and our</p> <p>11 traffic consultant said already: You are not going to</p> <p>12 meet the warrants for anything like that.</p> <p>13 We will, at least, discuss any other</p> <p>14 improvements like a "deceleration lane," if you want</p> <p>15 to call it that, or some striping, as you head from</p> <p>16 the borough, down to the south coming into the</p> <p>17 development itself for the project. There could be</p> <p>18 something along there with striping. We don't know</p> <p>19 that yet. That's something that will be discussed and</p> <p>20 we will be involved and the DOT will be involved and</p> <p>21 the borough will be involved in that, and certainly,</p> <p>22 any left-hand turn lane that would be discussed in</p> <p>23 there, we don't know yet. It's likely; our initial</p> <p>24 discussions with our traffic consultant, it wouldn't</p> <p>25 be warranted. They wouldn't meet the warrants to do</p>
<p style="text-align: center;">23</p> <p>1 40 feet from the center line of the road because they</p> <p>2 are going to take that right of way too in any</p> <p>3 application when we go to DOT so it's just additional.</p> <p>4 It's not right from the edge of the road it's 300</p> <p>5 foot. There would be another 30-plus feet from the</p> <p>6 edge -- I mean 35 feet before it kicks in to the 300</p> <p>7 foot.</p> <p>8 MR. SORDILLO: You read my mind. That</p> <p>9 was going to be my next question because I want to</p> <p>10 make sure that the public realized that because that</p> <p>11 was one of the things that we were working with with</p> <p>12 the developer. We wanted to make sure that we can</p> <p>13 preserve that scenic corridor and that is something</p> <p>14 that the developer has been working with us very</p> <p>15 positively and preserving it, not just the 200 foot</p> <p>16 but it's an extra 100 foot plus, as you just</p> <p>17 explained, an additional footage, square footage in</p> <p>18 the front along the roadway that is the -- is owned by</p> <p>19 the DOT but still is not developed and it's going to</p> <p>20 be -- it's currently open space.</p> <p>21 MR. KENNEDY: Correct.</p> <p>22 And we haven't -- we have gone and talked</p> <p>23 to our traffic engineer but we haven't designed any</p> <p>24 improvements along that road yet, and again, the</p> <p>25 borough is going to have comments on that, the</p>	<p style="text-align: center;">25</p> <p>1 that, but again, all of these things need to be</p> <p>2 discussed at some point with the Department of</p> <p>3 Transportation as we process the application.</p> <p>4 MR. SORDILLO: When we talk about the</p> <p>5 sewer on site, I didn't know what that meant at first</p> <p>6 and I do this type of law. It's not something that we</p> <p>7 see very often. Would you mind -- you don't have to</p> <p>8 go into strenuous detail. Would you mind just</p> <p>9 explaining what that is? You know, is it a sewer</p> <p>10 plant on the property or something more aligned to a</p> <p>11 septic system? Give a little background so the public</p> <p>12 can understand what that could mean.</p> <p>13 MR. KENNEDY: Certainly.</p> <p>14 And as any of us read our local</p> <p>15 newspapers, you realize that this isn't the only town</p> <p>16 that's going through this process based on what's</p> <p>17 happening at the state level and even in my little</p> <p>18 world where we design these things, it's not all in</p> <p>19 areas that have public sewers associated with this so</p> <p>20 we have a fair amount of the applications that we are</p> <p>21 making today for projects similar to this and some</p> <p>22 even larger than this, much larger than this, that</p> <p>23 don't have the ability to tie into a public system</p> <p>24 that exists today so there's a whole process that we</p> <p>25 would have to go through of making an treating it on</p>

<p style="text-align: right;">26</p> <p>1 site and the process would be, ultimately, having a</p> <p>2 small treatment building that would be able to treat</p> <p>3 the effluent to a certain standard that's a very high</p> <p>4 standard and the standard, believe it or not, is</p> <p>5 something you could drink by the time its done. Well,</p> <p>6 no one would recommend doing that but it gets to a</p> <p>7 drinking water standard that has to be done, and then,</p> <p>8 ultimately, it would be discharged into an oversized</p> <p>9 disposal system that, likely, all of you have in and</p> <p>10 around your house. It would just be larger than that.</p> <p>11 That would be here and it would have to had meet these</p> <p>12 stringent requirements to do that and it would have to</p> <p>13 meet all those tests for the disposal system and what</p> <p>14 it also has is a feature for the treatment center and</p> <p>15 then disposal.</p> <p>16 There would also be regular monitoring of</p> <p>17 not only the treatment but the disposal so that the</p> <p>18 groundwater and the treatment constantly would be</p> <p>19 monitored by an operator and being measured downstream</p> <p>20 on the property that there's no pollutant loads or</p> <p>21 higher flows than what's designed for and none of us</p> <p>22 have that on our septic systems on our house so it</p> <p>23 gets an enhanced check that these things are done to a</p> <p>24 standard and then have to be tested that they are</p> <p>25 operating to a standard. It's done a lot. It's done</p>	<p style="text-align: right;">28</p> <p>1 MR. KENNEDY: I'm going to say, on a</p> <p>2 weekly basis or every other week, they would be on the</p> <p>3 property.</p> <p>4 MR. BANISCH: Okay. In terms of</p> <p>5 preliminary evaluation that you may have done, what</p> <p>6 have you found with respect to, at least, the soil</p> <p>7 conditions on the site being receptive for the</p> <p>8 development of that type of system in this case?</p> <p>9 MR. KENNEDY: We feel fairly confident</p> <p>10 that it would meet the needs for the flow associated</p> <p>11 with the 134 units or 105 units on the project. We</p> <p>12 feel that the flow would be able to be absorbed into</p> <p>13 the ground based on the soil conditions.</p> <p>14 We still have some testing to go, and</p> <p>15 again, with these types of tests, we are not only</p> <p>16 testing, like, a septic system within the first 5 or</p> <p>17 10 feet. We have to go down 40 feet into the ground.</p> <p>18 They tests are different. They are more elaborate,</p> <p>19 more extensive. That will, ultimately, be needed in</p> <p>20 order to get through the DEP process.</p> <p>21 MR. BANISCH: And that disposal bag, in</p> <p>22 terms of just the concept design, where would you</p> <p>23 envision it being developed?</p> <p>24 MR. KENNEDY: We don't know yet. Again,</p> <p>25 we have areas on the project that are here, that are</p>
<p style="text-align: right;">27</p> <p>1 in a lot of towns right around here that we are</p> <p>2 actually doing these types of things.</p> <p>3 The building itself would be, maybe, half</p> <p>4 the size of this room that we are talking about so</p> <p>5 it's not a big treatment plant. It's not like going</p> <p>6 down to EDC in Pluckemin and seeing all those trains</p> <p>7 of water that sit out there. It doesn't exist. It's</p> <p>8 usually microfibrous type of systems that are there</p> <p>9 that are put through pressure that have the treatment</p> <p>10 associated with this and then some disinfectant and</p> <p>11 then it goes back into the ground and it's discharged</p> <p>12 into the ground; it's not discharged into the surface</p> <p>13 so it doesn't go to stream corridors. It goes back</p> <p>14 into the ground similar to a septic system.</p> <p>15 I could spend two hours talking about</p> <p>16 that but that's relatively what it is.</p> <p>17 MR. BANISCH: I would like to follow up</p> <p>18 on what Joe was talking about and, in fact, what you</p> <p>19 were talking about, Ron, or explaining.</p> <p>20 An operator would be responsible for the</p> <p>21 ongoing operations of this type of a system, correct?</p> <p>22 MR. KENNEDY: That is correct.</p> <p>23 MR. BANISCH: How often would you</p> <p>24 envision that operator visiting the site to monitor</p> <p>25 operations?</p>	<p style="text-align: right;">29</p> <p>1 here. It could be back in here, up in here that -- we</p> <p>2 just have to get through a little more design work in</p> <p>3 order to determine exactly where they could go.</p> <p>4 MR. BANISCH: Potentially, wouldn't that</p> <p>5 enhance a hundred-foot setback, yes?</p> <p>6 MR. KENNEDY: Down in here?</p> <p>7 MR. BANISCH: Yes.</p> <p>8 MR. KENNEDY: It could be; it could be.</p> <p>9 What we need to find is the best area of the property</p> <p>10 to put that, not around the layout and the DEP will</p> <p>11 challenge us on that, and you don't design the layout</p> <p>12 and say "Here's an open space. We are going to put it</p> <p>13 here," they are going to want to make sure it's in the</p> <p>14 best location on the property to deal with it.</p> <p>15 MR. BANISCH: Based on the soil</p> <p>16 condition.</p> <p>17 MR. KENNEDY: Well, soil and geological</p> <p>18 conditions. It's just not soil that you do with</p> <p>19 septic testing. It's more about what's going on</p> <p>20 deeper in the ground than at the surface.</p> <p>21 The one thing I didn't say, David, too</p> <p>22 is: The system itself would be owned wholly by the</p> <p>23 association. This is not something that the</p> <p>24 municipality would own, would operate, sit in a second</p> <p>25 seat for any of these things. The way the systems are</p>

<p style="text-align: right;">30</p> <p>1 set up is: The association itself owns these whole.</p> <p>2 MR. BANISCH: Uh-huh.</p> <p>3 The next question I have may be a little</p> <p>4 difficult to answer but maybe not. The preservation</p> <p>5 of the Route 202 corridor in its existing condition is</p> <p>6 a priority, clearly, and I think there's been some</p> <p>7 previous discussion from the public about protecting</p> <p>8 the existing character of the frontage of the site</p> <p>9 without really disrupting it to much.</p> <p>10 You made mention of a possible need for a</p> <p>11 deceleration lane, I think. How long would something</p> <p>12 like that be and how much disruption of the existing</p> <p>13 vegetation in the corridor would be required to</p> <p>14 accommodate something like that?</p> <p>15 MR. KENNEDY: I say we don't know. We --</p> <p>16 usually, they are, literally, 100 foot long. They are</p> <p>17 not something that would go along the whole frontage</p> <p>18 of this area for this size development there, and if</p> <p>19 we did, I haven't measured the pavement width out</p> <p>20 there in the lanes, but typically, in a deceleration</p> <p>21 area, it would be from the center line of the road.</p> <p>22 It would be a 12-foot cartway, and then, typically,</p> <p>23 after that would be an 8-foot deceleration area and</p> <p>24 maybe a 2-foot shoulder, so if the pavement out there</p> <p>25 is -- I don't know what they use -- is 14, 16 foot</p>	<p style="text-align: right;">32</p> <p>1 at site plan with the plans?</p> <p>2 MR. KENNEDY: Yeah. We haven't even done</p> <p>3 a tree inventory yet to see where we need to enhance</p> <p>4 those areas.</p> <p>5 MR. BANISCH: The driveway access</p> <p>6 location, you are showing a boulevard access driveway.</p> <p>7 What would be the relative merits or lack thereof for</p> <p>8 dividing that into two separate driveways, one</p> <p>9 easterly and one westerly, on the frontage?</p> <p>10 MR. KENNEDY: To have a driveway in and</p> <p>11 out here and then another one down here?</p> <p>12 MR. BANISCH: Yeah.</p> <p>13 MR. KENNEDY: Again, it's a matter of</p> <p>14 choice. I look at it, with the number of units that</p> <p>15 are there, we feel comfortable it can clearly be one</p> <p>16 driveway that is in and out of there, but by the RSIS</p> <p>17 standards and even your own standards, you are going</p> <p>18 to want two ways and the boulevard can comply with</p> <p>19 that area.</p> <p>20 Another option was skinny this down, get</p> <p>21 rid of this island and make this driveway narrower,</p> <p>22 and potentially, at this location here, we can come</p> <p>23 out and put an emergency access in, no public. We can</p> <p>24 put a chain up and it would just for emergencies in</p> <p>25 and out. That is another option as well, but again,</p>
<p style="text-align: right;">31</p> <p>1 wide right now, at the end of the day, it may be 20 or</p> <p>2 22 foot wide so it may need a 6-foot strip of</p> <p>3 additional pavement in the area. I know, in this</p> <p>4 general area, it's level to the grade so there's not a</p> <p>5 lot of cut and fill up and down but we haven't gotten</p> <p>6 into those types of details yet.</p> <p>7 MR. BANISCH: Have you, at least,</p> <p>8 evaluated sight distances from that location of the</p> <p>9 driveway?</p> <p>10 MR. KENNEDY: Yeah. And we feel</p> <p>11 confident that the sight distance is...</p> <p>12 MR. BANISCH: Okay. That one section of</p> <p>13 the road frontage there where access -- where the</p> <p>14 existing access driveway is would need some</p> <p>15 restoration at the side of the road?</p> <p>16 MR. KENNEDY: Yes.</p> <p>17 MR. BANISCH: And that would be part of</p> <p>18 this project, obviously, correct?</p> <p>19 MR. KENNEDY: It would. And again, I'm</p> <p>20 going to say there's areas -- in walking this 200-foot</p> <p>21 area here, there's areas that could use some help so I</p> <p>22 think, as part of any plan, there is ability to</p> <p>23 relandscape and enhance some of that streetscape along</p> <p>24 here.</p> <p>25 MR. BANISCH: And that would be addressed</p>	<p style="text-align: right;">33</p> <p>1 we could propose, either way, I think it's more of</p> <p>2 what the Board wants to see and how they want to see</p> <p>3 that work out but those are both options or</p> <p>4 opportunities for the development of this project and</p> <p>5 still maintaining the fact of what you want to keep is</p> <p>6 that corridor in that scenic corridor along 202.</p> <p>7 MR. BANISCH: DOT will have input into</p> <p>8 that decision as well?</p> <p>9 MR. KENNEDY: Less. I'll say this: They</p> <p>10 will allow, with the frontage that's along this area,</p> <p>11 by their standard, the Highway Access Code, you would</p> <p>12 be allowed to have two driveways in both directions,</p> <p>13 not one way in and one way out, so no matter what you</p> <p>14 are putting behind it, whether it's one house or a</p> <p>15 larger project like this, the DOT, because of frontage</p> <p>16 distances, you could have two driveways. It would be</p> <p>17 more of your control that I want one or I want one and</p> <p>18 an emergency access driveway.</p> <p>19 MR. BANISCH: So that would be up to</p> <p>20 local preferences, and then, that would probably be</p> <p>21 investigated at the site plan application stage of</p> <p>22 this project?</p> <p>23 MR. KENNEDY: Yes. I would think so.</p> <p>24 MR. BANISCH: Okay. I think --</p> <p>25 Mayor, I think those are the only</p>

<p style="text-align: right;">34</p> <p>1 questions that came to mind for me.</p> <p>2 MAYOR VALLONE: Okay. Thank you.</p> <p>3 Ron, thank you very much.</p> <p>4 All right. So with that, let me -- any</p> <p>5 questions from the Council?</p> <p>6 MR. KARNER: Ron, one question I had with</p> <p>7 regards to the sewer is, you say it's going to be put</p> <p>8 back into the ground. How is that done? Is that via</p> <p>9 effluent would be then used in irrigation process</p> <p>10 or...</p> <p>11 MR. KENNEDY: Typically not. What would</p> <p>12 end up happening is, it would be a large disposal</p> <p>13 system so it would be pipes near the surface after</p> <p>14 it's treated and it would be a series of gravity pipes</p> <p>15 that would go through distribution and go through a</p> <p>16 sand filter and back into the ground again, just like</p> <p>17 a septic system.</p> <p>18 MR. KARNER: Any consideration to using</p> <p>19 it for irrigation?</p> <p>20 MR. KENNEDY: In something like this,</p> <p>21 typically, no. Because it -- not even meeting</p> <p>22 standards but it's an effective tool in larger</p> <p>23 developments where you have ball fields and other</p> <p>24 larger-mass areas to go do that. The amount of</p> <p>25 irrigation that would be needed for this around some</p>	<p style="text-align: right;">36</p> <p>1 going to be two-story colonial. A lot of materials</p> <p>2 you see here, from shake to clapboard, will be</p> <p>3 consistent with what you see in the town. Double-hung</p> <p>4 windows, some with brick faces, others with water</p> <p>5 tables similar to the Polo Club, but again, just an</p> <p>6 aesthetic that is consistent with the rest of the</p> <p>7 town.</p> <p>8 In addition to this, the floor plans that</p> <p>9 have been proposed are all first-floor masters, which</p> <p>10 means that the demographic that we are targeting would</p> <p>11 be able to effectively live on the first floor. You</p> <p>12 will have washer-drier, your masters, your bath,</p> <p>13 kitchen, den, open floor concept so, again, conducive</p> <p>14 to that specific demographic.</p> <p>15 That is pretty much it, for the most</p> <p>16 part.</p> <p>17 MAYOR VALLONE: With that, I would like</p> <p>18 to open it up to the public. Let me remind you please</p> <p>19 that you will state your name and address.</p> <p>20 MR. BECK: Robert Beck, 19 Hurlingham</p> <p>21 Club Road.</p> <p>22 I'm just curious how many floor plans</p> <p>23 there will be.</p> <p>24 MR. MELILLO: So Pulte has provided,</p> <p>25 specifically for submission to the settlement</p>
<p style="text-align: right;">35</p> <p>1 small landscape beds, it's insignificant and you would</p> <p>2 have to still design the disposal system for 100</p> <p>3 percent capacity because, from this time of year</p> <p>4 through the winter, you can't use it, so in the</p> <p>5 northeast, it makes it a little harder because you</p> <p>6 still have to store it or do something with that, put</p> <p>7 it back into the ground because of those conditions</p> <p>8 that exist because of the wintertime so you will see</p> <p>9 those types of things more used in the south where you</p> <p>10 can do that continually and you are going to really</p> <p>11 need a bigger area of lawns, areas that you need to</p> <p>12 irrigate rather than just some gardens around here</p> <p>13 that don't need a lot of water.</p> <p>14 MR. KARNER: Thank you.</p> <p>15 MAYOR VALLONE: Thank you, Ron.</p> <p>16 Anthony, we will complete the</p> <p>17 presentation, and then, we will open it up to the</p> <p>18 public for comments so please go ahead.</p> <p>19 MR. MELILLO: So we thought it would</p> <p>20 helpful to, again, show an aesthetic, kind of give a</p> <p>21 direction as to where this development will be, again,</p> <p>22 not specific to what is being provided. Again, that</p> <p>23 is going to be a Planning Board matter but this would</p> <p>24 show that, again, it is not going to be contemporary.</p> <p>25 They won't be single-story ranch variety but it's</p>	<p style="text-align: right;">37</p> <p>1 agreement, I believe, two floor plans so they have had</p> <p>2 -- but again, in other developments, they have had</p> <p>3 multiple, six, seven, to provide variety to the target</p> <p>4 market.</p> <p>5 MR. BECK: But will it, basically, be all</p> <p>6 the same?</p> <p>7 MR. MELILLO: They will all be first-</p> <p>8 floor masters. They will all have, again, that open-</p> <p>9 floor concept. They will have masters, bathrooms,</p> <p>10 walk-in closets. Consistent, just different</p> <p>11 allocations.</p> <p>12 MR. BECK: And they are designed for 55</p> <p>13 and older?</p> <p>14 MR. MELILLO: 55 and older.</p> <p>15 MR. KHAN: Sohail Khan, 3 Fox Hunt Court.</p> <p>16 Mayor, I am one of the three most</p> <p>17 affected people because of this development. It seems</p> <p>18 like the way we are proceeding is this is a fait</p> <p>19 accompli that, whatever we have, issues raised, has</p> <p>20 never been heard or never gotten any decent response</p> <p>21 on all the issues and objections. I am at a loss that</p> <p>22 why we are treated like this? Honestly, I have never</p> <p>23 seen this in my whole life that -- this is very</p> <p>24 disheartening, and especially, given that three of us</p> <p>25 are the most affected, why wouldn't we, at least,</p>

<p style="text-align: center;">38</p> <p>1 participate? Even in some of the discussions you guys</p> <p>2 have, at least, please listen to us. Listen to our</p> <p>3 concerns that --</p> <p>4 I am surprised to hear today it's only</p> <p>5 100 feet. I am told, when I was thinking of redoing</p> <p>6 some of my things, that I have 150-foot setback. Are</p> <p>7 things being changed just to accommodate?</p> <p>8 This plan was different when you gave us.</p> <p>9 There was nothing over here. Now, all the homes are</p> <p>10 shown over there and it seems like that it's at the</p> <p>11 cost of the three of us. Maybe --</p> <p>12 I am willing to offer my home. Maybe</p> <p>13 these are rich guys. They can come and buy these</p> <p>14 properties and do whatever they want, really.</p> <p>15 Please listen to us. Give us a chance.</p> <p>16 We want to work to find ways but don't just close the</p> <p>17 door. Right now, that is the real feeling and I'm</p> <p>18 making a request to you.</p> <p>19 MAYOR VALLONE: I appreciate that and I</p> <p>20 think that is why we are here, to get the input and</p> <p>21 talk about these projects and see how we can move</p> <p>22 forward.</p> <p>23 MR. KHAN: So we did that on earlier</p> <p>24 meetings and nothing. Even the minutes were changed,</p> <p>25 were different than what we discussed and what they</p>	<p style="text-align: center;">40</p> <p>1 put on a plan. We have topography on it and it's</p> <p>2 blind to any proposed development.</p> <p>3 MS. CAMPBELL: So we don't have any</p> <p>4 graphics on that?</p> <p>5 MR. KENNEDY: We don't because, again,</p> <p>6 even if I showed you that, which we just submitted</p> <p>7 recently, it doesn't have the buffers associated with</p> <p>8 it. We won't know that for another three to six</p> <p>9 months. To answer those questions, if we say, "Okay.</p> <p>10 What's the net after you take out the environmental</p> <p>11 constraints?"</p> <p>12 MS. CAMPBELL: Yeah. And the setbacks.</p> <p>13 MR. KENNEDY: We don't have that yet</p> <p>14 until we get through all those other constraints where</p> <p>15 they are defined and we know exactly what they are.</p> <p>16 MS. CAMPBELL: So this picture, do we</p> <p>17 have a calculation?</p> <p>18 MR. KENNEDY: No. I didn't do that and</p> <p>19 that's, typically, not a number that we will go and</p> <p>20 do.</p> <p>21 MS. CAMPBELL: I think all of us are</p> <p>22 really concerned about the fair market units so really</p> <p>23 that's what I'm addressing specifically is the amount</p> <p>24 of fair market units that are on this graphic. For</p> <p>25 example, I see these fair market units and I'm not</p>
<p style="text-align: center;">39</p> <p>1 were put in.</p> <p>2 MAYOR VALLONE: Well, we disagree with</p> <p>3 that but okay.</p> <p>4 All right. Any other questions for the</p> <p>5 developers?</p> <p>6 MS. CAMPBELL: Cindy Campbell, 81 Peapack</p> <p>7 Road.</p> <p>8 Of the 42 acres which I heard for the</p> <p>9 last several years, it's now 43, I was wondering if we</p> <p>10 could talk about -- of the usable footage and how it's</p> <p>11 determined that this is Wetlands? Like, who</p> <p>12 determined that this was exactly the Wetland line?</p> <p>13 But, if, in fact, it is a study that was done, how</p> <p>14 many concentrated units are left on how many acres?</p> <p>15 So what's the per-person head count per acre?</p> <p>16 MR. KENNEDY: So I'll say we are not</p> <p>17 there yet because the Wetlands plan, this was a plan</p> <p>18 that was done prior to us actually finalizing the</p> <p>19 detailed Letter of Interpretation, and candidly, I'll</p> <p>20 say it was conservative. It has more areas than we</p> <p>21 found when we did the Wetlands studies so that plan we</p> <p>22 had to have a Wetlands specialist go out and locate</p> <p>23 physically on the property over multiple days all the</p> <p>24 different areas of Wetlands. Then, we -- then, after</p> <p>25 that, have surveyors that go locate all those flags</p>	<p style="text-align: center;">41</p> <p>1 sure about the price range of the age-restricted.</p> <p>2 MR. KENNEDY: We're not either.</p> <p>3 MS. CAMPBELL: Are they 3 or are they 8?</p> <p>4 So the thought process there is very different. If</p> <p>5 you have a \$300,000 home or townhouse, those green</p> <p>6 markings between them and, you know, the little bit of</p> <p>7 landscape is probably not bad but I think we were all</p> <p>8 very concerned with the price difference and who is</p> <p>9 going to buy, you know, a three-bedroom unit where you</p> <p>10 are looking at somebody else's deck or their, you</p> <p>11 know --</p> <p>12 MR. KENNEDY: Again, it's a standard --</p> <p>13 MS. CAMPBELL: Junk pile.</p> <p>14 MR. KENNEDY: I'll say it's a design that</p> <p>15 still has to be evolved. This isn't the final</p> <p>16 landscaping plan and it's not even the final layout</p> <p>17 that's been proposed there yet. I mean, the price</p> <p>18 points are --</p> <p>19 MS. CAMPBELL: Well, I know but it's all</p> <p>20 we have to look at.</p> <p>21 MR. KENNEDY: It's all we have either but</p> <p>22 the price points we talked about before, 800,000, it's</p> <p>23 not going to be 300,000. They talked about that at a</p> <p>24 meeting here but I didn't say it but, you know, that</p> <p>25 Anthony or -- you know, that is the neighborhood of</p>

<p style="text-align: right;">42</p> <p>1 price points that we are at, and when we start 2 designing those elements and those areas around the 3 houses to sell a unit at that price point, there will 4 be landscaping. There will be the buffering. There 5 will be the treatments in there that is going to 6 attract that type of buyer to go and sell that house. 7 The developer is not going to want go through this 8 process without knowing it can sell it for the price 9 point it's at, so internally, that is not going to be 10 an issue by the time we get to all those details that 11 are there.</p> <p>12 And the proximity of units of next to the 13 units or back-to-back units that are here, that is 14 going to be something that is acceptable to the 15 developer in their industry to sell those units at 16 that price point so that's something that's their risk 17 but that's something that we go through all the time.</p> <p>18 MS. CAMPBELL: I mean, it's their risk 19 whether they can fill it or not but it's also our town 20 and, you know, it didn't seem like there's a lot of 21 green among all of those units, and if that is, in 22 fact, Wetlands, I don't see people going in there, so 23 therefore, you are developing not a 43-acre piece of 24 land; you are developing what looks like maybe two- 25 thirds of that. I don't know. I'm just trying to get</p>	<p style="text-align: right;">44</p> <p>1 MAYOR VALLONE: All right. Thank you, 2 Anthony.</p> <p>3 All right. Anybody else with questions? 4 MR. PRESSLER: Lee Pressler, 80 Lake 5 Road.</p> <p>6 In terms of the deed restriction, is that 7 written in stone? What happens if, all the sudden 8 [sic], these homes aren't selling? Is the developer 9 going to come back to us and say "We need to lift the 10 deed restriction because we can't sell them"? 11 MR. GIANETTI: As part of any of the 12 approvals, there will be the condition that there will 13 have to be a restriction on the property that they are 14 age-restricted so there's no ability to go back 15 without getting everyone's blessing before that to 16 remove the restriction so they are not going to be on 17 their own and say "The marketing is not going well. 18 We want to change it from age-restricted to family." 19 MR. SORDILLO: If I may add, it's also in 20 an agreement that we are negotiating with the 21 developer, right now, that we will have -- it's going 22 to be in their Homeowners Association documents which 23 is recorded by the state. They will be recorded by 24 deed in the -- with the county and it's also going to 25 be -- the settlement agreements I just mentioned are</p>
<p style="text-align: right;">43</p> <p>1 an idea for everybody.</p> <p>2 MR. KENNEDY: Yeah. It's still based on 3 the gross acreage, and if we didn't have the buffer in 4 front either the buffers are on the out or the 5 Wetlands area, it's still based on a gross acreage 6 count that we are talking about here. It's not a net 7 acreage.</p> <p>8 MS. CAMPBELL: Well, I think the density 9 does make a difference. I mean, if the other isn't 10 developable, then what you are doing is concentrating 11 an awful lot of homes on a smaller amount of acreage.</p> <p>12 MR. MELILLO: Again, that's true.</p> <p>13 MS. CAMPBELL: Yeah.</p> <p>14 MR. MELILLO: Valid point. But just as a 15 comparison, if you are looking at the Polo Club, these 16 units were actually developed wider apart than the 17 Polo Club. If you are talking about a units-per-acre 18 scenario, it's actually less units per acre on this 19 than what's provided in the Polo Club so not to say, 20 again, that is it apples to apples, but you know, 21 understanding that the product does work, that it is 22 very desirable. It might not be my particular choice 23 or yours but there certainly is a market for it and 24 there's a demand for it and the developer is looking 25 to take that specific risk.</p>	<p style="text-align: right;">45</p> <p>1 going to be submitted to the court as part of the 2 overall settlement agreement with the affordable 3 housing so there's a number of submission, 4 requirements and approvals where this is now recorded, 5 so if there was any request that it's taken off, all 6 of these individuals and all of these steps now have 7 to agree, the court, fair share, the town, the state, 8 through the DCA, through the Homeowners Association 9 requirement filing. It's not an easy process.</p> <p>10 MR. PRESSLER: Is there any scenario 11 where the state could force us? 12 MR. SORDILLO: The state could force you 13 to do anything. The state could take the whole 14 property if they wanted to. I can't foresee that. 15 It's unlikely.</p> <p>16 MR. PRESSLER: I'm talking about the 17 market homes, not the -- I realize that the affordable 18 homes are not restricted.</p> <p>19 MR. SORDILLO: I'm just saying the state 20 can do whatever -- when it comes down to it the state 21 could do whatever they want. I mean, they are making 22 us do this whole process in the first place. You know 23 and the state can do pretty much whatever it wants to 24 when it comes down to it. I wouldn't see a reason why 25 the state would get involved in this at all.</p>

<p style="text-align: right;">46</p> <p>1 MR. PRESSLER: And if they don't sell, is</p> <p>2 there any right of the developer to rent them?</p> <p>3 MR. GIANETTI: No.</p> <p>4 MAYOR VALLONE: They are not allowed.</p> <p>5 MR. PRESSLER: And it's going to be built</p> <p>6 in phases so you are going to build the whole thing</p> <p>7 and wait until you sell some until you build the next</p> <p>8 stage, I assume?</p> <p>9 MR. MELILLO: Yeah. So with regards to</p> <p>10 phasing, the developers assumed, at least, for</p> <p>11 purposes of this particular agreement, three phases;</p> <p>12 however, again, that is market based. They are going</p> <p>13 to determine what the absorption rate is, right? They</p> <p>14 are not going to oversaturate a market and hurt</p> <p>15 themselves, so once that is determined, at that point</p> <p>16 in time, they will be able to determine what's the</p> <p>17 most appropriate phasing but yes. It will be a</p> <p>18 phasing and it will be done so that, again, there's no</p> <p>19 impact or minimal impact to pricing.</p> <p>20 MR. PRESSLER: The last question is,</p> <p>21 maybe this was brought up earlier, in terms of traffic</p> <p>22 studies, has anyone looked at, like, what the impact</p> <p>23 of 202 because you have the school right across the</p> <p>24 street; it's already hard to make a left out of Lake</p> <p>25 Road, in terms of what that will be.</p>	<p style="text-align: right;">48</p> <p>1 what's going to be allowed or required and talk about</p> <p>2 the access and the input from here. Again, if we are</p> <p>3 going to have just one access and the emergency access</p> <p>4 or the boulevard concept that's all for us to</p> <p>5 understand so we can, at least, have those discussions</p> <p>6 with DOT now and not wait until after the hearings or</p> <p>7 certainly in the middle of the hearings. That would</p> <p>8 be helpful to understand.</p> <p>9 MR. PRESSLER: So you are the contractor</p> <p>10 and Pulte Homes is the developer?</p> <p>11 MR. MELILLO: Contract purchaser. Pulte</p> <p>12 is the developer.</p> <p>13 MR. PRESSLER: So they build it or you</p> <p>14 build it?</p> <p>15 MR. MELILLO: They build it.</p> <p>16 MR. PRESSLER: But it's your project?</p> <p>17 MR. MELILLO: I would say intermediary.</p> <p>18 Contract purchaser is the middle man between the owner</p> <p>19 and the developer.</p> <p>20 MAYOR VALLONE: Okay. Anybody else?</p> <p>21 MR. SHAPIRO: Jay Shapiro, 44 Peapack</p> <p>22 Road.</p> <p>23 Just as a reference, what is the number</p> <p>24 of units at the Polo Club compared to this?</p> <p>25 MR. BANISCH: Pretty close. 124.</p>
<p style="text-align: right;">47</p> <p>1 MR. KENNEDY: We are going to go through</p> <p>2 that process, and typically, that will be done at site</p> <p>3 plan process. We will go through that because it's on</p> <p>4 a state highway, because of this intersection and the</p> <p>5 issues along there already, we are going to do that</p> <p>6 early in this process and we are going to go contact</p> <p>7 the DOT in this process before we make a submission</p> <p>8 for site plan. A lot of times, we will do it on the</p> <p>9 back end, but in this case, we are going to go talk to</p> <p>10 them just so we understand about a couple of things.</p> <p>11 We understand our traffic studies and we understand</p> <p>12 what they are willing or are going to allow us to do</p> <p>13 on certain things so those improvements because I know</p> <p>14 the Board, as well as the public, is going to be</p> <p>15 really interested in that and I just can't give you</p> <p>16 good answers now because we don't have what the DOT is</p> <p>17 going to really ask us to do and we think that, based</p> <p>18 on input that we got already from the public and the</p> <p>19 Board, we didn't want to line it up. We want to</p> <p>20 offset it. We thought it was a good idea. We have to</p> <p>21 go through some of those studies. We have some</p> <p>22 existing data already but we really haven't gone</p> <p>23 through the details yet about that. The traffic</p> <p>24 engineer is going to go do more updated counts, go</p> <p>25 have some preliminary discussions with DOT about</p>	<p style="text-align: right;">49</p> <p>1 Actually, it was built as a 125-unit project but</p> <p>2 there's 124 because 2 of the market rate units were</p> <p>3 combined to 1 and this is 134.</p> <p>4 MR. SHAPIRO: So order of magnitude, it's</p> <p>5 actually very similar. It's a very similar</p> <p>6 development size.</p> <p>7 What is the total acreage? There was</p> <p>8 reference made to the density before. What is the</p> <p>9 Polo Club's total, just out of interest?</p> <p>10 MR. BANISCH: I shouldn't say because I</p> <p>11 don't know exactly, but memory serves me correctly,</p> <p>12 it's something in the neighborhood of about 12 acres</p> <p>13 but that is if memory serves me correctly.</p> <p>14 MR. SHAPIRO: Just for a minute, if you</p> <p>15 could hear the pros and cons of grouping the</p> <p>16 affordable all in one focused spot as opposed to</p> <p>17 having it dispersed, was that considered?</p> <p>18 MR. SORDILLO: I can actually address</p> <p>19 that on the borough's perspective, and then, I'll let</p> <p>20 you guys jump in.</p> <p>21 From the borough's perspective, we wanted</p> <p>22 that because we requested them to be rental units and</p> <p>23 the reason why we needed rental units is because part</p> <p>24 of our affordable house requirements from fair share</p> <p>25 and our settlement with the courts is that we have to</p>

<p style="text-align: center;">50</p> <p>1 have a certain number of family rental units that are 2 market rate -- affordable rate -- excuse me -- and by 3 doing so, in some of our calculations, we are trying 4 to maximize the amount of bonus credits so we want to 5 make sure we got the most number of bonus credits. 6 As you recall, bonus credits are credits 7 the borough gets for affordable housing units without 8 actually having a brick-and-mortar house. It's a 9 paper credit so getting those means we actually have 10 to build a less number of actual brick-and-mortar 11 units, so working with our planner and with the 12 developers, we tried to, for our whole plan, not just 13 this site, maximize the absolute most number of 14 bonuses credits we can get and in doing so is having a 15 larger number of family rental units, so the fact that 16 they are family rental units versus for sale, they 17 have to be kind of in another building but I can leave 18 it up to the developer to answer that one as to the 19 decision of the location. 20 MR. GIANETTI: Well, just to your 21 comment, it's quite common now to see in these type of 22 projects because towns are focused on meeting their 23 obligation. In a historical sense, it used to be, if 24 you have a 20- or 30-unit obligation, you were 25 building between to 120 to 160 apartments to captor</p>	<p style="text-align: center;">52</p> <p>1 getting rental units which earn the bonuses that 2 Mr. Sordillo mentioned and that all has the overall 3 impact of less development in Far Hills Borough so 4 that served the Mayor and the Borough Council's 5 interest in limiting the overall impact of new 6 development while, at the same time, addressing the 7 numerical targets that they were assigned by the 8 state. 9 MAYOR VALLONE: Thank you. 10 MR. SCHWESTER: Charles Schwester, 410 11 Lake Road. 12 I'm glad to hear that you are phasing it 13 and you are going to do three or four phases. I was 14 told or we were under the impression that you are 15 going to start and do the affordable rentals first; is 16 that true? 17 MR. GIANETTI: Yeah. As part of any 18 inclusionary project, you are limited on how many 19 market rate units you can build before the affordables 20 have to be built so they always want the affordables 21 to kind of be tied to your market reproduction. If 22 all the affordables are in one building, you can't 23 really phase it. You are building the apartment 24 building so that will be done as part of the first 25 phase.</p>
<p style="text-align: center;">51</p> <p>1 that. You always viewed it as one more project. From 2 a planning perspective where they are looking to limit 3 the impact on services and school by having it as a 4 for-sale project for the market rate component but at 5 the same time maximizing the bonus credits. As 6 Mr. Sordillo is explaining, you are seeing a lot more 7 of these -- Fair Share Housing Center typically 8 prefers that the units are dispersed throughout the 9 project, but in these scenarios, especially, where 10 have you two different types of housing type and forms 11 of ownership, they understand the need and the desire 12 to have the rental unit in one building as opposed to 13 unit townhouses as a rental unit and then impacting 14 density. 15 MR. BANISCH: And I would like to add 16 just a couple things to that. One of which is, the 17 bonus is a situation that really shouldn't being 18 overlooked. The developer's attorney just now made 19 reference to a 20 percent set aside which is 20 conventionally the case. In a development this size, 21 105 market rate units would generate, like, a 21-unit 22 affordable component -- or excuse me. 25. It 23 would -- and this is 29 units so the borough is 24 getting a higher percentage than is normally required 25 in an inclusionary zoning scenario and they are</p>	<p style="text-align: center;">53</p> <p>1 MR. SCHWESTER: Okay. I heard, for -- 2 maybe I wasn't listening but I heard, I think, for the 3 first time because we moved to the age-restricted, 4 which was a huge bonus and very well done, what -- did 5 I hear there's some kind of an abatement or some kind 6 of a financial credits or can you explain that? 7 MR. MELILLO: So a contribution, not a 8 subsidy, but a contribution, not just the market rate, 9 a contribution that the borough would provide, would 10 be 6400 per unit per year for ten years. 11 MR. SCHWESTER: 6400 tax abatement? 12 MR. MELILLO: Not a tax abatement. It's 13 a cash contribution. 14 MR. SCHWESTER: Cash. So the borough is 15 going pay 6400 per unit for the 105? 16 MR. MELILLO: Correct. 17 MR. SCHWESTER: What is the tax rate on 18 those 105? 19 MR. MELILLO: So we have projected about 20 800,000 a unit at 1.37 gives you about 10 to \$11,000 21 of tax ratables. 22 MR. SCHWESTER: So we are going to be 23 collecting -- 24 MR. MELILLO: So you are cash positive. 25 MR. SCHWESTER: -- about 5 so that's 6500</p>

<p style="text-align: right;">54</p> <p>1 for ten years.</p> <p>2 MR. MELILLO: For ten years.</p> <p>3 MR. SCHWESTER: So 65,000.</p> <p>4 MR. MELILLO: No. It's 6500 per unit per</p> <p>5 year.</p> <p>6 MEMBER OF THE PUBLIC: \$672,000.</p> <p>7 MR. SCHWESTER: I'm talking individual</p> <p>8 units, though.</p> <p>9 MR. MELILLO: On an individual, exactly,</p> <p>10 65,000.</p> <p>11 MR. SCHWESTER: Because that is the first</p> <p>12 time I'm hearing that.</p> <p>13 Now, these units here, are these the</p> <p>14 affordables?</p> <p>15 MR. MELILLO: No, those are the market</p> <p>16 rate age-restricted units.</p> <p>17 MR. SCHWESTER: Wow. That's \$300 a foot?</p> <p>18 MR. MELILLO: You know, I can't speak to</p> <p>19 --</p> <p>20 MR. SCHWESTER: I hope it's better than</p> <p>21 that. You are going to struggle to get 800 out of</p> <p>22 that. I'm trying to add a little levity to it but</p> <p>23 there's no way in hell, 800,000. I hope you do better</p> <p>24 than that.</p> <p>25 MR. MELILLO: Fair enough, fair enough.</p>	<p style="text-align: right;">56</p> <p>1 project. It would also be in a net positive from the</p> <p>2 development of the project. The project will be</p> <p>3 paying its taxes and as it's paying its taxes and</p> <p>4 increased payment of taxes than the payments for those</p> <p>5 individual per-unit contribution will kick in and be</p> <p>6 paid out over a twelve-year period.</p> <p>7 MR. SCHWESTER: Can I have a follow up on</p> <p>8 that?</p> <p>9 MAYOR VALLONE: Well, no, actually and I</p> <p>10 just want to mention that you were the one that gave</p> <p>11 us that idea.</p> <p>12 MR. SCHWESTER: I know; I know.</p> <p>13 MAYOR VALLONE: So there you go so we</p> <p>14 implemented it. We do listen; you see?</p> <p>15 MR. SCHWESTER: I know; I know. You did</p> <p>16 good so far.</p> <p>17 MAYOR VALLONE: Thank you.</p> <p>18 MR. SOBEL: Jon Sobel, 44 Spring Hollow</p> <p>19 Road.</p> <p>20 So I appreciate you providing an update</p> <p>21 today on the largest proposed development in our</p> <p>22 borough's history since your first and only</p> <p>23 presentation in October 2018.</p> <p>24 I'll get to my questions in a second. I</p> <p>25 only have a few but I would argue that the majority of</p>
<p style="text-align: right;">55</p> <p>1 MR. SORDILLO: Mayor, if I may, just to</p> <p>2 address one of the items that we were just talking</p> <p>3 about with regard to the contribution, the way that we</p> <p>4 are negotiating that with the developer, just so the</p> <p>5 public understands, is that --</p> <p>6 Excuse me. And the court reporter is</p> <p>7 taking this down so please try to minimize any talking</p> <p>8 in the audience because it makes it difficult for her</p> <p>9 to take down everybody's comments.</p> <p>10 But I just wanted to address what we are</p> <p>11 negotiating with the developer with regard to this</p> <p>12 contribution is that it's phased in with the</p> <p>13 development of the project so that is why it's -- we</p> <p>14 are looking at it based on a per-unit basis and</p> <p>15 calculation so the payments that the borough would</p> <p>16 make would not go on line or become due until the unit</p> <p>17 gets its CO and actually starts paying taxes, so in</p> <p>18 essence, the borough will not be paying anything</p> <p>19 out of pocket, so to speak. The project will,</p> <p>20 essentially, be paying for itself because, as each</p> <p>21 unit comes online and starts paying its taxes, that is</p> <p>22 when the payments to this developer will start kicking</p> <p>23 in and it's phased in with that development and why</p> <p>24 it's also being stretched out over a 12-year period so</p> <p>25 the borough is never in a negative situation from the</p>	<p style="text-align: right;">57</p> <p>1 us didn't receive ample notice of the first</p> <p>2 presentation, but regardless, somehow your proposed</p> <p>3 development was included and approved in our</p> <p>4 settlement agreement with Fair Share Housing Center on</p> <p>5 the very same night. How? No one knows but that was</p> <p>6 the process that our borough chose.</p> <p>7 So tonight, your lawyer mentioned the</p> <p>8 first and only presentation in his introduction so my</p> <p>9 only question related to that is the plans for the</p> <p>10 settlement agreement which included your proposed</p> <p>11 development before it was presented and approved on</p> <p>12 the very same night. Do you guys have any knowledge</p> <p>13 that your presentation, your plans, everything that</p> <p>14 you are doing, was presented to us before October or</p> <p>15 the settlement agreement? Was it ever made available</p> <p>16 to us? I just want clarity from the lawyer.</p> <p>17 MR. GIANETTI: I don't know if I follow</p> <p>18 the question.</p> <p>19 MR. SOBEL: So you presented in October.</p> <p>20 Did we ever see a presentation --</p> <p>21 MR. GIANETTI: 2018.</p> <p>22 MR. SOBEL: Of 2018. Did we ever see a</p> <p>23 presentation or the settlement agreement before the</p> <p>24 night where the presentation occurred and your</p> <p>25 development was included and approved? It was all</p>

<p style="text-align: right;">58</p> <p>1 done in the same night so I'm just curious if there</p> <p>2 was anything presented to us before that date.</p> <p>3 MR. GIANETTI: I can't answer what was</p> <p>4 presented at what point.</p> <p>5 MR. SOBEL: Can I ask the attorney for</p> <p>6 the Council?</p> <p>7 MR. SORDILLO: You've asked me this</p> <p>8 before. I'm not answering again.</p> <p>9 MR. SOBEL: It's a simple question.</p> <p>10 MR. SORDILLO: Yeah. I know; it's a</p> <p>11 simple question and you keep asking it and I give you</p> <p>12 the answer and you are asking me again, and unless the</p> <p>13 mayor instructs me to, I'm not answering it.</p> <p>14 MR. SOBEL: Because you do represent the</p> <p>15 borough.</p> <p>16 MAYOR VALLONE: We are here now. Okay.</p> <p>17 MR. SOBEL: I'm just asking facts because</p> <p>18 if was brought up and you said pertaining to their</p> <p>19 presentation. I'm asking.</p> <p>20 MAYOR VALLONE: Do you have a question</p> <p>21 pertinent to tonight?</p> <p>22 MR. SOBEL: Why can I not just get a</p> <p>23 direct answer?</p> <p>24 MAYOR VALLONE: Because there's no answer</p> <p>25 to that. The fact of the matter is: We have already</p>	<p style="text-align: right;">60</p> <p>1 MR. SOBEL: So correct, it's going to be</p> <p>2 rezoned.</p> <p>3 Did you approach the borough to have the</p> <p>4 proposed development included in solving the fair</p> <p>5 share housing center? It's already included in the</p> <p>6 notes and meeting minutes that you did approach them</p> <p>7 to have it included in the agreement.</p> <p>8 You mentioned rezoning in today's</p> <p>9 introduction. Does that make your proposed</p> <p>10 development's redevelopments? It's how you clarify</p> <p>11 the properties. If you are rezoning, this is not just</p> <p>12 developments; they are redevelopment, correct?</p> <p>13 MR. SORDILLO: No. That's legally</p> <p>14 incorrect.</p> <p>15 MR. SOBEL: So I just want to understand</p> <p>16 why.</p> <p>17 MR. SORDILLO: There is a law called the</p> <p>18 "Local Redevelopment and Housing Act" or "Law" --</p> <p>19 excuse me -- that defines what a redevelopment project</p> <p>20 is and there's specific requirements. You have to</p> <p>21 find that the piece of property meets certain</p> <p>22 requirements to qualify that property as an area in</p> <p>23 need of redevelopment. That has to be researched by</p> <p>24 the Planning Board, designated by the Council. At</p> <p>25 that point, the borough then adopts a redevelopment</p>
<p style="text-align: right;">59</p> <p>1 given you the answer.</p> <p>2 MR. SOBEL: I'll move on but you are</p> <p>3 going to tell me my minutes are expiring.</p> <p>4 MAYOR VALLONE: You have two minutes</p> <p>5 left.</p> <p>6 MR. SOBEL: That's not true. I listened</p> <p>7 to you. You are going to listen to me.</p> <p>8 Does your current project meet with</p> <p>9 Master Plan of the community currently? A simple</p> <p>10 question, it doesn't currently, correct?</p> <p>11 MR. SORDILLO: Yes. It is. We adopted a</p> <p>12 Master Plan amendment. This complies fully with the</p> <p>13 Master Plan amendment that was adopted by the borough.</p> <p>14 MR. SOBEL: And that was adopted on what</p> <p>15 date?</p> <p>16 MR. SORDILLO: July.</p> <p>17 MR. SOBEL: Thank you.</p> <p>18 So this development fully complies fully?</p> <p>19 MR. SORDILLO: That would be a decision</p> <p>20 by the Planning Board, but in my opinion, it does</p> <p>21 comply with what was adopted.</p> <p>22 MR. SOBEL: So does it meet with the</p> <p>23 current zoning of the property?</p> <p>24 MR. BANISCH: No. The property is going</p> <p>25 to be rezoned.</p>	<p style="text-align: right;">61</p> <p>1 plan that affects the property. It's a whole</p> <p>2 different process than rezoning. Rezoning is what we</p> <p>3 are proceeding with in project, not redevelopment.</p> <p>4 MR. SOBEL: So you are changing the uses</p> <p>5 but it's not clarified as a redevelopment. Okay.</p> <p>6 What changes in zoning and variances and</p> <p>7 remediations are you requesting that are specific to</p> <p>8 the change of the property? Is it just the number of</p> <p>9 homes?</p> <p>10 MR. GIANETTI: Well, again, we might be</p> <p>11 conflating things, and going first with the Master</p> <p>12 Plan, you don't comply with the Master Plan. The</p> <p>13 Master Plan is just a guideline for the town of how</p> <p>14 they want their zoning to go forward in the future.</p> <p>15 You have to be consistent with the Master Plan. The</p> <p>16 town adopts zoning to implement the goals of that</p> <p>17 Master Plan, so as part of this, the town has taken a</p> <p>18 step to amend its Master Plan. The next step in order</p> <p>19 to comply with the court order and its settlement is</p> <p>20 to adopt the zoning to implement not just this</p> <p>21 whatever other plan it has with respect to its</p> <p>22 affordable housing plan.</p> <p>23 At this point, again, as Mr. Kennedy was</p> <p>24 explaining, a lot of this is conceptual. The goal and</p> <p>25 desire is, when we come in for a Planning Board, it's</p>

<p style="text-align: center;">62</p> <p>1 going to be fully conforming with the zoning that is</p> <p>2 adopted consistent with the fair share housing</p> <p>3 settlement agreement. We can't say, for sure, as we</p> <p>4 go forward with the DEP, there might be some</p> <p>5 adjustment that requires a waiver. That is quite</p> <p>6 possible that occurs, but the goal is, whatever plan</p> <p>7 we come in with the site plan, we are going to be as</p> <p>8 fully conforming as possible with the zoning that was</p> <p>9 adopted.</p> <p>10 MR. SOBEL: Which I totally understand.</p> <p>11 If we can make available any list of deviations and</p> <p>12 variances ahead of schedule so we actually understand</p> <p>13 what the changes are, that would be helpful for</p> <p>14 residents.</p> <p>15 MR. BANISCH: Well, so you know, what</p> <p>16 happens is, those are -- those will be identified at</p> <p>17 the time a site plan application is made. The</p> <p>18 technical legal requirement is that they be identified</p> <p>19 ten days before a public hearing once that site plan</p> <p>20 application is submitted, and so what happens is, the</p> <p>21 applicant advertises notice as required by law in the</p> <p>22 paper that they have an application pending before the</p> <p>23 Planning Board. I am sure that the borough is going</p> <p>24 to let people know that this application is coming in,</p> <p>25 but technically, the legal requirement is ten-day</p>	<p style="text-align: center;">64</p> <p>1 are here.</p> <p>2 MR. SOBEL: Do we have a sewer treatment</p> <p>3 facility in our whole borough? This is the first time</p> <p>4 I'm hearing about it so my next question is about</p> <p>5 impact studies, if there were any performed before the</p> <p>6 October 2018 meeting, and if not, how about for this</p> <p>7 meeting? Was any -- for it to be included in the</p> <p>8 settlement agreement to do our due diligence, and if</p> <p>9 not, was it done before this meeting and shared with</p> <p>10 our Council? Any impact studies, I'm including</p> <p>11 traffic, etc.</p> <p>12 MR. GIANETTI: I'm not sure what you</p> <p>13 mean, an "impact study," but I think Mr. Kennedy</p> <p>14 testified that some of the preliminary research that</p> <p>15 was done. Again, this is conceptual. There are</p> <p>16 multiple steps that we have to go through to provide</p> <p>17 the studies to the Planning Board, to the public when</p> <p>18 we present it to the Planning Board to the NJDOT to</p> <p>19 the NJDEP.</p> <p>20 MR. SOBEL: I agree. That's why --</p> <p>21 MR. KARNER: We are, like, going down the</p> <p>22 sewage treatment plant route but didn't we start</p> <p>23 saying we may still run a pipe down 202 or something?</p> <p>24 You know, did we give up on that already or no?</p> <p>25 MR. GIANETTI: No. That is still the</p>
<p style="text-align: center;">63</p> <p>1 notice and that is on the application that is</p> <p>2 submitted to the Planning Board, and in that</p> <p>3 application that is submitted to the Planning Board</p> <p>4 are the list of waivers and variances that the</p> <p>5 applicant may request an additional waivers and</p> <p>6 variances may be found during the course of the public</p> <p>7 hearing but they will notify. First of all, they will</p> <p>8 identify what those waivers and variances are. Okay?</p> <p>9 It's ten days.</p> <p>10 MR. SOBEL: I follow you.</p> <p>11 MR. GIANETTI: In addition to putting it</p> <p>12 in the paper, we also have to notify all property</p> <p>13 owners within 200 feet from the property.</p> <p>14 MR. BANISCH: Like I said, the town will</p> <p>15 notify just like they notified for this meeting.</p> <p>16 MR. SOBEL: Excellent.</p> <p>17 MAYOR VALLONE: Thank you, Mr. Sobel.</p> <p>18 Any other questions?</p> <p>19 MR. SOBEL: Actually, sorry, Mayor. This</p> <p>20 is the largest project in the borough's history.</p> <p>21 Their time does not take away from my time and they</p> <p>22 would appreciate my comments. Sorry, Mayor. I am</p> <p>23 within my time limit.</p> <p>24 MAYOR VALLONE: You are not within your</p> <p>25 time limit. You have to consider other people that</p>	<p style="text-align: center;">65</p> <p>1 option if the on-site doesn't work.</p> <p>2 MR. KARNER: Is that the priority or is</p> <p>3 there -- I'm just curios because that is how we</p> <p>4 started, and now, we are talking about a sewage</p> <p>5 treatment plant.</p> <p>6 MR. KENNEDY: A couple of things: First</p> <p>7 of all, both are still an option. One is not picked</p> <p>8 over the other but we need to look at both for this</p> <p>9 project because of the complications associated with</p> <p>10 tying into the public system, not only the distance</p> <p>11 that's there but then your capacity with EDC because</p> <p>12 you are over your limits of capacity. There's fees</p> <p>13 that are out of whack.</p> <p>14 MR. KARNER: But then, you have to run a</p> <p>15 pipe down 202. There's a tremendous infrastructure.</p> <p>16 MR. KENNEDY: Well, there is. There's a</p> <p>17 lot of issues. There's both options there but I</p> <p>18 think, in order for us to do to the property to the</p> <p>19 neighbors and to the community, we need to look at</p> <p>20 both. We have to come back to you and say "Here's our</p> <p>21 options" because it gives you clarity. We have a long</p> <p>22 way to go.</p> <p>23 MR. KARNER: I like to see we are looking</p> <p>24 at both.</p> <p>25 MS. BECK: Janice Beck, 19 Hurlingham</p>

<p style="text-align: right;">66</p> <p>1 Club Road.</p> <p>2 I know, in Mendham and Drakewick have a</p> <p>3 sewage retention. They have their own sewage so it</p> <p>4 works there although Drakewick had some problems where</p> <p>5 they had to rebuild their drainage system or something</p> <p>6 but overall it works.</p> <p>7 MR. SOBEL: There's a difference between</p> <p>8 detention basin and a sewer treatment facility, and</p> <p>9 with the Wetlands there, where else are they going to</p> <p>10 place it? The sewage treatment facility? Great. I</p> <p>11 would love to see it happen.</p> <p>12 MAYOR VALLONE: Thank you.</p> <p>13 MR. DeCAROLIS: Mr. Sobel, I would</p> <p>14 appreciate if you sat down and allow time for other</p> <p>15 people to ask questions.</p> <p>16 MR. SOBEL: Isn't it in our best interest</p> <p>17 to ask questions?</p> <p>18 MAYOR VALLONE: I'm going to ask you one</p> <p>19 more time to sit down, and then, you are going to be</p> <p>20 escorted out.</p> <p>21 MR. SOBEL: You are still going to be</p> <p>22 able to move forward with your project as you see fit</p> <p>23 but we should all be able to ask our questions.</p> <p>24 MAYOR VALLONE: You did.</p> <p>25 MR. SOBEL: I still have a long list but</p>	<p style="text-align: right;">68</p> <p>1 look to redo the plan as it is now, but by then, there</p> <p>2 will be zoning standards established so setbacks of</p> <p>3 300 foot buffers or 300-foot areas will be --</p> <p>4 MS. DUFFY: I know all that. I'm just</p> <p>5 asking, if, for some reason -- like, I'm looking at</p> <p>6 this, as I'm sure many other intelligent people in the</p> <p>7 room are, and if this is what it is, maybe these won't</p> <p>8 work.</p> <p>9 MR. KENNEDY: It could.</p> <p>10 MS. DUFFY: So I'm just asking, if they</p> <p>11 don't work, are you willing to say that this may be</p> <p>12 changed?</p> <p>13 MR. KENNEDY: It may be changed, yes. I</p> <p>14 said that right from the beginning. It's conceptual</p> <p>15 but yes. It's a good chance.</p> <p>16 MS. DUFFY: No. But I need numbers</p> <p>17 because I don't think people are hearing you in the</p> <p>18 back. People need to hear that.</p> <p>19 MR. MELILLO: So I think the long and the</p> <p>20 short is, yeah. I mean, obviously, it's a work in</p> <p>21 progress, and until we get a lot of our reports back,</p> <p>22 we are not going to know exactly that what number is.</p> <p>23 Could units be subtracted? That is, obviously, the</p> <p>24 underlying question, it makes the project more, more</p> <p>25 challenging but that is what it's coming down to.</p>
<p style="text-align: right;">67</p> <p>1 thank you.</p> <p>2 MAYOR VALLONE: You're welcome.</p> <p>3 MS. DUFFY: Denise Duffy, 50/62 Pheasant</p> <p>4 Hill Drive.</p> <p>5 Well, this meeting was going so</p> <p>6 beautifully. People were actually being polite and</p> <p>7 it's a sad note that you just went this way, but</p> <p>8 nonetheless, I have a question. I have a lot of</p> <p>9 questions but I'm not going to -- I'm very confused</p> <p>10 because I'm looking at this.</p> <p>11 Anthony, you have been very helpful.</p> <p>12 I have spoken to him. He's actually</p> <p>13 given me more information than coming to four meetings</p> <p>14 so I wonder and only because, as I stated before, the</p> <p>15 adjacent property, which was ours, the other adjacent</p> <p>16 property, which was ours, they did not -- they were</p> <p>17 not able do anything with. All right?</p> <p>18 So I'm a person that said you wouldn't be</p> <p>19 able to put your acreage in the front, if you recall,</p> <p>20 Mayor, that you would have to go.</p> <p>21 So how about, if you go through all this,</p> <p>22 Mr. Kennedy, and then, you find out that you can't</p> <p>23 build all these because of EPA or something? Would</p> <p>24 you build less?</p> <p>25 MR. KENNEDY: I can't answer that. We'd</p>	<p style="text-align: right;">69</p> <p>1 If you are saying that the lines extend</p> <p>2 farther in and some of the buffers extended the</p> <p>3 project, would we not be able to build those units?</p> <p>4 That's correct. At some point, the site is maxed.</p> <p>5 You know, we are not building up; we are not building</p> <p>6 down. There's only so much land.</p> <p>7 MS. DUFFY: You guys can't build up. You</p> <p>8 are restricted in that.</p> <p>9 MR. MELILLO: So the long and short of it</p> <p>10 is, if it doesn't come back favorably, then yes.</p> <p>11 Obviously, we are constricted to what we have.</p> <p>12 MS. DUFFY: And I feel for Mr. Khan, you</p> <p>13 know, feeling like he was -- we are very close to this</p> <p>14 property as well and it's really going to impact all</p> <p>15 of us. It's not -- I know how he feels because, in</p> <p>16 the beginning, it's sort of -- but I would just like</p> <p>17 us not to destroy what we are meant to protect and we</p> <p>18 are supposed to be protecting the integrity of Far</p> <p>19 Hills. You have been elected to do that.</p> <p>20 I have been coming to these meetings</p> <p>21 since I was 13, 14 years old with my father and that</p> <p>22 is what we are supposed to be protecting.</p> <p>23 One other thing, when we are doing</p> <p>24 phases, will the sewer be the first phase? The second</p> <p>25 phase? The third phase?</p>

<p style="text-align: right;">70</p> <p>1 MR. KENNEDY: It has to be the first, 2 whether it's on site or off site. You are not going 3 to occupy any buildings without the sewer. 4 MS. DUFFY: And what I understood is was 5 going to become part of the dues or the -- is that 6 what you call it? 7 MR. KENNEDY: Yes. 8 MS. DUFFY: So the borough is not going 9 to be paying for any sewer? 10 MAYOR VALLONE: No. Thank you. 11 MR. WOELPER: Tom Woelper, Far Hills 12 Country Day School. 13 I understand that there will be a traffic 14 study done as part of this project. I just want to go 15 on record that I worry about the increase in the 16 volume of traffic on Route 202. There have been two 17 accidents in front of the school in the past six 18 months, and that traffic study, there's people worried 19 about the safety of families dropping off their kids 20 at school. There's a sun glare that is horrible on 21 that road, in the early morning hours, the increase of 22 the traffic so I just want to go on record that I'm 23 deeply concerned about that. 24 MR. KENNEDY: And I can say, on your 25 specific site, many years ago, our firm did the last</p>	<p style="text-align: right;">72</p> <p>1 thoroughly reviewed and brought to this Board. 2 MS. SILBERBERG: Janine Silberberg, 90 3 Hidden Valley Road. 4 It seems unique to me that you wouldn't 5 study the land before building. I know you are 6 studying it now but why make this big commitment and 7 proposal before studying the land? I did a basic 8 Google search and I was able to find that there's not 9 just Wetlands but that is there is animal habitats, 10 that there's conservation land on this parcel. I'm 11 trying to understand. If I'm going to build 12 something, why wouldn't I know that what I had was 13 buildable to meet the needs of what would be built and 14 hopefully financially viable before hand? Why now? 15 Why didn't we put that first? Do you see where I am 16 coming from with that? 17 MR. GIANETTI: Yeah. I understand. It's 18 almost, like, every aspect every developer has to deal 19 with with any project. You can't do it all at once. 20 You have to take the steps and the investment is: Can 21 I get past first hurdle? The first hurdle is, really, 22 the town's affordable housing litigation or action in 23 Superior Court. They have to have a plan to meet its 24 obligation. They have to have the zoning to meet its 25 obligation. Zoning doesn't guarantee development but</p>
<p style="text-align: right;">71</p> <p>1 expansion of Far Hills Country Day School and we spent 2 a lot of time with this Board and the Board up in 3 Bernardsville having those same discussions about 4 safety all those same issues and they still exist. We 5 get that. They will be studied. 6 The one thing that I didn't say that 7 helps a lot on trips and traffic counts for this 8 project now is the age-restriction extends that peak 9 hour demand tremendously different than a standard 10 development that would be not age-restricted, so for 11 the most part, when kids are coming in and out of 12 school, that is not, generally, when the peak demand 13 is on this project because not everyone works that 14 would be in this type of community so that is an 15 additional benefit besides kids in the school system. 16 There's clearly an additional benefit of having that 17 and you will hear that not from me but a traffic 18 engineer that will say the demand out of there are 19 will be less because of that extended period of time. 20 They are still leaving but they are not leaving in 21 that rush hour or peak hour that you are going to have 22 in there but traffic will be studied. Clearly, the 23 intersection of Lake Road and up at your entrance to 24 Far Hills Country Day School is going to be a key 25 component that is going to be studied. That will be</p>	<p style="text-align: right;">73</p> <p>1 it provides for we can allow this type of development 2 here from a town standpoint or the zoning parameters 3 we want to provide. The developer takes the initial 4 due diligence and they have done due diligence, and 5 again, the application has been submitted to the DEP 6 with respect to the Wetlands. 7 They have done some of the preliminary 8 studies, as Mr. Kennedy was talking about, consulting 9 the traffic engineer, taking that first step to say, 10 "All right. We are pretty confident we can do this." 11 They are not going to invest the money to do a full 12 site plan to get all this permitting and not know that 13 the project is going to be part of the town's plan or 14 that the zoning might not happen. 15 So step one is the zoning. The town 16 can't really craft the zoning until they can see, all 17 right, conceptually, what can be there so this is kind 18 of that first step. 19 The next step is going to be, we have the 20 DEP application pending, doing the additional studies, 21 making sure there's not too many major adjustments to 22 the plan, fully engineering it with the grading, the 23 stormwater management, the infrastructure and, then, 24 being able to go into the Planning Board with a site 25 plan presenting it.</p>

<p style="text-align: right;">74</p> <p>1 So as we go through each step, we are</p> <p>2 going to see, "All right, we cleared this hurdle. We</p> <p>3 cleared that hurdle." We are comfortable we can do</p> <p>4 it, but like Mr. Kennedy said, we don't know until</p> <p>5 each time that we get each permit. You don't them all</p> <p>6 at once. You have to go step by step by step.</p> <p>7 MS. SILBERBERG: So do you have a minimum</p> <p>8 point where it's financially viable in the number of</p> <p>9 homes? Is there a minimum that you feel comfortable</p> <p>10 you need to build with the affordable working this out</p> <p>11 in order to make it worth it for you to do? Do you</p> <p>12 know what I mean? I'm trying to see if you get what</p> <p>13 I'm saying. Right?</p> <p>14 Because there's the Wetlands and you just</p> <p>15 said, like, maybe this doesn't work out, right? So at</p> <p>16 what point does it just not work out?</p> <p>17 And then, my follow-up question would be,</p> <p>18 if it doesn't work out, where are we then with the</p> <p>19 affordable units, at least, just that, right? No? I</p> <p>20 don't know.</p> <p>21 MR. GIANETTI: Anthony can talk to the</p> <p>22 financial aspect of the impact of losing a unit, but</p> <p>23 if you lose a unit here or there, it's looking at what</p> <p>24 other adjustments can you make to still make it work</p> <p>25 within this kind of a footprint or him having to make</p>	<p style="text-align: right;">76</p> <p>1 specifically, this project but, in general, then, the</p> <p>2 borough still might be protected with regard to its</p> <p>3 zoning and it might just have to work with the</p> <p>4 developer or the developer might have to go back to</p> <p>5 the drawing board or this developer doesn't want to do</p> <p>6 it because he just can't do it that way, then another</p> <p>7 developer may come in but what the borough's</p> <p>8 requirement is, is to have the zoning in place to</p> <p>9 allow for affordable housing development based on the</p> <p>10 settlement agreement, the number that we came up with</p> <p>11 with fair share.</p> <p>12 This addresses that need. We are going</p> <p>13 to put in zoning that, if everything goes forward,</p> <p>14 that allows for this development. Now, if something</p> <p>15 outside of the borough's control like environmental or</p> <p>16 Wetlands or something affects that, then it becomes</p> <p>17 whether or not our zoning is still viable. If that</p> <p>18 zoning is still viable and it can be developed to</p> <p>19 allow for those affordable housing units, then that is</p> <p>20 that one way it goes. If it doesn't and, like, Page 39</p> <p>21 the first half, three-quarters become environmentally</p> <p>22 constrained and there's just no way that zoning</p> <p>23 ordinance that we adopted could ever be developed on</p> <p>24 that property, then we have to go back to the drawing</p> <p>25 board and say, whether it's this site or a different</p>
<p style="text-align: right;">75</p> <p>1 the business decision of factoring what are all the</p> <p>2 other costs that are going to be involved if we have</p> <p>3 to run a sewer all the way up the road can we do it on</p> <p>4 site? There's a lot of factors that go into it as</p> <p>5 opposed to just in that building on that map. At some</p> <p>6 point, there will be a decision made once you have a</p> <p>7 full picture, but at this point, it's hard to say,</p> <p>8 "yeah. If we lose those three units, it all falls</p> <p>9 apart.</p> <p>10 MS. SILBERBERG: Well, my next question</p> <p>11 is: What if it doesn't work out?</p> <p>12 MR. SORDILLO: It's a very clear</p> <p>13 question. A very fair question. If it doesn't work</p> <p>14 out and let's just say the three-quarters of the site</p> <p>15 turns out to be Wetlands and there's no way it could</p> <p>16 be built based on the zoning that gets adopted. Then,</p> <p>17 the borough has to go back to the drawing board and</p> <p>18 come up with another way of addressing that need.</p> <p>19 It's a required affordable housing need in meeting</p> <p>20 that number.</p> <p>21 Now, if, let's just say, it works out</p> <p>22 where it comes close to this but one or two units</p> <p>23 might not work, then, I don't know. Then, it is a</p> <p>24 question because, if the zoning that we put in place</p> <p>25 is feasible, you know, in general, might not be for,</p>	<p style="text-align: right;">77</p> <p>1 site, it becomes a whole different conversation.</p> <p>2 MS. SILBERBERG: And the court process</p> <p>3 starts again?</p> <p>4 MR. SORDILLO: Well, it doesn't start</p> <p>5 again, but yes, it reopens.</p> <p>6 MS. SILBERBERG: With no penalty, I</p> <p>7 assume, for us?</p> <p>8 MR. SORDILLO: Absolutely. We would</p> <p>9 still have our protections. We would still have our</p> <p>10 immunity and that would continue. We just have to go</p> <p>11 the judge and say "This doesn't work. We got to go</p> <p>12 back to the drawing board on it" and he would give us</p> <p>13 a time period and a schedule to come up with</p> <p>14 alternative ways of addressing it.</p> <p>15 DR. MELLENDICK: George Mellendick, 260</p> <p>16 Lake Road.</p> <p>17 We are under the impression or, at least,</p> <p>18 I was that someone from Pulte Homes would be here</p> <p>19 tonight. Are any of you gentlemen from Pulte Homes?</p> <p>20 Because I thought this was a collaborative effort</p> <p>21 between your group and Pulte and something of this</p> <p>22 magnitude is very significant to all of us and I'm,</p> <p>23 frankly, disappointed that someone from Pulte is not</p> <p>24 here. It doesn't frankly give me any sense of</p> <p>25 confidence in the way that they would follow through</p>

<p style="text-align: right;">78</p> <p>1 if anything should happen.</p> <p>2 In other words, what I get from it is</p> <p>3 sense of disregard for our community, frankly, and I</p> <p>4 would like that to be transmitted to them, in some way</p> <p>5 or another, and I think there is a message there but</p> <p>6 that's exactly the case so I'm very disappointed in</p> <p>7 that first of all.</p> <p>8 Secondly, this is the first night I've</p> <p>9 heard about the rebate or abatement of the money. I</p> <p>10 don't know where that came from. Can you explain that</p> <p>11 to me? Contribution. Because in other words, you</p> <p>12 have donated -- or I recall there was a donation for</p> <p>13 \$800,000 to the town for a development of a playground</p> <p>14 or the Polo Field, but now, it seems like -- I hate to</p> <p>15 use the Latin expression "quid pro quo." It almost</p> <p>16 seems, now, you are giving us, the town, 8, but then,</p> <p>17 essentially, you are getting back 650 so -- and that's</p> <p>18 just one year so I don't follow the financial aspect</p> <p>19 of that.</p> <p>20 MAYOR VALLONE: Well, I'll have Joe speak</p> <p>21 to that, but as we talked about, when we went to age</p> <p>22 restriction, that reduces the market rate value, as I</p> <p>23 have been told, for the developer, and in order to</p> <p>24 agree to age restriction, there had to be some sort of</p> <p>25 offset and I think Mr. Schwester made that comment at</p>	<p style="text-align: right;">80</p> <p>1 and this is what we need to make ourselves be able to</p> <p>2 make the project still viable." We went through</p> <p>3 negotiations. It wasn't, you know, they came with the</p> <p>4 number and we agreed. We went through some</p> <p>5 negotiations back and forth but one of the things the</p> <p>6 borough wanted to make sure is that, if there is the</p> <p>7 compensation back to the developer to make this</p> <p>8 project work to keep the age restriction, that the</p> <p>9 borough had to be whole. We didn't want to just come</p> <p>10 into a situation where the borough is going out of</p> <p>11 pocket, so to speak, and making this payment. We</p> <p>12 wanted to make sure it's tied, and working with the</p> <p>13 developer, they worked very well with us to try to</p> <p>14 figure out a method where it would be tied to the</p> <p>15 development itself and the units coming on line so</p> <p>16 that it essentially would be paying itself back</p> <p>17 through the taxes, you know, in payment. That's they</p> <p>18 way they pay into the coffers of the town but as they</p> <p>19 come on line, then that's when we would schedule our</p> <p>20 payments to them to make up for that age restriction,</p> <p>21 basically, pay for the age restriction but we are</p> <p>22 working out the language in the agreement to make sure</p> <p>23 that is the case where the borough is always in a</p> <p>24 positive situation and never in a negative based upon</p> <p>25 this payment and stretching it out over a period of</p>
<p style="text-align: right;">79</p> <p>1 a meeting and there is an offset. This is something</p> <p>2 that we discussed just recently.</p> <p>3 I mean, Joe, you want to speak to --</p> <p>4 MR. SORDILLO: Yeah. I mean, Mayor, you</p> <p>5 really did address it. That is exactly what it is.</p> <p>6 What happens, when we had the developer agreed to go</p> <p>7 to the age restriction that creates, now, a change in</p> <p>8 value to the development. The development now goes</p> <p>9 down in value. I'm not one to say what -- what that</p> <p>10 exact number is right here per unit but that is what</p> <p>11 does happen. When you have something has a deed</p> <p>12 restriction or some type of restriction on the use of</p> <p>13 the property, that affects the value of the property</p> <p>14 so the developer came back and said, "Yes. We will</p> <p>15 agree to do that but we have to look into how this</p> <p>16 affects us." In a lot of instances what would happen</p> <p>17 is they need to increase the number of units to offset</p> <p>18 that additional cost. One way or another, the cost</p> <p>19 has to be offset from, now, looking at it from when</p> <p>20 their original proposal came and they came to us and</p> <p>21 said "This is what we can do" within an increased set</p> <p>22 aside was based on the family market rate units. Now</p> <p>23 that it's going to age-restricted, that affects the</p> <p>24 value so they came to us with the proposal saying you</p> <p>25 know "We believe this is the value that we are reduced</p>	<p style="text-align: right;">81</p> <p>1 time.</p> <p>2 DR. MELLENDICK: But are we still talking</p> <p>3 about an \$800,000 price point for the units? Because</p> <p>4 that is what we were told before.</p> <p>5 MR. MELILLO: Yeah. So beforehand the</p> <p>6 pricing that Pulte had given was anywhere from 800 to,</p> <p>7 let's say, mid 9s, some higher depending on finishes</p> <p>8 and fit-outs, so this one, you are averaging now at a</p> <p>9 lower price point, again, around 800, the high 7s but</p> <p>10 right around the 800 mark, so again, you do the math</p> <p>11 it's the project size. You don't need a large</p> <p>12 discount per unit to generate a large contribution</p> <p>13 offset.</p> <p>14 DR. MELLENDICK: Now, was an architect</p> <p>15 involved in making these drawings or plans?</p> <p>16 MR. MELILLO: I believe Pulte has</p> <p>17 architects in house. It's a little premature.</p> <p>18 DR. MELLENDICK: Perhaps. When you look</p> <p>19 at their website, though, the qualify of their work</p> <p>20 can be quite good. I have seen a number of their</p> <p>21 developments where it does look quite good and the</p> <p>22 sketches you gave out tonight don't look that good,</p> <p>23 frankly, so that's why I was a bit concerned.</p> <p>24 Obviously, it's a very dense development. There's no</p> <p>25 doubt about that. The density was almost shocking,</p>

<p style="text-align: right;">82</p> <p>1 actually.</p> <p>2 Just a couple of things: In the Master</p> <p>3 Plan, it talks about this area being largely composed</p> <p>4 of basalt, which I understood is very low in</p> <p>5 permeability and the runoff is very high in areas</p> <p>6 especially slopes that are largely constituted with</p> <p>7 that compound and I'm just wondering what the amount</p> <p>8 of coverage of the land itself and the amount of</p> <p>9 runoff, where -- does that come in another study about</p> <p>10 runoff, where that goes or...</p> <p>11 MR. KENNEDY: We will have to comply with</p> <p>12 the state and town stormwater standards, so no matter</p> <p>13 what the soils are above, that has to be taken into</p> <p>14 account with the design of the system, so in other</p> <p>15 words, if I was down to South Jersey and it was all</p> <p>16 sand, I do a different design than in a rock formation</p> <p>17 not only in this property but anywhere in Far Hills</p> <p>18 because it's just made of up of a different geology so</p> <p>19 it has to be contextual to the land and the soil that</p> <p>20 you are in. We haven't gone through yet, but you will</p> <p>21 see on this concept plan, I show a lot of area of</p> <p>22 detention. I'm not sure where all that needs to be</p> <p>23 yet but we will have to go through all those detailed</p> <p>24 components by the time we make a site plan application</p> <p>25 but we will be thoroughly reviewed by the town and</p>	<p style="text-align: right;">84</p> <p>1 and I think that would be very undesirable.</p> <p>2 MR. BANISCH: I asked that question in</p> <p>3 regard to the disposal beds, not the building, whether</p> <p>4 that was a possible location for the disposal beds</p> <p>5 because the water has to go somewhere and it's going</p> <p>6 to be a groundwater into disposal beds. There will be</p> <p>7 no buildings within those two setbacks, the 200-foot</p> <p>8 scenic corridor and the 100 foot.</p> <p>9 DR. MELLENDICK: I just wanted to mention</p> <p>10 with regard to the sandy soil, this -- not the plan</p> <p>11 but the concept that you described was actually one</p> <p>12 used up in Martha's Vineyard and the sandy soil there</p> <p>13 was felt to be the perfect soil for that, and yet,</p> <p>14 when they put that kind of system in -- I don't know</p> <p>15 all the details -- that's really smells very foul most</p> <p>16 of the year and especially in the summer and that is</p> <p>17 sandy soil and they have the treatment facility and</p> <p>18 they upgraded it twice, but when you go by there, it</p> <p>19 just smells like what that smells like and I wouldn't</p> <p>20 want that to happen here.</p> <p>21 MR. KENNEDY: We don't either. We adopt</p> <p>22 want those things to happen. I can say there are</p> <p>23 examples in the communities out here where they are</p> <p>24 building built. I'll give you an example. One in</p> <p>25 Mendham, it didn't work well and we weren't involved</p>
<p style="text-align: right;">83</p> <p>1 then we will get thoroughly reviewed by the state when</p> <p>2 we go through their process in there and we will have</p> <p>3 to do the three elements to stormwater management</p> <p>4 today that used to be a big hole in the ground at the</p> <p>5 bottom of the hill. Now, we have to meet infiltration</p> <p>6 requirements; we have to meet water quality</p> <p>7 requirements and we have to meet attenuation and peak</p> <p>8 rate of runoff. We have to go through all those steps</p> <p>9 and it's complicated but we will have do that on this</p> <p>10 project and we feel confident with the land here, even</p> <p>11 with the soil type, that we will be able to conform.</p> <p>12 DR. MELLENDICK: With regard to the --</p> <p>13 you mentioned sand, I just wanted to mention an</p> <p>14 example where you were talking about -- is it called a</p> <p>15 "sewage treatment plant" or "waste water treatment</p> <p>16 plant"?</p> <p>17 MR. KENNEDY: I mean, again, they are</p> <p>18 small. They are small, community sewage disposal</p> <p>19 systems. They got all different names associated with</p> <p>20 them but it's a small package type of facility that is</p> <p>21 built.</p> <p>22 DR. MELLENDICK: So I think I speak for</p> <p>23 most residents that we prefer that something like that</p> <p>24 the not be along 202. Someone talked about the</p> <p>25 building being in this general area here if possible</p>	<p style="text-align: right;">85</p> <p>1 with those but we followed along with this with</p> <p>2 another project that was being proposed in Mendham and</p> <p>3 they had to fix that and challenge some of the way</p> <p>4 they were treating it. These advanced systems that</p> <p>5 are in place today that are available today are much</p> <p>6 more sophisticated than some of the other systems even</p> <p>7 ten years old and we will have to go through all that</p> <p>8 not just with this Board but with the state and the</p> <p>9 public and you will understand how these all work and</p> <p>10 understand issues of odor and disinfectant and it's</p> <p>11 proposed, and again, we are going to talk about going</p> <p>12 into a public system versus doing something on site</p> <p>13 and look at both options.</p> <p>14 DR. MELLENDICK: Speaking about the</p> <p>15 state, with regard to the declaration lane, I would be</p> <p>16 very much opposed to that because that's almost like a</p> <p>17 third lane and we now don't have deceleration lanes</p> <p>18 turning onto Lake so why would we need a deceleration</p> <p>19 lane to turn into this development or community so I</p> <p>20 would prefer not to see that. That is just my own</p> <p>21 opinion if that can be done safely, and again,</p> <p>22 personal preference, right? You know I'm into these</p> <p>23 things, right?</p> <p>24 And the other thing, also, I think one</p> <p>25 entrance and egress would be preferable to two. That</p>

<p style="text-align: right;">86</p> <p>1 is just looking at the plan.</p> <p>2 And then, finally, I would hope that -- I</p> <p>3 know you did this because of the pressure that we are</p> <p>4 under to meet and make Judge Miller happy, but I mean,</p> <p>5 I'm hoping that maybe, as it develops further, there</p> <p>6 might be someone with a little bit more taste and</p> <p>7 judgment who could turn this into a more appealing</p> <p>8 layout because this isn't.</p> <p>9 Thank you.</p> <p>10 MAYOR VALLONE: I also want to make a</p> <p>11 point and I agree with is that one of the concerns you</p> <p>12 brought up was are running the sewer line up 202 and</p> <p>13 some of the potential problems that that would have</p> <p>14 and I agree with you and I think that is why we talked</p> <p>15 a little bit about the on-site plan which would</p> <p>16 preclude bringing that sewer line --</p> <p>17 DR. MELLENDICK: I do understand that</p> <p>18 part of it, yeah.</p> <p>19 MAYOR VALLONE: Okay. Thank you.</p> <p>20 MS. MIMMS: Brigitte Mimms, 321 Pennbrook</p> <p>21 Road.</p> <p>22 A simple question about the money, the</p> <p>23 \$800,000 or something like that, are we bound to</p> <p>24 ameliorate rate to improve the fairgrounds? Is that</p> <p>25 bound or can it be used?</p>	<p style="text-align: right;">88</p> <p>1 payments we have to make.</p> <p>2 MR. GIANETTI: It was \$600,000 to the</p> <p>3 amenity.</p> <p>4 MR. SORDILLO: Yes. I apologize. I</p> <p>5 forgot that we had talked about that. It's 600,000</p> <p>6 now to the general downtown area and 200,000 towards</p> <p>7 the affordable housing, and then, affordable housing,</p> <p>8 throughout this whole process, the borough has spent a</p> <p>9 lot of money with professionals, going to court,</p> <p>10 dealing with fair share. We have to pay our portion</p> <p>11 of the contribution towards the Court Special Master</p> <p>12 so there's a number of expenses the borough has</p> <p>13 incurred just to deal with this process and that</p> <p>14 donation, the 200,000, is to help ameliorate that</p> <p>15 cost.</p> <p>16 MAYOR VALLONE: I just want to say, as</p> <p>17 far as how we spend the money, this is something where</p> <p>18 we will have a conversation. We will get your input.</p> <p>19 We want to hear your ideas, you know, what do we want</p> <p>20 to do to the fairgrounds? What do we want to do for</p> <p>21 maybe some better lighting in town? How do we want to</p> <p>22 spend that and that will be the topic of another</p> <p>23 meeting as we move down the path where we get your</p> <p>24 input and you tell us what you think and we can have a</p> <p>25 consensus as to how to best allocate those funds for</p>
<p style="text-align: right;">87</p> <p>1 MR. SORDILLO: We worded it where it's</p> <p>2 being related to the fairgrounds and downtown area and</p> <p>3 that was really the intent. The developer wanted to</p> <p>4 make this contribution because part of the</p> <p>5 contribution is being made in lieu of providing</p> <p>6 recreational amenities on the site so we are not doing</p> <p>7 a pool, a tennis court or anything like that.</p> <p>8 MS. MIMMS: Which we never had.</p> <p>9 MR. SORDILLO: Not that we want it either</p> <p>10 but in lieu of doing these type of developments which</p> <p>11 are common in these types of townhouse developments,</p> <p>12 they are making a contribution for the town for that</p> <p>13 and the borough so then going to use that but they are</p> <p>14 not just giving a blank check. They are saying well,</p> <p>15 we are going to give it to you but we want to see it</p> <p>16 to better the downtown or in the fairgrounds area to</p> <p>17 make sure it gets used for the betterment of the town</p> <p>18 as a whole and tied to the recreation based on the</p> <p>19 fairgrounds as well. They are not directed to any</p> <p>20 specific improvement that we have to make. It's going</p> <p>21 to be donated to the town. It's the town's discretion</p> <p>22 on how it gets to use that. The other portion of</p> <p>23 that, that's there's a portion of I think it's 400,000</p> <p>24 towards that and 415,000 was towards the affordable</p> <p>25 housing -- excuse me -- type of improvements and</p>	<p style="text-align: right;">89</p> <p>1 the betterment of the majority of all the residents in</p> <p>2 Far Hills.</p> <p>3 MS. MIMMS: But can it be used to pay</p> <p>4 back the \$6500?</p> <p>5 MAYOR VALLONE: Well, I just let me say</p> <p>6 this: As we work this out, I can assure you, as we</p> <p>7 have all worked diligently to always keep the taxes</p> <p>8 down, always keep the borough financially whole. The</p> <p>9 plan we have right now will do that. It doesn't cost</p> <p>10 us anything, and at the end of this payment of eight</p> <p>11 years or ten years or whatever it is, all of the taxes</p> <p>12 then come to us and we then have a project that's</p> <p>13 age-restricted so we do not have to worry about school</p> <p>14 children that so this keeps the borough whole and</p> <p>15 keeps the borough out of debt and keeps our taxes low</p> <p>16 so we are always mindful of that. I can assure you.</p> <p>17 MS. McCARTEN: Johanna McCarten, 38</p> <p>18 Peapack Road.</p> <p>19 One of the questions, everybody keeps</p> <p>20 asking about the price of the units but my</p> <p>21 understanding is, when you go in front of the Planning</p> <p>22 Board for a site plan, financials cannot come into</p> <p>23 your decision at all; is that correct?</p> <p>24 MR. SORDILLO: That is correct.</p> <p>25 MS. McCARTEN: So what happens with the</p>

<p style="text-align: right;">90</p> <p>1 developer's money, what he makes or doesn't make, does</p> <p>2 not bear on the site plan or on the planning privilege</p> <p>3 or permission; is that correct?</p> <p>4 MR. SORDILLO: Yes, that's correct.</p> <p>5 MS. McCARTEN: Thank you.</p> <p>6 MS. REILLY: Karen Reilly, 7 Fox Hunt</p> <p>7 Court.</p> <p>8 When you said the traffic, I'm right</p> <p>9 below it. You are right above there, and already,</p> <p>10 there are various parts of the day that it's almost</p> <p>11 impossible to get off of Fox Hunt because the road</p> <p>12 bends and we can't see the traffic that comes down</p> <p>13 from Far Hills Country Day School. The traffic bends</p> <p>14 and they do not keep on top of the vegetation.</p> <p>15 Sometimes the weeds and stuff grow and you just can't</p> <p>16 see. You are going to have very limited distance</p> <p>17 there so I'm really concerned about the traffic</p> <p>18 because it's a really dangerous corner to try to get</p> <p>19 on to 202 if you are making a left-hand turn.</p> <p>20 And my other concern that you just</p> <p>21 addressed too is the smell of this thing. When I</p> <p>22 heard the sewer and the water, I mean, we are right</p> <p>23 here. You know, if it's smelly, it's really going to</p> <p>24 be awful and would that have any impact, you know, we</p> <p>25 are on well and septic. If you are drilling wells and</p>	<p style="text-align: right;">92</p> <p>1 to do a couple of areas around here. I think, if you</p> <p>2 understand those and you educate about it, the pros</p> <p>3 and cons, and as someone brought up the Mendham. One</p> <p>4 didn't work about 15 or 20 years ago. It just didn't</p> <p>5 work and they had to repair it and it was a problem so</p> <p>6 there are cons to it and it's something that we have</p> <p>7 to look at and prove to you it's the right way to do</p> <p>8 it.</p> <p>9 MS. REILLY: It's gigantic.</p> <p>10 MR. KENNEDY: It's not the same</p> <p>11 relationships but yes.</p> <p>12 MS. REILLY: How many parking spottings</p> <p>13 are on this whole entire...</p> <p>14 MR. KENNEDY: Well, I didn't add up each</p> <p>15 individual parking space but there's a two-car garage</p> <p>16 for each of the townhouse units so that is 100, and</p> <p>17 then, there's a space in front of each space itself as</p> <p>18 far as a car in each driveway in the driveway in front</p> <p>19 of each one, and then, we are required, by this</p> <p>20 Residential Site Improvement Standard, to have</p> <p>21 X-number of additional spaces for visitors. So the</p> <p>22 proverbial Thanksgiving or the holidays, you don't</p> <p>23 fill up all the roads so there's a standard that we</p> <p>24 are meeting by doing this and I haven't added up all</p> <p>25 those but it is in the hundreds. You talk about 100</p>
<p style="text-align: right;">91</p> <p>1 doing -- could that possibly affect -- I mean, I'm on</p> <p>2 the next street right here. Could that possibly</p> <p>3 affect our --</p> <p>4 MR. KENNEDY: Yes, it's possible and that</p> <p>5 is why you go through all these tests and all this</p> <p>6 very detailed review with DEP because it can't affect</p> <p>7 off the property so there's standards that can't</p> <p>8 affect any neighboring property owner for what -- if</p> <p>9 it's a sewage discharge for that effluent level or if</p> <p>10 it's a water outtake, it can't affect any of the</p> <p>11 neighboring wells so it has to go through that process.</p> <p>12 Again, it's a public process that we have to go</p> <p>13 through those and we are just investigating those, but</p> <p>14 yes, it has to make sure it doesn't have all those</p> <p>15 negative impacts that could occur by taking more water</p> <p>16 in the ground or putting effluent, after it's treated,</p> <p>17 back into the ground. By the time we get to that</p> <p>18 Planning Board level, if we are at that point were we</p> <p>19 are doing something, we will bring examples in of</p> <p>20 other facilities similar to this in neighborhoods that</p> <p>21 are similar to this so you can understand that and you</p> <p>22 can go visit it or talk to other people around there</p> <p>23 but we are, not me, but firms are designing those</p> <p>24 things and developing these systems and they are</p> <p>25 pretty commonplace these days. It's not foreign just</p>	<p style="text-align: right;">93</p> <p>1 units and have you two-car garages and you have two</p> <p>2 spaces in front of there, and then, there's a</p> <p>3 requirement for X-number of percentage of visitor</p> <p>4 spaces. There's a lot of parking spaces here, and</p> <p>5 then, you have the parking for the affordable units as</p> <p>6 well.</p> <p>7 MS. REILLY: So out of the 29 affordable</p> <p>8 units, how many bedrooms are there? Are they</p> <p>9 different? Are some ones, some twos?</p> <p>10 MR. MELILLO: There are allocated between</p> <p>11 one, two and three.</p> <p>12 MS. REILLY: Do you know how many there</p> <p>13 are? I don't know if any ever heard that number.</p> <p>14 MR. BANISCH: It's probably going to be</p> <p>15 60 percent two-bedroom, 20 percent three-bedroom, 20</p> <p>16 percent one-bedroom, approximately. They are going to</p> <p>17 be just about that.</p> <p>18 MS. REILLY: Okay. And how many square</p> <p>19 feet are these market rate units?</p> <p>20 MR. KENNEDY: Again, that is regulated</p> <p>21 too for one, two and threes.</p> <p>22 MS. REILLY: You said there were three</p> <p>23 bedrooms, the market rate.</p> <p>24 MR. MELILLO: The market rate is between</p> <p>25 26 and 3,000 square feet.</p>

<p style="text-align: right;">94</p> <p>1 MAYOR VALLONE: Okay. All right. Ladies 2 and gentlemen, thank you. With that, Joe? 3 MR. SORDILLO: Yeah. Just to let 4 everyone know what the next steps are, I know that's 5 usually the next question is: What's the next steps? 6 Well, what we are directed by the court to do and what 7 we are planning on doing is, at the next Council 8 meeting in December 9th, we will be entertaining a 9 resolution that will authorize the affordable housing 10 agreement with this developer that will sell forth all 11 the terms that will allow for the proposed development 12 but including all the age restriction, all of the 13 agreed-upon terms that we have been discussing tonight 14 and at other Council meetings. There will be a 15 resolution on to authorize that agreement. There will 16 also be the introduction of the zoning ordinance that 17 would allow for this development. Remember, this is 18 the zoning ordinance, not a redevelopment plan or it's 19 not the actual site plan. This is going to be a 20 zoning ordinance similar to what you saw in more 21 detail for the last development. The last zoning 22 ordinance you just adopted for the Matheny Group Home 23 where it sets forth what the permitted uses are, what 24 the minimum requirements are, the inclusionary zoning 25 requirement, the setbacks that you are seeing on the</p>	<p style="text-align: right;">96</p> <p>1 business of the Council. 2 (The hearing concluded the 9:03 p.m.) 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">95</p> <p>1 plans, the required front yard setbacks and 2 requirements to be granted to the municipality and all 3 of the terms that will allow it. I mean, it will be a 4 zoning ordinance; it will be a detailed zoning 5 ordinance that allows for the development to proceed. 6 That is what, essentially, I explained before, but 7 just to repeat myself, that is what the borough has to 8 do to comply with its affordable housing obligation to 9 adopt that zoning ordinance so that will be introduced 10 at the December 9th Council meeting. It will get 11 referred to the Planning Board. I don't know a date 12 yet but the Planning Board will intending to hold a 13 special meeting between December 9th and the following 14 Council meeting on December 23rd to do its statutory 15 requirement to review and determine whether or not the 16 ordinance is consistent with the Master Plan then it 17 will submit its findings back to the Council and at 18 the December 23rd Council meeting, the Council will 19 then consider its adoption of that zoning ordinance 20 and there will be a public hearing on the ordinance at 21 that time. 22 MAYOR VALLONE: Okay. Thank you, Joe. 23 All right. With that, I want to thank 24 our presenters for this evening. Thank you for a good 25 job. With that, we will move on with the remaining</p>	<p style="text-align: right;">97</p> <p style="text-align: center;"><u>C E R T I F I C A T E</u></p> <p>1 2 3 4 5 I, ALISON GULINO, a Certified Court 6 Reporter, Registered Professional Reporter and Notary 7 Public of the State of New Jersey, authorized to 8 administer oaths pursuant to R.S. 41:2-1, do hereby 9 state that the foregoing is a true and accurate 10 verbatim transcript of my stenographic notes of the 11 within proceedings, to the best of my ability. 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p style="text-align: right;">ALISON GULINO, CCR, RPR License No. 30X100235500 Notary License No. 2415679</p>

\$	31:20, 84:7 2018 [5] - 6:24, 56:23, 57:21, 57:22, 64:6 2019 [1] - 1:8 202 [23] - 1:5, 10:13, 10:19, 10:22, 11:19, 11:23, 14:25, 15:1, 16:6, 16:8, 16:19, 17:8, 17:11, 18:7, 30:5, 33:6, 46:23, 64:23, 65:15, 70:16, 83:24, 86:12, 90:19 21-unit [1] - 51:21 22 [1] - 31:2 220 [1] - 1:5 23rd [2] - 95:14, 95:18 24 [1] - 17:21 2415679 [1] - 97:24 25 [3] - 1:8, 8:21, 51:22 26 [1] - 93:25 260 [1] - 77:15 2600 [1] - 16:3 29 [3] - 16:10, 51:23, 93:7	5	66:22, 66:23, 67:17, 67:19, 69:3, 72:8, 73:24, 80:1, 83:11 absolute [1] - 50:13 Absolutely [1] - 77:8 absorbed [1] - 28:12 absorption [1] - 46:13 acceptable [1] - 42:14 access [11] - 24:2, 24:5, 31:13, 31:14, 32:5, 32:6, 32:23, 33:18, 48:2, 48:3 Access [1] - 33:11 accidents [1] - 70:17 accommodate [3] - 3:23, 30:14, 38:7 accompli [1] - 37:19 accordingly [1] - 3:18 account [2] - 14:20, 82:14 accurate [1] - 97:9 acre [3] - 39:15, 43:17, 43:18 acreage [6] - 43:3, 43:5, 43:7, 43:11, 49:7, 67:19 acres [4] - 11:4, 39:8, 39:14, 49:12 Acres [1] - 6:19 ACRES [1] - 1:4 Act [1] - 60:18 action [1] - 72:22 actions [1] - 20:16 actual [2] - 50:10, 94:19 add [4] - 44:19, 51:15, 54:22, 92:14 added [1] - 92:24 addition [2] - 36:8, 63:11 additional [11] - 22:11, 22:18, 23:3, 23:17, 31:3, 63:5, 71:15, 71:16, 73:20, 79:18, 92:21 address [7] - 4:3, 5:18, 36:19, 49:18, 55:2, 55:10, 79:5 addressed [2] - 31:25, 90:21 addresses [1] - 76:12 addressing [5] - 8:17, 40:23, 52:6, 75:18, 77:14 adequate [1] - 18:3 adjacent [2] - 67:15 adjust [2] - 3:17, 18:19 adjustment [1] - 62:5 adjustments [2] - 73:21, 74:24	administer [1] - 97:8 adopt [3] - 61:20, 84:21, 95:9 adopted [10] - 4:14, 59:11, 59:13, 59:14, 59:21, 62:2, 62:9, 75:16, 76:23, 94:22 adoption [1] - 95:19 adopts [2] - 60:25, 61:16 advanced [1] - 85:4 advertises [1] - 62:21 aerial [2] - 10:10, 11:11 aesthetic [2] - 35:20, 36:6 affect [7] - 13:16, 14:8, 91:1, 91:3, 91:6, 91:8, 91:10 affected [2] - 37:17, 37:25 affects [5] - 61:1, 76:16, 79:13, 79:16, 79:23 affordable [35] - 3:11, 4:12, 4:13, 6:20, 7:6, 8:1, 8:7, 8:19, 8:20, 8:22, 16:10, 21:22, 45:2, 45:17, 49:16, 49:24, 50:2, 50:7, 51:22, 52:15, 61:22, 72:22, 74:10, 74:19, 75:19, 76:9, 76:19, 87:24, 88:7, 93:5, 93:7, 94:9, 95:8 affordables [5] - 8:2, 52:19, 52:20, 52:22, 54:14 age [23] - 3:9, 7:4, 7:19, 7:23, 8:5, 8:20, 16:1, 41:1, 44:14, 44:18, 53:3, 54:16, 71:8, 71:10, 78:21, 78:24, 79:7, 79:23, 80:8, 80:20, 80:21, 89:13, 94:12 age-restricted [11] - 3:9, 7:19, 8:20, 41:1, 44:14, 44:18, 53:3, 54:16, 71:10, 79:23, 89:13 age-restriction [1] - 71:8 ago [5] - 6:23, 11:7, 12:4, 70:25, 92:4 agree [6] - 45:7, 64:20, 78:24, 79:15, 86:11, 86:14 agreed [6] - 3:6, 24:8, 24:9, 79:6, 80:4,
0		6		
07006 [1] - 1:24 07054 [1] - 2:5		6-foot [1] - 31:2 60 [1] - 93:15 600,000 [1] - 88:5 618-0872 [1] - 1:24 6400 [3] - 53:10, 53:11, 53:15 65,000 [2] - 54:3, 54:10 650 [1] - 78:17 6500 [2] - 53:25, 54:4		
1		7		
1 [1] - 49:3 1.37 [1] - 53:20 10 [2] - 28:17, 53:20 100 [11] - 21:16, 22:5, 22:14, 23:16, 24:1, 30:16, 35:2, 38:5, 84:8, 92:16, 92:25 100-foot [1] - 22:3 100-yard [1] - 22:11 105 [6] - 7:19, 15:23, 28:11, 51:21, 53:15, 53:18 12 [1] - 49:12 12-foot [1] - 30:22 12-year [1] - 55:24 120 [1] - 50:25 124 [2] - 48:25, 49:2 125-unit [1] - 49:1 13 [1] - 69:21 134 [2] - 28:11, 49:3 134-unit [1] - 7:2 14 [2] - 30:25, 69:21 15 [1] - 92:4 150-feet [1] - 38:6 16 [1] - 30:25 160 [1] - 50:25 19 [2] - 36:20, 65:25		7 [1] - 90:6 7:09 [1] - 1:9 7s [1] - 81:9		
	3	8		
	3 [2] - 37:15, 41:3 3,000 [1] - 93:25 30 [2] - 11:6, 22:25 30-plus [1] - 23:5 30-unit [1] - 50:24 300 [6] - 15:17, 22:6, 22:18, 23:4, 23:6, 68:3 300,000 [1] - 41:23 300-foot [1] - 68:3 30X100235500 [1] - 97:24 321 [1] - 86:20 35 [1] - 23:6 38 [1] - 89:17	8 [2] - 41:3, 78:16 8-foot [1] - 30:23 80 [1] - 44:4 800 [4] - 54:21, 81:6, 81:9, 81:10 800,000 [3] - 41:22, 53:20, 54:23 81 [1] - 39:6		
	4	9		
	4 [2] - 3:25, 8:20 40 [4] - 11:6, 22:25, 23:1, 28:17 400,000 [1] - 87:23 410 [1] - 52:10 415,000 [1] - 87:24 41:2-1 [1] - 97:8 42 [1] - 39:8 43 [2] - 11:4, 39:9 43-acre [1] - 42:23 44 [2] - 48:21, 56:18 47 [1] - 1:23	90 [3] - 11:20, 13:10, 72:2 973 [1] - 1:24 9:03 [1] - 96:2 9s [1] - 81:7 9th [3] - 94:8, 95:10, 95:13		
2		A		
2 [1] - 49:2 2-foot [1] - 30:24 20 [6] - 31:1, 50:24, 51:19, 92:4, 93:15 200 [3] - 22:16, 23:15, 63:13 200,000 [2] - 88:6, 88:14 200-foot [3] - 22:9,		abatement [4] - 53:5, 53:11, 53:12, 78:9 ability [4] - 25:23, 31:22, 44:14, 97:11 able [14] - 8:13, 26:2, 28:12, 36:11, 46:16,		

<p>94:13</p> <p>agreed -upon [1] - 94:13</p> <p>agreement [16] - 8:14, 37:1, 44:20, 45:2, 46:11, 57:4, 57:10, 57:15, 57:23, 60:7, 62:3, 64:8, 76:10, 80:22, 94:10, 94:15</p> <p>agreements [2] - 20:13, 44:25</p> <p>agricultural [1] - 11:8</p> <p>ahead [2] - 35:18, 62:12</p> <p>AICP [1] - 1:18</p> <p>aligned [1] - 25:10</p> <p>ALISON [3] - 1:20, 97:5, 97:23</p> <p>all-family [1] - 7:3</p> <p>allocate [1] - 88:25</p> <p>allocated [1] - 93:10</p> <p>allocations [1] - 37:11</p> <p>allow [11] - 4:24, 18:5, 33:10, 47:12, 66:14, 73:1, 76:9, 76:19, 94:11, 94:17, 95:3</p> <p>allowed [3] - 33:12, 46:4, 48:1</p> <p>allows [2] - 76:14, 95:5</p> <p>almost [6] - 22:25, 72:18, 78:15, 81:25, 85:16, 90:10</p> <p>already -approved [1] - 8:15</p> <p>ALSO [1] - 1:16</p> <p>alternative [1] - 77:14</p> <p>ameliorate [2] - 86:24, 88:14</p> <p>amend [1] - 61:18</p> <p>amendment [4] - 4:14, 20:4, 59:12, 59:13</p> <p>amenities [1] - 87:6</p> <p>amenity [1] - 88:3</p> <p>American [1] - 19:17</p> <p>amount [7] - 25:20, 34:24, 40:23, 43:11, 50:4, 82:7, 82:8</p> <p>ample [1] - 57:1</p> <p>animal [1] - 72:9</p> <p>annual [1] - 8:8</p> <p>answer [9] - 30:4, 40:9, 50:18, 58:3, 58:12, 58:23, 58:24, 59:1, 67:25</p> <p>answering [2] - 58:8, 58:13</p> <p>answers [2] - 20:25, 47:16</p> <p>Anthony [6] - 6:15,</p>	<p>35:16, 41:25, 44:2, 67:11, 74:21</p> <p>apart [2] - 43:16, 75:9</p> <p>apartment [1] - 52:23</p> <p>apartments [2] - 8:21, 50:25</p> <p>apologize [1] - 88:4</p> <p>appealing [1] - 86:7</p> <p>apples [2] - 43:20</p> <p>applicant [2] - 62:21, 63:5</p> <p>Applicant [1] - 2:6</p> <p>application [13] - 14:21, 23:3, 25:3, 33:21, 62:17, 62:20, 62:22, 62:24, 63:1, 63:3, 73:5, 73:20, 82:24</p> <p>applications [1] - 25:20</p> <p>applied [1] - 18:15</p> <p>appreciate [4] - 38:19, 56:20, 63:22, 66:14</p> <p>approach [2] - 60:3, 60:6</p> <p>appropriate [2] - 17:22, 46:17</p> <p>approval [4] - 9:12, 9:13, 9:14, 13:11</p> <p>approvals [3] - 18:16, 44:12, 45:4</p> <p>approved [5] - 3:9, 8:15, 57:3, 57:11, 57:25</p> <p>architect [1] - 81:14</p> <p>architects [1] - 81:17</p> <p>area [26] - 11:6, 13:2, 14:7, 14:15, 14:16, 15:14, 19:5, 22:19, 29:9, 30:18, 30:21, 30:23, 31:3, 31:4, 31:21, 32:19, 33:10, 35:11, 43:5, 60:22, 82:3, 82:21, 83:25, 87:2, 87:16, 88:6</p> <p>areas [22] - 12:11, 12:15, 15:15, 17:22, 17:23, 17:24, 18:17, 21:20, 25:19, 28:25, 31:20, 31:21, 32:4, 34:24, 35:11, 39:20, 39:24, 42:2, 68:3, 82:5, 92:1</p> <p>argue [1] - 56:25</p> <p>aside [2] - 51:19, 79:22</p> <p>aspect [3] - 72:18, 74:22, 78:18</p> <p>aspects [3] - 12:1, 14:12, 24:7</p>	<p>assigned [1] - 52:7</p> <p>associated [9] - 13:4, 13:12, 16:13, 25:19, 27:10, 28:10, 40:7, 65:9, 83:19</p> <p>Association [2] - 44:22, 45:8</p> <p>association [2] - 29:23, 30:1</p> <p>assume [2] - 46:8, 77:7</p> <p>assumed [1] - 46:10</p> <p>assure [3] - 19:21, 89:6, 89:16</p> <p>attenuation [1] - 83:7</p> <p>attorney [3] - 4:6, 51:18, 58:5</p> <p>attract [1] - 42:6</p> <p>audience [1] - 55:8</p> <p>authorize [2] - 94:9, 94:15</p> <p>authorized [1] - 97:7</p> <p>available [3] - 57:15, 62:11, 85:5</p> <p>averaging [1] - 81:8</p> <p>awful [2] - 43:11, 90:24</p>	<p>basin [1] - 66:8</p> <p>basins [1] - 21:21</p> <p>basis [3] - 8:8, 28:2, 55:14</p> <p>bath [1] - 36:12</p> <p>bathrooms [1] - 37:9</p> <p>bear [1] - 90:2</p> <p>bearings [1] - 10:13</p> <p>beautifully [1] - 67:6</p> <p>BECK [4] - 36:20, 37:5, 37:12, 65:25</p> <p>Beck [2] - 36:20, 65:25</p> <p>become [3] - 55:16, 70:5, 76:21</p> <p>becomes [3] - 5:20, 76:16, 77:1</p> <p>Bedminster [1] - 14:6</p> <p>bedroom [4] - 41:9, 93:15, 93:16</p> <p>bedrooms [3] - 16:2, 93:8, 93:23</p> <p>beds [4] - 35:1, 84:3, 84:4, 84:6</p> <p>beforehand [1] - 81:5</p> <p>begin [1] - 4:8</p> <p>beginning [2] - 68:14, 69:16</p> <p>behalf [1] - 6:12</p> <p>behind [1] - 33:14</p> <p>below [1] - 90:9</p> <p>bends [2] - 90:12, 90:13</p> <p>benefit [3] - 8:9, 71:15, 71:16</p> <p>Bernards [1] - 10:15</p> <p>Bernardsville [4] - 13:22, 13:24, 13:25, 71:3</p> <p>best [6] - 20:25, 29:9, 29:14, 66:16, 88:25, 97:11</p> <p>better [5] - 21:24, 54:20, 54:23, 87:16, 88:21</p> <p>betterment [2] - 87:17, 89:1</p> <p>between [9] - 7:8, 41:6, 48:18, 50:25, 66:7, 77:21, 93:10, 93:24, 95:13</p> <p>big [5] - 17:15, 27:5, 72:6, 83:4</p> <p>bigger [1] - 35:11</p> <p>bit [5] - 21:8, 41:6, 81:23, 86:6, 86:15</p> <p>blank [1] - 87:14</p> <p>blessing [1] - 44:15</p> <p>blind [1] - 40:2</p> <p>blue [3] - 21:23, 22:22</p> <p>board [4] - 75:17,</p>	<p>76:5, 76:25, 77:12</p> <p>Board [26] - 2:3, 4:22, 5:8, 9:11, 21:3, 33:2, 35:23, 47:14, 47:19, 59:20, 60:24, 61:25, 62:23, 63:2, 63:3, 64:17, 64:18, 71:2, 72:1, 73:24, 85:8, 89:22, 91:18, 95:11, 95:12</p> <p>BOARD [1] - 1:11</p> <p>body [1] - 6:17</p> <p>bonus [6] - 50:4, 50:5, 50:6, 51:5, 51:17, 53:4</p> <p>bonuses [2] - 50:14, 52:1</p> <p>BOROUGH [2] - 1:1, 1:1</p> <p>borough [33] - 6:24, 8:16, 23:25, 24:16, 24:21, 50:7, 51:23, 53:9, 53:14, 55:15, 55:18, 55:25, 57:6, 58:15, 59:13, 60:3, 60:25, 62:23, 64:3, 70:8, 75:17, 76:2, 80:6, 80:9, 80:10, 80:23, 87:13, 88:8, 88:12, 89:8, 89:14, 89:15, 95:7</p> <p>Borough [4] - 1:17, 10:15, 52:3, 52:4</p> <p>borough 's [6] - 49:19, 49:21, 56:22, 63:20, 76:7, 76:15</p> <p>bottom [1] - 83:5</p> <p>boulevard [5] - 16:22, 17:6, 32:6, 32:18, 48:4</p> <p>bound [2] - 86:23, 86:25</p> <p>Branch [1] - 14:4</p> <p>BRIAN [1] - 1:23</p> <p>brick k [3] - 36:4, 50:8, 50:10</p> <p>brick-and-mortar [2] - 50:8, 50:10</p> <p>bridge [1] - 14:3</p> <p>bright [1] - 10:2</p> <p>Brigitte [1] - 86:20</p> <p>bring [2] - 5:10, 91:19</p> <p>bringing [1] - 86:16</p> <p>Brook [6] - 10:12, 10:13, 13:22, 14:1, 14:5</p> <p>brought [6] - 5:6, 46:21, 58:18, 72:1, 86:12, 92:3</p> <p>buffer [2] - 21:24, 43:3</p>
--	---	--	--	---

buffering [1] - 42:4 buffers [9] - 13:4, 13:8, 13:13, 15:16, 21:18, 40:7, 43:4, 68:3, 69:2 build [14] - 8:3, 46:6, 46:7, 48:13, 48:14, 48:15, 50:10, 52:19, 67:23, 67:24, 69:3, 69:7, 72:11, 74:10 buildable [1] - 72:13 building [21] - 15:25, 16:10, 16:11, 21:15, 21:18, 22:3, 26:2, 27:3, 50:17, 50:25, 51:12, 52:22, 52:23, 52:24, 69:5, 72:5, 75:5, 83:25, 84:3, 84:24 Building [1] - 1:8 buildings [2] - 70:3, 84:7 built [8] - 9:10, 46:5, 49:1, 52:20, 72:13, 75:16, 83:21, 84:24 business [2] - 75:1, 96:1 buy [2] - 38:13, 41:9 buyer [1] - 42:6 BY [1] - 2:6	center [12] - 10:14, 10:23, 11:14, 12:8, 13:6, 16:25, 17:1, 18:24, 23:1, 26:14, 30:21, 60:5 Center [2] - 51:7, 57:4 certain [5] - 9:2, 26:3, 47:13, 50:1, 60:21 certainly [4] - 18:7, 24:21, 43:23, 48:7 Certainly [1] - 25:13 Certified [2] - 1:20, 97:5 chain [1] - 32:24 challenge [2] - 29:11, 85:3 challenging [1] - 68:25 chance [3] - 3:14, 38:15, 68:15 change [3] - 44:18, 61:8, 79:7 changed [4] - 38:7, 38:24, 68:12, 68:13 changes [3] - 3:7, 61:6, 62:13 changing [1] - 61:4 character [1] - 30:8 charged [1] - 8:2 Charles [1] - 52:10 check [2] - 26:23, 87:14 children [1] - 89:14 CHIMENTI [1] - 1:13 choice [2] - 32:14, 43:22 chose [1] - 57:6 Cindy [1] - 39:6 circulation [1] - 15:25 civil [1] - 9:21 clapboard [1] - 36:2 clarified [1] - 61:5 clarify [1] - 60:10 clarity [2] - 57:16, 65:21 clear [3] - 5:25, 6:2, 75:12 cleared [2] - 74:2, 74:3 clearly [5] - 4:2, 5:18, 30:6, 32:15, 71:16 Clearly [1] - 71:22 clerk [1] - 3:25 Clerk [1] - 1:17 client [1] - 7:9 clock [3] - 12:22, 13:9, 13:10 close [4] - 38:16, 48:25, 69:13, 75:22 closets [1] - 37:10 Club [7] - 36:5, 36:21,	43:15, 43:17, 43:19, 48:24, 66:1 Club's [1] - 49:9 CO [1] - 55:17 COA [1] - 3:8 Code [1] - 33:11 coffers [1] - 80:18 collaborative [1] - 77:20 collecting [1] - 53:23 colonial [1] - 36:1 combined [1] - 49:3 comfortable [3] - 32:15, 74:3, 74:9 coming [8] - 24:16, 62:24, 67:13, 68:25, 69:20, 71:11, 72:16, 80:15 Commencing [1] - 1:9 comment [5] - 4:25, 5:23, 8:24, 50:21, 78:25 comments [10] - 3:15, 3:18, 3:22, 3:25, 5:12, 23:25, 24:1, 35:18, 55:9, 63:22 commitment [1] - 72:6 common [4] - 7:12, 22:19, 50:21, 87:11 commonplace [1] - 91:25 communities [1] - 84:23 community [6] - 59:9, 65:19, 71:14, 78:3, 83:18, 85:19 company [1] - 19:8 compared [2] - 8:11, 48:24 comparison [1] - 43:15 compensation [1] - 80:7 complete [1] - 35:16 completed [1] - 5:25 compliance [1] - 7:7 complicated [1] - 83:9 complications [1] - 65:9 complies [2] - 59:12, 59:18 comply [7] - 17:2, 32:18, 59:21, 61:12, 61:19, 82:11, 95:8 component [5] - 11:8, 16:9, 51:4, 51:22, 71:25 components [2] - 11:15, 82:24 composed [1] - 82:3	compound [1] - 82:7 concentrated [1] - 39:14 concentrating [1] - 43:10 concept [13] - 5:3, 7:24, 8:13, 9:1, 18:13, 20:12, 21:1, 28:22, 36:13, 37:9, 48:4, 82:21, 84:11 conceptual [4] - 13:17, 61:24, 64:15, 68:14 conceptually [1] - 73:17 concern [1] - 90:20 concerned [5] - 40:22, 41:8, 70:23, 81:23, 90:17 concerning [1] - 7:1 concerns [2] - 38:3, 86:11 concluded [1] - 96:2 concurrence [1] - 13:11 Concurrent [1] - 13:1 concurring [1] - 13:12 condition [3] - 29:16, 30:5, 44:12 conditions [5] - 10:7, 28:7, 28:13, 29:18, 35:7 conductive [1] - 36:13 confidence [1] - 77:25 confident [4] - 28:9, 31:11, 73:10, 83:10 conflating [1] - 61:11 conform [1] - 83:11 conforming [2] - 62:1, 62:8 confused [1] - 67:9 confusion [1] - 6:3 connect [1] - 16:6 connecting [1] - 19:14 cons [3] - 49:15, 92:3, 92:6 consensus [1] - 88:25 conservation [1] - 72:10 conservative [1] - 39:20 consider [2] - 63:25, 95:19 consideration [3] - 7:10, 9:2, 34:18 considered [1] - 49:17 Consistent [1] - 37:10 consistent [9] - 12:14, 16:22, 17:20, 18:20, 36:3, 36:6, 61:15,	62:2, 95:16 constantly [1] - 26:18 constituted [1] - 82:6 constrained [2] - 15:14, 76:22 constraints [5] - 7:13, 8:25, 9:3, 40:11, 40:14 constricted [1] - 69:11 constructing [1] - 20:2 construction [1] - 14:9 consultant [2] - 24:11, 24:24 consultation [1] - 6:16 consulting [1] - 73:8 contact [1] - 47:6 contemporary [1] - 35:24 contextual [1] - 82:19 continually [1] - 35:10 continue [1] - 77:10 continued [2] - 7:6, 7:7 Contract [2] - 48:11, 48:18 contractor [1] - 48:9 contribution [14] - 8:7, 8:12, 53:7, 53:8, 53:9, 53:13, 55:3, 55:12, 56:5, 81:12, 87:4, 87:5, 87:12, 88:11 Contribution [1] - 78:11 control [2] - 33:17, 76:15 controlled [1] - 24:2 conventionally [1] - 51:20 conversation [2] - 77:1, 88:18 converting [2] - 7:18, 8:18 corner [3] - 12:11, 12:12, 90:18 correct [15] - 22:1, 22:4, 22:5, 22:13, 27:21, 27:22, 31:18, 59:10, 60:1, 60:12, 69:4, 89:23, 89:24, 90:3, 90:4 Correct [2] - 23:21, 53:16 correctly [3] - 10:1, 49:11, 49:13 corridor [13] - 12:10, 13:7, 13:13, 14:14, 16:19, 22:10, 22:17,
C				
calculation [2] - 40:17, 55:15 calculations [1] - 50:3 CALDWELL [1] - 1:24 CAMPBELL [11] - 39:6, 40:3, 40:12, 40:16, 40:21, 41:3, 41:13, 41:19, 42:18, 43:8, 43:13 Campbell [1] - 39:6 candidly [1] - 39:19 cannot [1] - 89:22 capacity [3] - 35:3, 65:11, 65:12 captor [1] - 50:25 car [4] - 16:14, 92:15, 92:18, 93:1 cars [1] - 16:15 cartway [1] - 30:22 CARTY [1] - 1:13 case [5] - 28:8, 47:9, 51:20, 78:6, 80:23 cash [2] - 53:13, 53:24 Cash [1] - 53:14 Castle [1] - 11:1 CCR [1] - 97:23				

<p>23:13, 30:5, 30:13, 33:6, 84:8</p> <p>corridors [3] - 12:3, 13:3, 27:13</p> <p>cost [5] - 38:11, 79:18, 88:15, 89:9</p> <p>costs [1] - 75:2</p> <p>Council [19] - 3:20, 4:19, 4:23, 5:4, 6:11, 21:4, 21:5, 34:5, 58:6, 60:24, 64:10, 94:7, 94:14, 95:10, 95:14, 95:17, 95:18, 96:1</p> <p>COUNCIL [1] - 1:1</p> <p>Council's [1] - 52:4</p> <p>Counsel [2] - 2:3, 2:6</p> <p>count [2] - 39:15, 43:6</p> <p>counter [1] - 5:11</p> <p>counter-oppose [1] - 5:11</p> <p>Country [4] - 70:12, 71:1, 71:24, 90:13</p> <p>counts [2] - 47:24, 71:7</p> <p>county [1] - 44:24</p> <p>couple [5] - 47:10, 51:16, 65:6, 82:2, 92:1</p> <p>course [1] - 63:6</p> <p>COURT [1] - 1:23</p> <p>Court [8] - 1:20, 10:24, 11:2, 37:15, 72:23, 88:11, 90:7, 97:5</p> <p>court [12] - 3:5, 4:22, 5:16, 5:20, 45:1, 45:7, 55:6, 61:19, 77:2, 87:7, 88:9, 94:6</p> <p>courts [1] - 49:25</p> <p>coverage [1] - 82:8</p> <p>craft [1] - 73:16</p> <p>Craig [1] - 6:11</p> <p>CRAIG [1] - 2:6</p> <p>created [2] - 14:17, 14:19</p> <p>creates [1] - 79:7</p> <p>credit [1] - 50:9</p> <p>credits [7] - 50:4, 50:5, 50:6, 50:14, 51:5, 53:6</p> <p>cross [1] - 5:7</p> <p>cross-examination [1] - 5:7</p> <p>crossing [1] - 14:11</p> <p>cul [3] - 15:3, 17:23</p> <p>cul-de [1] - 15:3</p> <p>cul-de-sac [1] - 15:3</p> <p>cul-de-sacs [1] - 17:23</p>	<p>culvert [2] - 13:20, 14:10</p> <p>curios [1] - 65:3</p> <p>curious [2] - 36:22, 58:1</p> <p>current [4] - 5:5, 15:12, 59:8, 59:23</p> <p>cut [1] - 31:5</p> <p style="text-align: center;">D</p> <p>dangerous [1] - 90:18</p> <p>dashed [2] - 22:2, 22:22</p> <p>data [1] - 47:22</p> <p>date [3] - 58:2, 59:15, 95:11</p> <p>David [1] - 29:21</p> <p>DAVID [2] - 1:12, 1:18</p> <p>DAY [1] - 2:4</p> <p>days [4] - 39:23, 62:19, 63:9, 91:25</p> <p>DCA [1] - 45:8</p> <p>de [3] - 15:3, 17:23</p> <p>dead [1] - 17:25</p> <p>deal [4] - 18:21, 29:14, 72:18, 88:13</p> <p>dealing [1] - 88:10</p> <p>debt [1] - 89:15</p> <p>DeCAROLIS [1] - 66:13</p> <p>deceleration [6] - 24:14, 30:11, 30:20, 30:23, 85:17, 85:18</p> <p>December [5] - 94:8, 95:10, 95:13, 95:14, 95:18</p> <p>decent [1] - 37:20</p> <p>decided [1] - 4:24</p> <p>decipher [1] - 5:21</p> <p>decision [6] - 33:8, 50:19, 59:19, 75:1, 75:6, 89:23</p> <p>deck [1] - 41:10</p> <p>declaration [1] - 85:15</p> <p>deed [5] - 3:9, 44:6, 44:10, 44:24, 79:11</p> <p>deed-restricted [1] - 3:9</p> <p>deeded [1] - 22:12</p> <p>deeper [1] - 29:20</p> <p>deeply [1] - 70:23</p> <p>defined [1] - 40:15</p> <p>defines [1] - 60:19</p> <p>definition [1] - 17:6</p> <p>demand [4] - 43:24, 71:9, 71:12, 71:18</p> <p>demographic [2] - 36:10, 36:14</p>	<p>den [1] - 36:13</p> <p>Denise [1] - 67:3</p> <p>dense [1] - 81:24</p> <p>density [4] - 43:8, 49:8, 51:14, 81:25</p> <p>DEP [8] - 19:23, 20:17, 28:20, 29:10, 62:4, 73:5, 73:20, 91:6</p> <p>Department [2] - 12:20, 25:2</p> <p>deposal [1] - 83:18</p> <p>described [1] - 84:11</p> <p>design [11] - 16:18, 18:1, 18:10, 25:18, 28:22, 29:2, 29:11, 35:2, 41:14, 82:14, 82:16</p> <p>Design [3] - 6:15, 9:20, 10:5</p> <p>designated [1] - 60:24</p> <p>designation [1] - 12:16</p> <p>designed [7] - 18:2, 18:11, 22:8, 23:23, 26:21, 37:12</p> <p>designing [2] - 42:2, 91:23</p> <p>desirable [1] - 43:22</p> <p>desire [2] - 51:11, 61:25</p> <p>destroy [1] - 69:17</p> <p>detail [4] - 18:12, 21:9, 25:8, 94:21</p> <p>detailed [4] - 39:19, 82:23, 91:6, 95:4</p> <p>details [6] - 18:9, 21:2, 31:6, 42:10, 47:23, 84:15</p> <p>detention [2] - 66:8, 82:22</p> <p>determination [1] - 13:2</p> <p>determine [4] - 29:3, 46:13, 46:16, 95:15</p> <p>determined [3] - 39:11, 39:12, 46:15</p> <p>develop [1] - 14:21</p> <p>developable [1] - 43:10</p> <p>developed [5] - 23:19, 28:23, 43:16, 76:18, 76:23</p> <p>developer [32] - 4:18, 4:25, 6:5, 6:25, 23:12, 23:14, 42:7, 42:15, 43:24, 44:8, 44:21, 46:2, 48:10, 48:12, 48:19, 50:18, 55:4, 55:11, 55:22, 72:18, 73:3, 76:4,</p>	<p>76:5, 76:7, 78:23, 79:6, 79:14, 80:7, 80:13, 87:3, 94:10</p> <p>developer's [2] - 51:18, 90:1</p> <p>developers [4] - 3:15, 39:5, 46:10, 50:12</p> <p>developing [3] - 42:23, 42:24, 91:24</p> <p>development [38] - 4:20, 13:16, 14:23, 24:17, 28:8, 30:18, 33:4, 35:21, 37:17, 40:2, 49:6, 51:20, 52:3, 52:6, 55:13, 55:23, 56:2, 56:21, 57:3, 57:11, 57:25, 59:18, 60:4, 71:10, 72:25, 73:1, 76:9, 76:14, 78:13, 79:8, 80:15, 81:24, 85:19, 94:11, 94:17, 94:21, 95:5</p> <p>development's [1] - 60:10</p> <p>developments [7] - 4:15, 34:23, 37:2, 60:12, 81:21, 87:10, 87:11</p> <p>develops [1] - 86:5</p> <p>deviations [1] - 62:11</p> <p>dialogue [1] - 7:8</p> <p>difference [3] - 41:8, 43:9, 66:7</p> <p>different [18] - 11:15, 18:1, 18:20, 28:18, 37:10, 38:8, 38:25, 39:24, 41:4, 51:10, 61:2, 71:9, 76:25, 77:1, 82:16, 82:18, 83:19, 93:9</p> <p>difficult [3] - 5:20, 30:4, 55:8</p> <p>diligence [3] - 64:8, 73:4</p> <p>diligently [1] - 89:7</p> <p>direct [1] - 58:23</p> <p>directed [2] - 87:19, 94:6</p> <p>direction [1] - 35:21</p> <p>directions [1] - 33:12</p> <p>directly [1] - 3:15</p> <p>disagree [1] - 39:2</p> <p>disappointed [2] - 77:23, 78:6</p> <p>discharge [1] - 91:9</p> <p>discharged [3] - 26:8, 27:11, 27:12</p> <p>discount [1] - 81:12</p> <p>discretion [1] - 87:21</p>	<p>discus [1] - 8:19</p> <p>discuss [1] - 24:13</p> <p>discussed [5] - 24:19, 24:22, 25:2, 38:25, 79:2</p> <p>discussing [3] - 15:13, 19:16, 94:13</p> <p>discussion [4] - 7:15, 10:3, 12:4, 30:7</p> <p>discussions [11] - 12:18, 15:10, 19:7, 19:8, 19:9, 19:11, 24:24, 38:1, 47:25, 48:5, 71:3</p> <p>disheartening [1] - 37:24</p> <p>disinfectant [2] - 27:10, 85:10</p> <p>dispersed [2] - 49:17, 51:8</p> <p>disposal [10] - 26:9, 26:13, 26:15, 26:17, 28:21, 34:12, 35:2, 84:3, 84:4, 84:6</p> <p>disregard [1] - 78:3</p> <p>disrupting [1] - 30:9</p> <p>disruption [1] - 30:12</p> <p>distance [3] - 31:11, 65:10, 90:16</p> <p>distances [2] - 31:8, 33:16</p> <p>distribution [1] - 34:15</p> <p>dividing [1] - 32:8</p> <p>documents [1] - 44:22</p> <p>donated [2] - 78:12, 87:21</p> <p>donation [2] - 78:12, 88:14</p> <p>done [27] - 4:18, 6:1, 12:21, 18:8, 18:9, 18:10, 26:5, 26:7, 26:23, 26:25, 28:5, 32:2, 34:8, 39:13, 39:18, 46:18, 47:2, 52:24, 53:4, 58:1, 64:9, 64:15, 70:14, 73:4, 73:7, 85:21</p> <p>Donuts [1] - 13:25</p> <p>door [1] - 38:17</p> <p>DOROTHY [1] - 1:17</p> <p>Dorothy [1] - 3:25</p> <p>DOT [11] - 22:23, 23:3, 23:19, 24:2, 24:20, 33:7, 33:15, 47:7, 47:16, 47:25, 48:6</p> <p>Double [1] - 36:3</p> <p>Double-hung [1] - 36:3</p> <p>doubt [1] - 81:25</p>
---	--	---	--	--

<p>Down [1] - 29:6 down [30] - 5:16, 5:21, 10:13, 10:17, 10:24, 13:20, 14:2, 15:4, 24:16, 27:6, 28:17, 31:5, 32:11, 32:20, 45:20, 45:24, 55:7, 55:9, 64:21, 64:23, 65:15, 66:14, 66:19, 68:25, 69:6, 79:9, 82:15, 88:23, 89:8, 90:12 downstream [1] - 26:19 downtown [3] - 87:2, 87:16, 88:6 DR [9] - 77:15, 81:2, 81:14, 81:18, 83:12, 83:22, 84:9, 85:14, 86:17 drain [1] - 13:20 drainage [1] - 66:5 Drakewick [2] - 66:2, 66:4 drawing [4] - 75:17, 76:5, 76:24, 77:12 drawings [1] - 81:15 drier [1] - 36:12 drilling [1] - 90:25 drink [1] - 26:5 drinking [1] - 26:7 drive [1] - 18:6 Drive [1] - 67:4 driveway [14] - 11:23, 11:25, 16:14, 24:4, 31:9, 31:14, 32:5, 32:6, 32:10, 32:16, 32:21, 33:18, 92:18 driveways [5] - 11:25, 15:5, 32:8, 33:12, 33:16 drop [1] - 11:20 dropping [1] - 70:19 drops [2] - 11:19, 11:22 due [4] - 55:16, 64:8, 73:4 dues [1] - 70:5 DUFFY [8] - 67:3, 68:4, 68:10, 68:16, 69:7, 69:12, 70:4, 70:8 Duffy [1] - 67:3 Dunkin' [1] - 13:25 during [1] - 63:6</p>	<p>19:20, 20:11, 47:6, 70:21 earn [1] - 52:1 easement [3] - 22:12, 22:17, 22:19 easements [1] - 22:8 east [5] - 11:3, 13:19, 16:6, 16:7, 21:17 easterly [1] - 32:9 easy [1] - 45:9 echoed [1] - 9:6 EDC [3] - 19:9, 27:6, 65:11 edge [2] - 23:4, 23:6 educate [1] - 92:2 effective [1] - 34:22 effectively [1] - 36:11 effluent [4] - 26:3, 34:9, 91:9, 91:16 effort [1] - 77:20 egress [1] - 85:25 eight [1] - 89:10 either [7] - 14:14, 33:1, 41:2, 41:21, 43:4, 84:21, 87:9 elaborate [1] - 28:18 elected [1] - 69:19 Elements [1] - 19:1 elements [3] - 10:7, 42:2, 83:3 elevation [1] - 11:21 emergencies [1] - 32:24 emergency [3] - 32:23, 33:18, 48:3 end [5] - 17:25, 31:1, 34:12, 47:9, 89:10 engineer [5] - 9:21, 23:23, 47:24, 71:18, 73:9 engineering [1] - 73:22 enhance [3] - 29:5, 31:23, 32:3 enhanced [1] - 26:23 ensuring [1] - 8:9 entered [1] - 6:25 entertain [1] - 3:6 entertaining [1] - 94:8 entire [1] - 92:13 entrance [5] - 16:8, 16:20, 17:8, 71:23, 85:25 entrances [1] - 17:8 entry [2] - 17:9, 17:15 environmental [7] - 7:13, 8:24, 9:3, 9:15, 18:16, 40:10, 76:15 Environmental [1] - 12:20</p>	<p>environmentally [2] - 15:14, 76:21 environmentally - constrained [1] - 15:14 envision [2] - 27:24, 28:23 EPA [1] - 67:23 Equities [3] - 3:2, 6:12, 6:16 ERRICO [1] - 1:4 Errico [1] - 6:19 escorted [1] - 66:20 especially [4] - 37:24, 51:9, 82:6, 84:16 ESQ [3] - 1:17, 2:2, 2:6 essence [1] - 55:18 essentially [5] - 7:2, 55:20, 78:17, 80:16, 95:6 established [1] - 68:2 estate [1] - 15:6 etc [1] - 64:11 evaluated [1] - 31:8 evaluation [1] - 28:5 evening [5] - 3:13, 6:13, 9:17, 9:24, 95:24 evolved [1] - 41:15 exact [1] - 79:10 exactly [8] - 29:3, 39:12, 40:15, 49:11, 54:9, 68:22, 78:6, 79:5 examination [1] - 5:7 example [3] - 40:25, 83:14, 84:24 examples [2] - 84:23, 91:19 Excellent [1] - 63:16 Excuse [1] - 55:6 excuse [5] - 15:1, 50:2, 51:22, 60:19, 87:25 exhibit [3] - 10:10, 10:11, 11:5 exist [3] - 27:7, 35:8, 71:4 existing [7] - 10:7, 18:15, 30:5, 30:8, 30:12, 31:14, 47:22 exists [2] - 14:15, 25:24 expansion [1] - 71:1 expenses [1] - 88:12 expiring [1] - 59:3 explain [2] - 53:6, 78:10 explained [2] - 23:17, 95:6</p>	<p>explaining [4] - 25:9, 27:19, 51:6, 61:24 expression [1] - 78:15 extend [1] - 69:1 extended [2] - 69:2, 71:19 extending [1] - 19:17 extends [1] - 71:8 extensive [1] - 28:19 extra [1] - 23:16</p>	<p>9:15, 11:12, 12:5, 13:15, 17:15, 18:12 fees [1] - 65:12 feet [13] - 11:20, 21:13, 22:14, 22:25, 23:1, 23:5, 23:6, 28:17, 38:5, 63:13, 93:19, 93:25 felt [1] - 84:13 ferreted [1] - 5:4 few [4] - 3:19, 4:7, 21:6, 56:25 Field [1] - 78:14 fields [3] - 11:6, 11:7, 34:23 figure [1] - 80:14 filed [3] - 12:18, 12:22, 13:8 filing [1] - 45:9 fill [3] - 31:5, 42:19, 92:23 filled [1] - 14:18 filter [1] - 34:16 final [2] - 41:15, 41:16 finalized [1] - 16:4 finalizing [1] - 39:18 finally [2] - 4:3, 86:2 financial [4] - 7:22, 53:6, 74:22, 78:18 financially [3] - 72:14, 74:8, 89:8 financials [1] - 89:22 findings [1] - 95:17 finishes [1] - 81:7 firm [2] - 6:11, 70:25 firms [1] - 91:23 first [32] - 8:17, 9:7, 9:17, 10:10, 15:19, 16:2, 21:3, 25:5, 28:16, 36:9, 36:11, 37:7, 45:22, 52:15, 52:24, 53:3, 54:11, 56:22, 57:1, 57:8, 61:11, 64:3, 69:24, 70:1, 72:15, 72:21, 73:9, 73:18, 76:21, 78:7, 78:8 First [2] - 63:7, 65:6 first-floor [1] - 36:9 fiscally [1] - 3:4 fit [2] - 66:22, 81:8 fit-outs [1] - 81:8 five [1] - 15:24 fix [1] - 85:3 flags [1] - 39:25 flood [4] - 13:2, 13:3, 15:15, 18:17 floodplain [1] - 14:8 floor [9] - 16:2, 36:8, 36:9, 36:11, 36:13,</p>
E			F	
early [5] - 19:14,			<p>faces [1] - 36:4 facilities [1] - 91:20 facility [5] - 64:3, 66:8, 66:10, 83:20, 84:17 fact [6] - 27:18, 33:5, 39:13, 42:22, 50:15, 58:25 factoring [1] - 75:1 factors [1] - 75:4 facts [1] - 58:17 Fair [4] - 3:12, 51:7, 54:25, 57:4 fair [12] - 25:20, 40:22, 40:24, 40:25, 45:7, 49:24, 54:25, 60:4, 62:2, 75:13, 76:11, 88:10 fairgrounds [6] - 14:4, 86:24, 87:2, 87:16, 87:19, 88:20 fairly [1] - 28:9 fait [1] - 37:18 falls [1] - 75:8 families [1] - 70:19 family [11] - 7:3, 7:4, 7:20, 7:23, 8:21, 8:22, 44:18, 50:1, 50:15, 50:16, 79:22 FAR [1] - 1:1 far [6] - 12:17, 15:22, 24:2, 56:16, 88:17, 92:18 Far [12] - 1:8, 1:9, 3:5, 10:14, 52:3, 69:18, 70:11, 71:1, 71:24, 82:17, 89:2, 90:13 farm [1] - 11:6 farmed [1] - 11:7 farming [3] - 12:14, 12:15, 14:17 father [1] - 69:21 favorably [1] - 69:10 feasible [1] - 75:25 feature [3] - 10:17, 17:9, 26:14 features [7] - 7:14,</p>	

<p>36:22, 37:1, 37:8, 37:9</p> <p>flow [2] - 28:10, 28:12</p> <p>flows [1] - 26:21</p> <p>focused [2] - 49:16, 50:22</p> <p>follow [8] - 5:24, 27:17, 56:7, 57:17, 63:10, 74:17, 77:25, 78:18</p> <p>follow-up [2] - 5:24, 74:17</p> <p>followed [1] - 85:1</p> <p>following [1] - 95:13</p> <p>foot [22] - 15:18, 15:20, 16:3, 17:21, 21:16, 21:19, 22:5, 22:6, 22:16, 22:18, 22:19, 23:5, 23:7, 23:15, 23:16, 29:5, 30:16, 30:25, 31:2, 54:17, 68:3, 84:8</p> <p>footage [3] - 23:17, 39:10</p> <p>footprint [1] - 74:25</p> <p>for-sale [2] - 16:1, 51:4</p> <p>force [2] - 45:11, 45:12</p> <p>foregoing [1] - 97:9</p> <p>foreign [1] - 91:25</p> <p>foresee [1] - 45:14</p> <p>forested [1] - 11:5</p> <p>forgot [1] - 88:5</p> <p>formation [1] - 82:16</p> <p>forms [1] - 51:10</p> <p>forth [4] - 21:14, 80:5, 94:10, 94:23</p> <p>forward [8] - 3:17, 6:3, 6:20, 38:22, 61:14, 62:4, 66:22, 76:13</p> <p>foul [1] - 84:15</p> <p>four [3] - 15:24, 52:13, 67:13</p> <p>Fox [6] - 10:23, 15:4, 15:6, 37:15, 90:6, 90:11</p> <p>frankly [4] - 77:23, 77:24, 78:3, 81:23</p> <p>front [18] - 10:19, 11:7, 11:13, 12:11, 15:16, 16:15, 22:6, 22:7, 22:16, 23:18, 43:4, 67:19, 70:17, 89:21, 92:17, 92:18, 93:2, 95:1</p> <p>frontage [7] - 17:11, 30:8, 30:17, 31:13, 32:9, 33:10, 33:15</p> <p>full [4] - 3:3, 5:2,</p>	<p>73:11, 75:7</p> <p>fully [6] - 59:12, 59:18, 62:1, 62:8, 73:22</p> <p>funds [1] - 88:25</p> <p>future [1] - 61:14</p> <p style="text-align: center;">G</p> <p>garage [1] - 92:15</p> <p>garages [2] - 16:14, 93:1</p> <p>gardens [2] - 11:11, 35:12</p> <p>gatehouse [1] - 17:10</p> <p>general [6] - 20:23, 31:4, 75:25, 76:1, 83:25, 88:6</p> <p>generally [9] - 10:17, 11:18, 12:13, 13:5, 14:13, 15:14, 16:1, 18:24, 71:12</p> <p>generate [2] - 51:21, 81:12</p> <p>generated [1] - 8:10</p> <p>gentlemen [3] - 3:16, 77:19, 94:2</p> <p>geological [1] - 29:17</p> <p>geology [1] - 82:18</p> <p>George [1] - 77:15</p> <p>Gianetti [1] - 6:11</p> <p>GIANETTI [16] - 2:6, 6:10, 44:11, 46:3, 50:20, 52:17, 57:17, 57:21, 58:3, 61:10, 63:11, 64:12, 64:25, 72:17, 74:21, 88:2</p> <p>gigantic [1] - 92:9</p> <p>given [6] - 8:1, 8:21, 37:24, 59:1, 67:13, 81:6</p> <p>glad [1] - 52:12</p> <p>Gladstone [3] - 6:15, 9:20, 10:5</p> <p>glare [1] - 70:20</p> <p>goal [2] - 61:24, 62:6</p> <p>goals [1] - 61:16</p> <p>Google [1] - 72:8</p> <p>governing [1] - 6:17</p> <p>grade [1] - 31:4</p> <p>grades [1] - 18:15</p> <p>grading [3] - 18:9, 18:14, 73:22</p> <p>granted [2] - 22:9, 95:2</p> <p>graphic [1] - 40:24</p> <p>graphics [1] - 40:4</p> <p>grass [1] - 17:1</p> <p>gravity [1] - 34:14</p> <p>Great [1] - 66:10</p>	<p>green [2] - 41:5, 42:21</p> <p>gross [2] - 43:3, 43:5</p> <p>ground [14] - 3:19, 20:1, 27:11, 27:12, 27:14, 28:13, 28:17, 29:20, 34:8, 34:16, 35:7, 83:4, 91:16, 91:17</p> <p>groundwater [2] - 26:18, 84:6</p> <p>Group [1] - 94:22</p> <p>group [1] - 77:21</p> <p>grouping [1] - 49:15</p> <p>groupings [1] - 15:24</p> <p>grow [1] - 90:15</p> <p>guarantee [1] - 72:25</p> <p>guideline [1] - 61:13</p> <p>GULINO [3] - 1:20, 97:5, 97:23</p> <p>guys [5] - 38:1, 38:13, 49:20, 57:12, 69:7</p> <p style="text-align: center;">H</p> <p>habitats [1] - 72:9</p> <p>half [4] - 16:12, 20:19, 27:3, 76:21</p> <p>halfway [1] - 12:9</p> <p>Hall [1] - 13:23</p> <p>hammer [1] - 17:24</p> <p>hand [3] - 24:22, 72:14, 90:19</p> <p>handouts [1] - 21:12</p> <p>happy [1] - 86:4</p> <p>hard [3] - 21:11, 46:24, 75:7</p> <p>harder [1] - 35:5</p> <p>hate [1] - 78:14</p> <p>hazard [3] - 13:2, 15:15, 18:17</p> <p>head [3] - 14:5, 24:15, 39:15</p> <p>heads [2] - 13:21, 17:24</p> <p>hear [9] - 3:1, 6:5, 38:4, 49:15, 52:12, 53:5, 68:18, 71:17, 88:19</p> <p>heard [8] - 7:10, 37:20, 39:8, 53:1, 53:2, 78:9, 90:22, 93:13</p> <p>hearing [9] - 4:22, 5:8, 54:12, 62:19, 63:7, 64:4, 68:17, 95:20, 96:2</p> <p>hearings [2] - 48:6, 48:7</p> <p>height [1] - 16:12</p>	<p>hell [1] - 54:23</p> <p>help [2] - 31:21, 88:14</p> <p>helpful [4] - 35:20, 48:8, 62:13, 67:11</p> <p>helps [1] - 71:7</p> <p>hereby [1] - 97:8</p> <p>Hicks [1] - 4:1</p> <p>HICKS [1] - 1:17</p> <p>Hidden [1] - 72:3</p> <p>high [4] - 11:18, 26:3, 81:9, 82:5</p> <p>higher [3] - 26:21, 51:24, 81:7</p> <p>highway [1] - 47:4</p> <p>Highway [1] - 33:11</p> <p>Hill [1] - 67:4</p> <p>hill [1] - 83:5</p> <p>HILLS [1] - 1:1</p> <p>Hills [12] - 1:8, 1:9, 3:5, 10:15, 52:3, 69:19, 70:11, 71:1, 71:24, 82:17, 89:2, 90:13</p> <p>historical [1] - 50:23</p> <p>history [2] - 56:22, 63:20</p> <p>hits [1] - 14:2</p> <p>hold [1] - 95:12</p> <p>hole [1] - 83:4</p> <p>holidays [1] - 92:22</p> <p>Hollow [1] - 56:18</p> <p>home [2] - 38:12, 41:5</p> <p>Home [1] - 94:22</p> <p>Homeowners [2] - 44:22, 45:8</p> <p>Homes [5] - 3:2, 15:11, 48:10, 77:18, 77:19</p> <p>homes [7] - 38:9, 43:11, 44:8, 45:17, 45:18, 61:9, 74:9</p> <p>Honestly [1] - 37:22</p> <p>hope [3] - 54:20, 54:23, 86:2</p> <p>hopefully [1] - 72:14</p> <p>hoping [1] - 86:5</p> <p>horrible [1] - 70:20</p> <p>hour [3] - 71:9, 71:21</p> <p>hours [2] - 27:15, 70:21</p> <p>house [10] - 11:9, 11:12, 15:7, 26:10, 26:22, 33:14, 42:6, 49:24, 50:8, 81:17</p> <p>houses [1] - 42:3</p> <p>Housing [3] - 51:7, 57:4, 60:18</p> <p>housing [21] - 3:11, 4:12, 4:13, 6:20, 7:7, 45:3, 50:7, 51:10,</p>	<p>60:5, 61:22, 62:2, 72:22, 75:19, 76:9, 76:19, 87:25, 88:7, 94:9, 95:8</p> <p>huge [1] - 53:4</p> <p>hundred [3] - 15:20, 22:18, 29:5</p> <p>hundred-foot [2] - 15:20, 29:5</p> <p>hundreds [1] - 92:25</p> <p>hung [1] - 36:3</p> <p>Hunt [6] - 10:23, 15:4, 15:6, 37:15, 90:6, 90:11</p> <p>hurdle [4] - 72:21, 74:2, 74:3</p> <p>Hurlingham [2] - 36:20, 65:25</p> <p>hurt [1] - 46:14</p> <p style="text-align: center;">I</p> <p>idea [3] - 43:1, 47:20, 56:11</p> <p>ideas [1] - 88:19</p> <p>identified [4] - 12:5, 12:16, 62:16, 62:18</p> <p>identify [3] - 12:20, 18:16, 63:8</p> <p>image [1] - 14:23</p> <p>immunity [1] - 77:10</p> <p>impact [16] - 7:12, 7:20, 7:22, 8:5, 46:19, 46:22, 51:3, 52:3, 52:5, 64:5, 64:10, 64:13, 69:14, 74:22, 90:24</p> <p>impacting [1] - 51:13</p> <p>impacts [1] - 91:15</p> <p>implement [2] - 61:16, 61:20</p> <p>implemented [1] - 56:14</p> <p>important [4] - 7:24, 9:5, 9:16, 21:8</p> <p>impossible [1] - 90:11</p> <p>impression [2] - 52:14, 77:17</p> <p>improve [1] - 86:24</p> <p>Improvement [3] - 16:24, 17:21, 92:20</p> <p>improvement [1] - 87:20</p> <p>improvements [4] - 23:24, 24:14, 47:13, 87:25</p> <p>IN [1] - 1:3</p> <p>in-and-out [1] - 24:5</p> <p>included [9] - 4:13,</p>
--	--	---	--	---

<p>4:15, 57:3, 57:10, 57:25, 60:4, 60:5, 60:7, 64:7</p> <p>including [2] - 64:10, 94:12</p> <p>inclusionary [5] - 7:2, 7:25, 51:25, 52:18, 94:24</p> <p>incorrect [1] - 60:14</p> <p>increase [3] - 70:15, 70:21, 79:17</p> <p>increased [2] - 56:4, 79:21</p> <p>incurred [1] - 88:13</p> <p>indigenous [1] - 17:13</p> <p>individual [5] - 15:5, 54:7, 54:9, 56:5, 92:15</p> <p>individuals [1] - 45:6</p> <p>industry [1] - 42:15</p> <p>infill [1] - 17:13</p> <p>infiltration [1] - 83:5</p> <p>information [2] - 5:21, 67:13</p> <p>informational [3] - 5:13, 6:18, 9:6</p> <p>infrastructure [2] - 65:15, 73:23</p> <p>initial [3] - 19:10, 24:23, 73:3</p> <p>input [7] - 17:16, 33:7, 38:20, 47:18, 48:2, 88:18, 88:24</p> <p>inquiry [1] - 5:7</p> <p>insignificant [1] - 35:1</p> <p>instances [1] - 79:16</p> <p>instructs [1] - 58:13</p> <p>integrity [1] - 69:18</p> <p>intelligent [1] - 68:6</p> <p>intending [1] - 95:12</p> <p>intent [2] - 17:2, 87:3</p> <p>interconnected [1] - 16:16</p> <p>interest [3] - 49:9, 52:5, 66:16</p> <p>interested [1] - 47:15</p> <p>intermediary [1] - 48:17</p> <p>internally [1] - 42:9</p> <p>Interpretation [3] - 12:19, 12:25, 39:19</p> <p>intersection [2] - 47:4, 71:23</p> <p>introduce [1] - 6:8</p> <p>introduced [1] - 95:9</p> <p>introduction [3] - 57:8, 60:9, 94:16</p> <p>inventory [1] - 32:3</p> <p>invest [1] - 73:11</p> <p>investigated [1] -</p>	<p>33:21</p> <p>investigating [1] - 91:13</p> <p>investment [1] - 72:20</p> <p>involved [7] - 24:20, 24:21, 45:25, 75:2, 81:15, 84:25</p> <p>irrigate [1] - 35:12</p> <p>irrigation [3] - 34:9, 34:19, 34:25</p> <p>is.. [1] - 31:11</p> <p>island [1] - 32:21</p> <p>issue [2] - 7:16, 42:10</p> <p>issues [7] - 7:11, 37:19, 37:21, 47:5, 65:17, 71:4, 85:10</p> <p>items [1] - 55:2</p> <p>itself [15] - 11:4, 11:18, 11:23, 14:11, 17:19, 18:4, 24:17, 27:3, 29:22, 30:1, 55:20, 80:15, 80:16, 82:8, 92:17</p>	<p>17:14, 33:5, 58:11, 80:8, 89:7, 89:8, 90:14</p> <p>keeps [4] - 89:14, 89:15, 89:19</p> <p>Kennedy [8] - 6:14, 9:20, 10:5, 61:23, 64:13, 67:22, 73:8, 74:4</p> <p>KENNEDY [51] - 9:24, 21:15, 22:1, 22:5, 22:14, 22:16, 23:21, 25:13, 27:22, 28:1, 28:9, 28:24, 29:6, 29:8, 29:17, 30:15, 31:10, 31:16, 31:19, 32:2, 32:10, 32:13, 33:9, 33:23, 34:11, 34:20, 39:16, 40:5, 40:13, 40:18, 41:2, 41:12, 41:14, 41:21, 43:2, 47:1, 65:6, 65:16, 67:25, 68:9, 68:13, 70:1, 70:7, 70:24, 82:11, 83:17, 84:21, 91:4, 92:10, 92:14, 93:20</p> <p>key [1] - 71:24</p> <p>KHAN [2] - 37:15, 38:23</p> <p>Khan [2] - 37:15, 69:12</p> <p>kick [1] - 56:5</p> <p>kicking [1] - 55:22</p> <p>kicks [1] - 23:6</p> <p>kids [3] - 70:19, 71:11, 71:15</p> <p>kind [11] - 7:5, 9:17, 21:11, 35:20, 50:17, 52:21, 53:5, 73:17, 74:25, 84:14</p> <p>kitchen [1] - 36:13</p> <p>knowing [1] - 42:8</p> <p>knowledge [1] - 57:12</p> <p>known [2] - 6:18, 74:4</p> <p>knows [1] - 57:5</p>	<p>82:19, 83:10</p> <p>landowner [1] - 14:17</p> <p>landscape [2] - 35:1, 41:7</p> <p>landscaped [1] - 17:1</p> <p>landscaping [4] - 17:11, 18:11, 41:16, 42:4</p> <p>lane [6] - 24:14, 24:22, 30:11, 85:15, 85:17, 85:19</p> <p>lanes [2] - 30:20, 85:17</p> <p>language [1] - 80:22</p> <p>large [4] - 11:9, 34:12, 81:11, 81:12</p> <p>largely [2] - 82:3, 82:6</p> <p>larger [8] - 15:8, 25:22, 26:10, 33:15, 34:22, 34:24, 50:15</p> <p>larger-mass [1] - 34:24</p> <p>largest [3] - 4:15, 56:21, 63:20</p> <p>last [9] - 5:15, 8:25, 12:4, 12:18, 39:9, 46:20, 70:25, 94:21</p> <p>Latin [1] - 78:15</p> <p>law [4] - 6:11, 25:6, 60:17, 62:21</p> <p>Law [1] - 60:18</p> <p>lawns [1] - 35:11</p> <p>lawyer [2] - 57:7, 57:16</p> <p>layout [5] - 15:12, 29:10, 29:11, 41:16, 86:8</p> <p>least [10] - 20:18, 24:13, 28:6, 31:7, 37:25, 38:2, 46:10, 48:5, 74:19, 77:17</p> <p>leave [1] - 50:17</p> <p>leaving [2] - 71:20</p> <p>Lee [1] - 44:4</p> <p>left [8] - 11:1, 15:1, 15:9, 24:22, 39:14, 46:24, 59:5, 90:19</p> <p>left-hand [2] - 24:22, 90:19</p> <p>legal [2] - 62:18, 62:25</p> <p>legally [1] - 60:13</p> <p>Less [1] - 33:9</p> <p>less [8] - 3:25, 17:25, 21:20, 43:18, 50:10, 52:3, 67:24, 71:19</p> <p>Letter [3] - 12:19, 12:24, 39:19</p> <p>level [6] - 19:23, 25:17, 31:4, 91:9, 91:18</p>	<p>levity [1] - 54:22</p> <p>License [2] - 97:24, 97:24</p> <p>licensed [2] - 9:20, 9:21</p> <p>lieu [2] - 87:5, 87:10</p> <p>life [1] - 37:23</p> <p>lift [1] - 44:9</p> <p>light [1] - 24:6</p> <p>lighting [2] - 18:12, 88:21</p> <p>likely [2] - 24:23, 26:9</p> <p>Likewise [1] - 19:16</p> <p>limit [4] - 3:24, 51:2, 63:23, 63:25</p> <p>limited [3] - 7:20, 52:18, 90:16</p> <p>limiting [1] - 52:5</p> <p>limits [1] - 65:12</p> <p>line [15] - 13:12, 21:23, 22:2, 22:3, 22:22, 23:1, 30:21, 39:12, 47:19, 55:16, 80:15, 80:19, 86:12, 86:16</p> <p>lines [3] - 18:23, 19:18, 69:1</p> <p>list [3] - 62:11, 63:4, 66:25</p> <p>listen [4] - 38:2, 38:15, 56:14, 59:7</p> <p>Listen [1] - 38:2</p> <p>listened [1] - 59:6</p> <p>listening [1] - 53:2</p> <p>literally [1] - 30:16</p> <p>litigation [2] - 7:7, 72:22</p> <p>live [1] - 36:11</p> <p>LLC [1] - 1:23</p> <p>loads [1] - 26:20</p> <p>Local [1] - 60:18</p> <p>local [2] - 25:14, 33:20</p> <p>locate [2] - 39:22, 39:25</p> <p>location [9] - 11:24, 19:18, 24:5, 29:14, 31:8, 32:6, 32:22, 50:19, 84:4</p> <p>locations [2] - 13:5, 18:5</p> <p>look [13] - 14:22, 19:1, 32:14, 41:20, 65:8, 65:19, 68:1, 79:15, 81:18, 81:21, 81:22, 85:13, 92:7</p> <p>looked [5] - 7:15, 8:4, 9:1, 16:18, 46:22</p> <p>looking [15] - 8:12, 11:10, 12:2, 19:12, 41:10, 43:15, 43:24, 51:2, 55:14, 65:23,</p>
	J			
<p>Janice [1] - 65:25</p> <p>Janine [1] - 72:2</p> <p>Jay [1] - 48:21</p> <p>Jefferson [1] - 2:5</p> <p>Jersey [6] - 1:9, 2:5, 19:11, 19:17, 82:15, 97:7</p> <p>JERSEY [1] - 1:24</p> <p>job [1] - 95:25</p> <p>Joe [7] - 4:6, 6:6, 27:18, 78:20, 79:3, 94:2, 95:22</p> <p>Johanna [1] - 89:17</p> <p>Jon [1] - 56:18</p> <p>JOSEPH [3] - 1:13, 1:17, 2:2</p> <p>Judge [2] - 3:11, 86:4</p> <p>judge [1] - 77:11</p> <p>judgment [1] - 86:7</p> <p>July [1] - 59:16</p> <p>jump [1] - 49:20</p> <p>junction [1] - 10:22</p> <p>Junk [1] - 41:13</p>				
	K			
<p>Karen [1] - 90:6</p> <p>KARNER [8] - 1:12, 34:6, 34:18, 35:14, 64:21, 65:2, 65:14, 65:23</p> <p>keep [9] - 9:16, 17:12,</p>				
		L		
		<p>lack [2] - 21:24, 32:7</p> <p>Ladies [1] - 94:1</p> <p>ladies [1] - 3:16</p> <p>Lake [10] - 10:21, 11:24, 16:7, 44:4, 46:24, 52:11, 71:23, 77:16, 85:18</p> <p>land [10] - 15:8, 22:19, 42:24, 69:6, 72:5, 72:7, 72:10, 82:8,</p>		

67:10, 68:5, 74:23, 79:19, 86:1 looks [1] - 42:24 loop [1] - 17:7 lose [2] - 74:23, 75:8 losing [1] - 74:22 loss [1] - 37:21 love [1] - 66:11 low [2] - 82:4, 89:15 lower [4] - 10:15, 11:10, 15:9, 81:9	50:13 maximizing [1] - 51:5 mayor [1] - 58:13 Mayor [11] - 4:9, 4:23, 6:10, 33:25, 37:16, 52:4, 55:1, 63:19, 63:22, 67:20, 79:4 MAYOR [35] - 1:12, 3:1, 6:6, 9:23, 21:4, 34:2, 35:15, 36:17, 38:19, 39:2, 44:1, 46:4, 48:20, 52:9, 56:9, 56:13, 56:17, 58:16, 58:20, 58:24, 59:4, 63:17, 63:24, 66:12, 66:18, 66:24, 67:2, 70:10, 78:20, 86:10, 86:19, 88:16, 89:5, 94:1, 95:22 McCarten [4] - 89:17, 89:25, 90:5 McLEAN [1] - 1:14 mean [16] - 23:6, 25:12, 41:17, 42:18, 43:9, 45:21, 64:13, 68:20, 74:12, 79:3, 79:4, 83:17, 86:4, 90:22, 91:1, 95:3 means [2] - 36:10, 50:9 meant [2] - 25:5, 69:17 measured [2] - 26:19, 30:19 median [1] - 16:25 meet [16] - 14:5, 17:4, 24:12, 24:25, 26:11, 26:13, 28:10, 59:8, 59:22, 72:13, 72:23, 72:24, 83:5, 83:6, 83:7, 86:4 meeting [21] - 3:22, 7:11, 8:25, 34:21, 41:24, 50:22, 60:6, 63:15, 64:6, 64:7, 64:9, 67:5, 75:19, 79:1, 88:23, 92:24, 94:8, 95:10, 95:13, 95:14, 95:18 MEETING [1] - 1:1 meetings [5] - 17:18, 38:24, 67:13, 69:20, 94:14 meets [1] - 60:21 Melillo [4] - 3:2, 6:12, 6:15, 6:16 MELILLO [27] - 35:19, 36:24, 37:7, 37:14, 43:12, 43:14, 46:9, 48:11, 48:15, 48:17, 53:7, 53:12, 53:16,	53:19, 53:24, 54:2, 54:4, 54:9, 54:15, 54:18, 54:25, 68:19, 69:9, 81:5, 81:16, 93:10, 93:24 Melillos [1] - 15:11 MELLENDICK [9] - 77:15, 81:2, 81:14, 81:18, 83:12, 83:22, 84:9, 85:14, 86:17 Mellendick [1] - 77:15 MEMBER [1] - 54:6 MEMBERS [1] - 1:11 members [3] - 6:10, 7:17, 21:4 memorandum [2] - 6:25, 8:15 memory [2] - 49:11, 49:13 Mendham [4] - 66:2, 84:25, 85:2, 92:3 mention [4] - 30:10, 56:10, 83:13, 84:9 mentioned [5] - 44:25, 52:2, 57:7, 60:8, 83:13 merits [1] - 32:7 message [1] - 78:5 method [1] - 80:14 microfibrous [1] - 27:8 mid [1] - 81:7 middle [2] - 48:7, 48:18 might [10] - 43:22, 61:10, 62:4, 73:14, 75:23, 75:25, 76:2, 76:3, 76:4, 86:6 Miller [2] - 3:12, 86:4 MIMMS [3] - 86:20, 87:8, 89:3 Mimms [1] - 86:20 mind [5] - 9:16, 23:8, 25:7, 25:8, 34:1 mindful [1] - 89:16 Mine [5] - 10:12, 10:13, 13:22, 14:1, 14:5 minimal [2] - 16:21, 46:19 minimize [3] - 17:9, 17:16, 55:7 minimum [3] - 74:7, 74:9, 94:24 minute [2] - 9:25, 49:14 minutes [5] - 3:25, 38:24, 59:3, 59:4, 60:6 modifications [1] - 9:2	modified [1] - 8:14 Monday [1] - 1:8 money [6] - 73:11, 78:9, 86:22, 88:9, 88:17, 90:1 monitor [1] - 27:24 monitored [1] - 26:19 monitoring [1] - 26:16 months [4] - 12:23, 12:24, 40:9, 70:18 morning [1] - 70:21 mortar [2] - 50:8, 50:10 most [10] - 13:18, 36:15, 37:16, 37:25, 46:17, 50:5, 50:13, 71:11, 83:23, 84:15 move [5] - 38:21, 59:2, 66:22, 88:23, 95:25 moved [1] - 53:3 moving [3] - 3:17, 6:2, 6:20 MR [215] - 4:9, 6:10, 9:24, 21:6, 21:15, 21:23, 22:1, 22:2, 22:5, 22:7, 22:14, 22:15, 22:16, 23:8, 23:21, 25:4, 25:13, 27:17, 27:22, 27:23, 28:1, 28:4, 28:9, 28:21, 28:24, 29:4, 29:6, 29:7, 29:8, 29:15, 29:17, 30:2, 30:15, 31:7, 31:10, 31:12, 31:16, 31:17, 31:19, 31:25, 32:2, 32:5, 32:10, 32:12, 32:13, 33:7, 33:9, 33:19, 33:23, 33:24, 34:6, 34:11, 34:18, 34:20, 35:14, 35:19, 36:20, 36:24, 37:5, 37:7, 37:12, 37:14, 37:15, 38:23, 39:16, 40:5, 40:13, 40:18, 41:2, 41:12, 41:14, 41:21, 43:2, 43:12, 43:14, 44:4, 44:11, 44:19, 45:10, 45:12, 45:16, 45:19, 46:1, 46:3, 46:5, 46:9, 46:20, 47:1, 48:9, 48:11, 48:13, 48:15, 48:16, 48:17, 48:21, 48:25, 49:4, 49:10, 49:14, 49:18, 50:20, 51:15, 52:10, 52:17, 53:1, 53:7, 53:11, 53:12, 53:14, 53:16, 53:17, 53:19, 53:22,	53:24, 53:25, 54:2, 54:3, 54:4, 54:7, 54:9, 54:11, 54:15, 54:17, 54:18, 54:20, 54:25, 55:1, 56:7, 56:12, 56:15, 56:18, 57:17, 57:19, 57:21, 57:22, 58:3, 58:5, 58:7, 58:9, 58:10, 58:14, 58:17, 58:22, 59:2, 59:6, 59:11, 59:14, 59:16, 59:17, 59:19, 59:22, 59:24, 60:1, 60:13, 60:15, 60:17, 61:4, 61:10, 62:10, 62:15, 63:10, 63:11, 63:14, 63:16, 63:19, 64:2, 64:12, 64:20, 64:21, 64:25, 65:2, 65:6, 65:14, 65:16, 65:23, 66:7, 66:13, 66:16, 66:21, 66:25, 67:25, 68:9, 68:13, 68:19, 69:9, 70:1, 70:7, 70:11, 70:24, 72:17, 74:21, 75:12, 77:4, 77:8, 79:4, 81:5, 81:16, 82:11, 83:17, 84:2, 84:21, 87:1, 87:9, 88:2, 88:4, 89:24, 90:4, 91:4, 92:10, 92:14, 93:10, 93:14, 93:20, 93:24, 94:3 MS [38] - 39:6, 40:3, 40:12, 40:16, 40:21, 41:3, 41:13, 41:19, 42:18, 43:8, 43:13, 65:25, 67:3, 68:4, 68:10, 68:16, 69:7, 69:12, 70:4, 70:8, 72:2, 74:7, 75:10, 77:2, 77:6, 86:20, 87:8, 89:3, 89:17, 89:25, 90:5, 90:6, 92:9, 92:12, 93:7, 93:12, 93:18, 93:22 multiple [3] - 37:3, 39:23, 64:16 municipal [2] - 7:21, 8:11 Municipal [1] - 1:8 municipality [2] - 29:24, 95:2
M				
M.D [1] - 1:12 magnitude [2] - 49:4, 77:22 main [2] - 11:25, 18:6 maintaining [1] - 33:5 major [1] - 73:21 majority [2] - 56:25, 89:1 man [1] - 48:18 management [4] - 18:10, 20:3, 73:23, 83:3 map [1] - 75:5 mark [1] - 81:10 market [28] - 3:7, 3:10, 7:18, 7:25, 8:3, 8:18, 37:4, 40:22, 40:24, 40:25, 43:23, 45:17, 46:12, 46:14, 49:2, 50:2, 51:4, 51:21, 52:19, 52:21, 53:8, 54:15, 78:22, 79:22, 93:19, 93:23, 93:24 marketing [1] - 44:17 markings [1] - 41:6 Martha's [1] - 84:12 MARY [1] - 1:13 mass [1] - 34:24 Master [13] - 4:13, 59:9, 59:12, 59:13, 61:11, 61:12, 61:13, 61:15, 61:17, 61:18, 82:2, 88:11, 95:16 masters [5] - 16:2, 36:9, 36:12, 37:8, 37:9 materials [1] - 36:1 math [1] - 81:10 Matheny [1] - 94:22 matter [5] - 32:13, 33:13, 35:23, 58:25, 82:12 MATTER [1] - 1:3 maxed [1] - 69:4 maximize [2] - 50:4,				
N				
name [4] - 4:2, 5:17, 10:4, 36:19 names [1] - 83:19				

<p>perimeter [2] - 15:20, 15:21</p> <p>period [6] - 8:8, 55:24, 56:6, 71:19, 77:13, 80:25</p> <p>permeability [1] - 82:5</p> <p>permission [1] - 90:3</p> <p>permit [1] - 74:5</p> <p>permitted [2] - 9:9, 94:23</p> <p>permitting [1] - 73:12</p> <p>person [2] - 39:15, 67:18</p> <p>personal [1] - 85:22</p> <p>perspective [4] - 11:21, 49:19, 49:21, 51:2</p> <p>pertaining [1] - 58:18</p> <p>pertinent [1] - 58:21</p> <p>phase [5] - 52:23, 52:25, 69:24, 69:25</p> <p>phased [2] - 55:12, 55:23</p> <p>phases [4] - 46:6, 46:11, 52:13, 69:24</p> <p>phasing [4] - 46:10, 46:17, 46:18, 52:12</p> <p>Pheasant [1] - 67:3</p> <p>phone [1] - 1:14</p> <p>photos [1] - 11:11</p> <p>physically [1] - 39:23</p> <p>picked [1] - 65:7</p> <p>picture [2] - 40:16, 75:7</p> <p>piece [4] - 15:8, 15:16, 42:23, 60:21</p> <p>pile [1] - 41:13</p> <p>pipe [2] - 64:23, 65:15</p> <p>pipes [2] - 34:13, 34:14</p> <p>Pitney [1] - 6:12</p> <p>PITNEY [1] - 2:4</p> <p>place [5] - 45:22, 66:10, 75:24, 76:8, 85:5</p> <p>plains [1] - 13:3</p> <p>Plan [12] - 4:13, 59:9, 59:12, 59:13, 61:12, 61:13, 61:15, 61:17, 61:18, 82:3, 95:16</p> <p>plan [61] - 3:3, 3:6, 3:7, 3:8, 4:12, 5:3, 6:20, 6:22, 8:13, 9:1, 9:8, 9:12, 9:22, 10:9, 13:17, 14:21, 14:23, 16:20, 18:8, 18:9, 18:14, 18:19, 20:4, 20:12, 21:1, 31:22, 32:1, 33:21, 38:8, 39:17, 39:21, 40:1,</p>	<p>41:16, 47:3, 47:8, 50:12, 61:1, 61:21, 61:22, 62:6, 62:7, 62:17, 62:19, 68:1, 72:23, 73:12, 73:13, 73:22, 73:25, 82:21, 82:24, 84:10, 86:1, 86:15, 89:9, 89:22, 90:2, 94:18, 94:19</p> <p>Planner [1] - 1:18</p> <p>planner [2] - 9:21, 50:11</p> <p>planning [3] - 51:2, 90:2, 94:7</p> <p>Planning [17] - 4:21, 5:8, 9:11, 35:23, 59:20, 60:24, 61:25, 62:23, 63:2, 63:3, 64:17, 64:18, 73:24, 89:21, 91:18, 95:11, 95:12</p> <p>plans [8] - 32:1, 36:8, 36:22, 37:1, 57:9, 57:13, 81:15, 95:1</p> <p>plant [6] - 25:10, 27:5, 64:22, 65:5, 83:15, 83:16</p> <p>plantings [2] - 17:13, 21:19</p> <p>playground [1] - 78:13</p> <p>Pluckemin [1] - 27:6</p> <p>plus [1] - 23:16</p> <p>pocket [2] - 55:19, 80:11</p> <p>pockets [1] - 12:13</p> <p>point [20] - 9:19, 18:22, 25:2, 42:3, 42:9, 42:16, 43:14, 46:15, 58:4, 60:25, 61:23, 69:4, 74:8, 74:16, 75:6, 75:7, 81:3, 81:9, 86:11, 91:18</p> <p>pointer [1] - 15:8</p> <p>points [3] - 41:18, 41:22, 42:1</p> <p>polite [1] - 67:6</p> <p>pollutant [1] - 26:20</p> <p>Polo [7] - 36:5, 43:15, 43:17, 43:19, 48:24, 49:9, 78:14</p> <p>pond [1] - 13:22</p> <p>pool [1] - 87:7</p> <p>portion [8] - 10:6, 11:10, 11:13, 11:14, 12:6, 87:22, 87:23, 88:10</p> <p>portions [1] - 13:23</p> <p>positive [3] - 53:24, 56:1, 80:24</p>	<p>positively [1] - 23:15</p> <p>possible [10] - 3:24, 16:21, 17:9, 17:12, 30:10, 62:6, 62:8, 83:25, 84:4, 91:4</p> <p>possibly [2] - 91:1, 91:2</p> <p>potential [1] - 86:13</p> <p>Potentially [1] - 29:4</p> <p>potentially [1] - 32:22</p> <p>PP [1] - 1:18</p> <p>practices [4] - 12:14, 12:15, 14:17, 14:18</p> <p>preclude [1] - 86:16</p> <p>predominant [1] - 10:17</p> <p>prefer [2] - 83:23, 85:20</p> <p>preferable [1] - 85:25</p> <p>preference [1] - 85:22</p> <p>preferences [1] - 33:20</p> <p>prefers [1] - 51:8</p> <p>preliminary [4] - 28:5, 47:25, 64:14, 73:7</p> <p>premature [1] - 81:17</p> <p>present [2] - 8:25, 64:18</p> <p>PRESENT [2] - 1:11, 1:16</p> <p>presentation [25] - 3:2, 3:20, 3:23, 4:19, 4:20, 4:23, 5:16, 6:5, 6:9, 6:17, 6:18, 6:21, 6:23, 9:7, 9:22, 10:6, 35:17, 56:23, 57:2, 57:8, 57:13, 57:20, 57:23, 57:24, 58:19</p> <p>presentations [1] - 6:2</p> <p>presented [6] - 8:14, 57:11, 57:14, 57:19, 58:2, 58:4</p> <p>presenters [3] - 4:5, 5:12, 95:24</p> <p>presenting [2] - 9:4, 73:25</p> <p>preservation [1] - 30:4</p> <p>preserve [1] - 23:13</p> <p>preserving [1] - 23:15</p> <p>PRESSLER [9] - 44:4, 45:10, 45:16, 46:1, 46:5, 46:20, 48:9, 48:13, 48:16</p> <p>Pressler [1] - 44:4</p> <p>pressure [2] - 27:9, 86:3</p> <p>pretty [4] - 36:15, 45:23, 73:10, 91:25</p> <p>Pretty [1] - 48:25</p> <p>previous [1] - 30:7</p>	<p>price [11] - 41:1, 41:8, 41:17, 41:22, 42:1, 42:3, 42:8, 42:16, 81:3, 81:9, 89:20</p> <p>pricing [2] - 46:19, 81:6</p> <p>primarily [3] - 11:5, 12:6, 15:24</p> <p>priority [2] - 30:6, 65:2</p> <p>private [2] - 20:5, 20:15</p> <p>privilege [1] - 90:2</p> <p>pro [1] - 78:15</p> <p>problem [1] - 92:5</p> <p>problems [2] - 66:4, 86:13</p> <p>procedural [1] - 4:7</p> <p>proceed [2] - 6:8, 95:5</p> <p>proceeding [3] - 4:22, 37:18, 61:3</p> <p>proceedings [1] - 97:11</p> <p>PROCEEDINGS [1] - 1:5</p> <p>process [34] - 5:13, 9:11, 9:18, 19:15, 19:20, 20:3, 20:7, 20:10, 20:11, 20:12, 20:14, 25:3, 25:16, 25:24, 26:1, 28:20, 34:9, 41:4, 42:8, 45:9, 45:22, 47:2, 47:3, 47:6, 47:7, 57:6, 61:2, 77:2, 83:2, 88:8, 88:13, 91:11, 91:12</p> <p>processes [2] - 19:22, 20:19</p> <p>product [1] - 43:21</p> <p>professional [1] - 5:11</p> <p>Professional [1] - 97:6</p> <p>professionals [5] - 3:20, 7:8, 7:9, 21:5, 88:9</p> <p>progress [1] - 68:21</p> <p>project [56] - 5:1, 6:18, 7:1, 7:3, 7:18, 7:23, 7:25, 8:8, 8:10, 8:11, 9:8, 10:25, 14:22, 18:4, 18:25, 20:4, 20:9, 24:17, 28:11, 28:25, 31:18, 33:4, 33:15, 33:22, 48:16, 49:1, 51:1, 51:4, 51:9, 52:18, 55:13, 55:19, 56:1, 56:2, 59:8, 60:19, 61:3, 63:20, 65:9, 66:22, 68:24, 69:3, 70:14, 71:8, 71:13, 72:19,</p>	<p>73:13, 76:1, 80:2, 80:8, 81:11, 83:10, 85:2, 89:12</p> <p>project-shared [1] - 8:11</p> <p>projected [1] - 53:19</p> <p>projector [1] - 9:25</p> <p>projects [6] - 4:11, 4:17, 18:2, 25:21, 38:21, 50:22</p> <p>properties [3] - 11:16, 38:14, 60:11</p> <p>property [65] - 7:14, 9:15, 10:8, 10:11, 10:18, 10:19, 10:20, 10:23, 11:4, 11:14, 11:16, 11:18, 12:1, 12:3, 12:6, 12:9, 12:12, 12:17, 12:21, 13:6, 13:14, 13:16, 13:18, 13:19, 13:20, 14:7, 14:9, 15:7, 15:13, 15:17, 15:21, 18:18, 18:23, 18:24, 19:2, 20:6, 20:22, 25:10, 26:20, 28:3, 29:9, 29:14, 39:23, 44:13, 45:14, 59:23, 59:24, 60:21, 60:22, 61:1, 61:8, 63:12, 63:13, 65:18, 67:15, 67:16, 69:14, 76:24, 79:13, 82:17, 91:7, 91:8</p> <p>proposal [4] - 8:6, 72:7, 79:20, 79:24</p> <p>propose [1] - 33:1</p> <p>proposed [19] - 5:1, 7:4, 10:9, 14:22, 15:20, 16:11, 17:10, 18:25, 36:9, 40:2, 41:17, 56:21, 57:2, 57:10, 60:4, 60:9, 85:2, 85:11, 94:11</p> <p>proposing [1] - 16:8</p> <p>pros [2] - 49:15, 92:2</p> <p>protect [1] - 69:17</p> <p>protected [1] - 76:2</p> <p>protecting [3] - 30:7, 69:18, 69:22</p> <p>Protection [1] - 12:20</p> <p>protections [2] - 22:11, 77:9</p> <p>prove [1] - 92:7</p> <p>proverbial [1] - 92:22</p> <p>provide [5] - 8:22, 37:3, 53:9, 64:16, 73:3</p> <p>provided [4] - 4:10, 35:22, 36:24, 43:19</p>
---	---	---	--	---

<p>provider [1] - 19:10 provides [2] - 3:10, 73:1 providing [3] - 19:19, 56:20, 87:5 provisions [1] - 21:13 proximity [1] - 42:12 PUBLIC [1] - 54:6 public [34] - 4:19, 4:24, 5:10, 5:14, 6:8, 7:17, 17:18, 19:3, 19:14, 20:4, 20:14, 20:15, 21:3, 23:10, 25:11, 25:19, 25:23, 30:7, 32:23, 35:18, 36:18, 47:14, 47:18, 55:5, 62:19, 63:6, 64:17, 65:10, 85:9, 85:12, 91:12, 95:20 Public [1] - 97:7 Pulte [11] - 3:2, 15:11, 36:24, 48:10, 48:11, 77:18, 77:19, 77:21, 77:23, 81:6, 81:16 purchaser [2] - 48:11, 48:18 purpose [1] - 10:5 purposes [1] - 46:11 pursuant [1] - 97:8 put [14] - 27:9, 29:10, 29:12, 32:23, 32:24, 34:7, 35:6, 39:1, 40:1, 67:19, 72:15, 75:24, 76:13, 84:14 putting [3] - 33:14, 63:11, 91:16</p>	<p style="text-align: center;">R</p> <p>R.S [1] - 97:8 railroad [7] - 10:20, 12:7, 13:21, 14:9, 14:11, 14:25, 15:2 raised [2] - 7:16, 37:19 ranch [1] - 35:25 range [1] - 41:1 Raritan [1] - 14:2 ratables [1] - 53:21 rate [24] - 3:8, 3:10, 7:18, 7:25, 8:3, 8:18, 46:13, 49:2, 50:2, 51:4, 51:21, 52:19, 53:8, 53:17, 54:16, 78:22, 79:22, 83:8, 86:24, 93:19, 93:23, 93:24 rather [1] - 35:12 read [3] - 21:11, 23:8, 25:14 real [1] - 38:17 realize [2] - 25:15, 45:17 realized [1] - 23:10 really [20] - 14:8, 30:9, 35:10, 38:14, 40:22, 47:15, 47:17, 47:22, 51:17, 52:23, 69:14, 72:21, 73:16, 79:5, 84:15, 87:3, 90:17, 90:18, 90:23 rear [5] - 10:19, 12:6, 12:8, 13:5, 15:13 reason [3] - 45:24, 49:23, 68:5 rebate [1] - 78:9 rebuild [1] - 66:5 receive [2] - 18:19, 57:1 recent [1] - 12:4 recently [3] - 13:9, 40:7, 79:2 receptive [1] - 28:7 recommend [1] - 26:6 record [7] - 3:24, 4:3, 5:18, 5:25, 10:4, 70:15, 70:22 recorded [3] - 44:23, 45:4 recreation [1] - 87:18 recreational [1] - 87:6 redevelopment [7] - 60:12, 60:19, 60:23, 60:25, 61:3, 61:5, 94:18 Redevelopment [1] - 60:18</p>	<p>redevelopments [1] - 60:10 redo [1] - 68:1 redoing [1] - 38:5 reduced [1] - 79:25 reduces [1] - 78:22 reference [3] - 48:23, 49:8, 51:19 referred [1] - 95:11 regard [7] - 55:3, 55:11, 76:2, 83:12, 84:3, 84:10, 85:15 regardless [1] - 57:2 regards [2] - 34:7, 46:9 Registered [1] - 97:6 regular [1] - 26:16 regulated [1] - 93:20 REILLY [7] - 90:6, 92:9, 92:12, 93:7, 93:12, 93:18, 93:22 Reilly [1] - 90:6 relandscape [1] - 31:23 related [2] - 57:9, 87:2 relationships [1] - 92:11 relative [1] - 32:7 relatively [2] - 12:4, 27:16 remain [1] - 4:4 remaining [2] - 8:21, 95:25 remediations [1] - 61:7 Remember [2] - 4:2, 94:17 remind [1] - 36:18 reminder [1] - 4:21 remove [1] - 44:16 rent [1] - 46:2 rental [11] - 3:8, 3:11, 11:16, 49:22, 49:23, 50:1, 50:15, 50:16, 51:12, 51:13, 52:1 rentals [1] - 52:15 rents [1] - 8:1 reopens [1] - 77:5 repair [1] - 92:5 repeat [1] - 95:7 Reporter [3] - 1:20, 97:6 reporter [3] - 5:16, 5:21, 55:6 REPORTING [1] - 1:23 reports [1] - 68:21 represent [1] - 58:14 represents [1] - 21:24 reproduction [1] -</p>	<p>52:21 request [4] - 5:13, 38:18, 45:5, 63:5 requested [1] - 49:22 requesting [1] - 61:7 required [8] - 19:24, 30:13, 48:1, 51:24, 62:21, 75:19, 92:19, 95:1 requirement [7] - 45:9, 62:18, 62:25, 76:8, 93:3, 94:25, 95:15 requirements [10] - 8:22, 26:12, 45:4, 49:24, 60:20, 60:22, 83:6, 83:7, 94:24, 95:2 requires [1] - 62:5 rescue [1] - 14:3 research [1] - 64:14 researched [1] - 60:23 residences [1] - 15:5 Residential [4] - 16:23, 17:5, 17:21, 92:20 residential [3] - 7:2, 11:13, 11:15 residents [5] - 3:5, 3:14, 62:14, 83:23, 89:1 resolution [2] - 94:9, 94:15 respect [4] - 9:14, 28:6, 61:21, 73:6 respectful [2] - 4:4, 5:19 response [3] - 5:23, 5:24, 37:20 responsible [2] - 3:4, 27:20 rest [1] - 36:6 restoration [1] - 31:15 restricted [16] - 3:9, 7:19, 7:24, 8:20, 16:1, 41:1, 44:14, 44:18, 45:18, 53:3, 54:16, 69:8, 71:10, 79:23, 89:13 restriction [16] - 7:4, 8:6, 44:6, 44:10, 44:13, 44:16, 71:8, 78:22, 78:24, 79:7, 79:12, 80:8, 80:20, 80:21, 94:12 retention [1] - 66:3 review [2] - 91:6, 95:15 reviewed [3] - 72:1, 82:25, 83:1</p>	<p>revised [1] - 9:22 rezoned [2] - 59:25, 60:2 rezoning [4] - 9:10, 60:8, 60:11, 61:2 Rezoning [1] - 61:2 rich [1] - 38:13 rid [1] - 32:21 riparian [6] - 12:3, 13:4, 13:6, 13:7, 13:13, 15:15 risk [3] - 42:16, 42:18, 43:25 River [2] - 14:2, 14:6 ROAD [1] - 1:23 road [14] - 11:2, 15:18, 16:5, 17:19, 18:22, 23:1, 23:4, 23:24, 30:21, 31:13, 31:15, 70:21, 75:3, 90:11 Road [21] - 2:5, 10:12, 10:13, 10:22, 11:24, 14:6, 16:7, 36:21, 39:7, 44:5, 46:25, 48:22, 52:11, 56:19, 66:1, 71:23, 72:3, 77:16, 86:21, 89:18 roads [2] - 10:21, 92:23 roadway [2] - 17:22, 23:18 Robert [1] - 36:20 rock [1] - 82:16 Ron [8] - 6:14, 9:20, 10:4, 21:7, 27:19, 34:3, 34:6, 35:15 room [2] - 27:4, 68:7 ROUTE [1] - 1:5 route [1] - 64:22 Route [7] - 10:13, 11:19, 16:8, 16:19, 17:8, 30:5, 70:16 RPR [1] - 97:23 RSIS [1] - 32:16 rules [1] - 3:19 run [3] - 64:23, 65:14, 75:3 running [1] - 86:12 runoff [4] - 82:5, 82:9, 82:10, 83:8 runs [1] - 10:13 rush [1] - 71:21 rushed [1] - 20:20</p> <p style="text-align: center;">S</p> <p>sac [2] - 15:3 sacs [1] - 17:23 sad [1] - 67:7</p>
---	--	--	--	---

<p>safety [4] - 17:2, 70:19, 71:4, 85:21</p> <p>sale [3] - 16:1, 50:16, 51:4</p> <p>sand [3] - 34:16, 82:16, 83:13</p> <p>sandy [3] - 84:10, 84:12, 84:17</p> <p>sat [1] - 66:14</p> <p>satisfies [1] - 3:3</p> <p>saw [1] - 94:20</p> <p>scenario [3] - 43:18, 45:10, 51:25</p> <p>scenarios [1] - 51:9</p> <p>scenic [5] - 22:10, 22:17, 23:13, 33:6, 84:8</p> <p>schedule [3] - 62:12, 77:13, 80:19</p> <p>School [4] - 70:12, 71:1, 71:24, 90:13</p> <p>school [9] - 7:12, 7:21, 46:23, 51:3, 70:17, 70:20, 71:12, 71:15, 89:13</p> <p>SCHWESTER [15] - 52:10, 53:1, 53:11, 53:14, 53:17, 53:22, 53:25, 54:3, 54:7, 54:11, 54:17, 54:20, 56:7, 56:12, 56:15</p> <p>Schwester [2] - 52:10, 78:25</p> <p>scrutiny [1] - 19:22</p> <p>search [1] - 72:8</p> <p>seat [1] - 29:25</p> <p>second [4] - 16:9, 29:24, 56:24, 69:24</p> <p>Secondly [1] - 78:8</p> <p>section [1] - 31:12</p> <p>see [31] - 11:5, 13:10, 13:17, 15:2, 25:7, 32:3, 33:2, 35:8, 36:2, 36:3, 38:21, 40:25, 42:22, 45:24, 50:21, 56:14, 57:20, 57:22, 65:23, 66:11, 66:22, 72:15, 73:16, 74:2, 74:12, 82:21, 85:20, 87:15, 90:12, 90:16</p> <p>seeing [3] - 27:6, 51:6, 94:25</p> <p>seem [1] - 42:20</p> <p>sell [8] - 42:3, 42:6, 42:8, 42:15, 44:10, 46:1, 46:7, 94:10</p> <p>selling [1] - 44:8</p> <p>senior [2] - 7:23, 8:18</p> <p>sense [3] - 50:23,</p>	<p>77:24, 78:3</p> <p>separate [1] - 32:8</p> <p>septic [7] - 25:11, 26:22, 27:14, 28:16, 29:19, 34:17, 90:25</p> <p>series [3] - 11:24, 16:5, 34:14</p> <p>served [1] - 52:4</p> <p>server [1] - 19:9</p> <p>serves [2] - 49:11, 49:13</p> <p>service [2] - 19:4, 19:10</p> <p>services [4] - 7:13, 7:21, 8:11, 51:3</p> <p>set [3] - 30:1, 51:19, 79:21</p> <p>setback [8] - 15:17, 15:21, 22:3, 22:7, 22:9, 22:12, 29:5, 38:6</p> <p>setbacks [10] - 16:19, 18:22, 18:23, 21:10, 21:18, 40:12, 68:2, 84:7, 94:25, 95:1</p> <p>sets [1] - 94:23</p> <p>settlement [12] - 36:25, 44:25, 45:2, 49:25, 57:4, 57:10, 57:15, 57:23, 61:19, 62:3, 64:8, 76:10</p> <p>seven [1] - 37:3</p> <p>several [1] - 39:9</p> <p>sewage [8] - 64:22, 65:4, 66:3, 66:10, 83:15, 83:18, 91:9</p> <p>sewer [20] - 19:2, 19:3, 19:4, 19:10, 19:13, 20:5, 20:21, 25:5, 25:9, 34:7, 64:2, 66:8, 69:24, 70:3, 70:9, 75:3, 86:12, 86:16, 90:22</p> <p>sewers [1] - 25:19</p> <p>shake [1] - 36:2</p> <p>SHAPIRO [3] - 48:21, 49:4, 49:14</p> <p>Shapiro [1] - 48:21</p> <p>Share [3] - 3:12, 51:7, 57:4</p> <p>share [6] - 45:7, 49:24, 60:5, 62:2, 76:11, 88:10</p> <p>shared [2] - 8:11, 64:9</p> <p>sheet [4] - 10:14, 10:18, 11:3, 15:9</p> <p>SHEILA [1] - 1:14</p> <p>shocking [1] - 81:25</p> <p>short [2] - 68:20, 69:9</p> <p>shoulder [1] - 30:24</p>	<p>shovels [1] - 20:1</p> <p>show [3] - 35:20, 35:24, 82:21</p> <p>showed [1] - 40:6</p> <p>showing [1] - 32:6</p> <p>shown [3] - 15:24, 21:19, 38:10</p> <p>sic [1] - 44:8</p> <p>side [11] - 10:15, 10:16, 10:18, 14:14, 14:25, 15:1, 15:2, 21:9, 21:13, 21:16, 31:15</p> <p>sides [1] - 22:6</p> <p>sidewalk [1] - 16:16</p> <p>sight [2] - 31:8, 31:11</p> <p>significant [2] - 15:17, 77:22</p> <p>signs [1] - 17:15</p> <p>SILBERBERG [5] - 72:2, 74:7, 75:10, 77:2, 77:6</p> <p>Silberberg [1] - 72:2</p> <p>Similar [1] - 4:17</p> <p>similar [9] - 6:23, 25:21, 27:14, 36:5, 49:5, 91:20, 91:21, 94:20</p> <p>simple [4] - 58:9, 58:11, 59:9, 86:22</p> <p>single [3] - 16:11, 17:8, 35:25</p> <p>single-story [1] - 35:25</p> <p>sit [3] - 27:7, 29:24, 66:19</p> <p>site [44] - 5:2, 9:8, 9:12, 10:9, 11:9, 11:10, 14:21, 17:5, 18:3, 19:13, 19:19, 20:8, 25:5, 26:1, 27:24, 28:7, 30:8, 32:1, 33:21, 47:2, 47:8, 50:13, 62:7, 62:17, 62:19, 65:1, 69:4, 70:2, 70:25, 73:12, 73:24, 75:4, 75:14, 76:25, 77:1, 82:24, 85:12, 86:15, 87:6, 89:22, 90:2, 94:19</p> <p>Site [3] - 16:23, 17:21, 92:20</p> <p>situation [4] - 51:17, 55:25, 80:10, 80:24</p> <p>six [5] - 11:15, 12:23, 37:3, 40:8, 70:17</p> <p>size [8] - 11:4, 16:3, 16:4, 27:4, 30:18, 49:6, 51:20, 81:11</p>	<p>sketches [1] - 81:22</p> <p>skinny [1] - 32:20</p> <p>slope [1] - 14:16</p> <p>slopes [6] - 9:3, 12:2, 14:13, 14:19, 82:6</p> <p>small [9] - 12:7, 12:13, 13:3, 16:25, 26:2, 35:1, 83:18, 83:20</p> <p>smaller [1] - 43:11</p> <p>smell [1] - 90:21</p> <p>smells [3] - 84:15, 84:19</p> <p>smelly [1] - 90:23</p> <p>SOBEL [26] - 56:18, 57:19, 57:22, 58:5, 58:9, 58:14, 58:17, 58:22, 59:2, 59:6, 59:14, 59:17, 59:22, 60:1, 60:15, 61:4, 62:10, 63:10, 63:16, 63:19, 64:2, 64:20, 66:7, 66:16, 66:21, 66:25</p> <p>Sobel [3] - 56:18, 63:17, 66:13</p> <p>Sohail [1] - 37:15</p> <p>soil [11] - 28:6, 28:13, 29:15, 29:17, 29:18, 82:19, 83:11, 84:10, 84:12, 84:13, 84:17</p> <p>soils [1] - 82:13</p> <p>solving [1] - 60:4</p> <p>someone [4] - 77:18, 77:23, 86:6, 92:3</p> <p>Someone [1] - 83:24</p> <p>Sometimes [1] - 90:15</p> <p>somewhere [1] - 84:5</p> <p>sophisticated [1] - 85:6</p> <p>Sordillo [4] - 4:7, 9:6, 51:6, 52:2</p> <p>SORDILLO [30] - 1:17, 2:2, 4:9, 21:6, 22:7, 22:15, 23:8, 25:4, 44:19, 45:12, 45:19, 49:18, 55:1, 58:7, 58:10, 59:11, 59:16, 59:19, 60:13, 60:17, 75:12, 77:4, 77:8, 79:4, 87:1, 87:9, 88:4, 89:24, 90:4, 94:3</p> <p>Sorry [2] - 22:15, 63:22</p> <p>sorry [1] - 63:19</p> <p>sort [3] - 8:7, 69:16, 78:24</p> <p>south [2] - 24:16, 35:9</p> <p>South [1] - 82:15</p> <p>space [5] - 23:20,</p>	<p>29:12, 92:15, 92:17</p> <p>spaces [4] - 92:21, 93:2, 93:4</p> <p>Speaking [1] - 85:14</p> <p>special [1] - 95:13</p> <p>Special [1] - 88:11</p> <p>specialist [1] - 39:22</p> <p>species [1] - 17:14</p> <p>specific [7] - 35:22, 36:14, 43:25, 60:20, 61:7, 70:25, 87:20</p> <p>specifically [3] - 36:25, 40:23, 76:1</p> <p>specifics [1] - 5:4</p> <p>spend [4] - 10:8, 27:15, 88:17, 88:22</p> <p>spent [2] - 71:1, 88:8</p> <p>spoken [1] - 67:12</p> <p>spot [1] - 49:16</p> <p>spottings [1] - 92:12</p> <p>Spring [1] - 56:18</p> <p>squad [1] - 14:3</p> <p>square [4] - 16:3, 23:17, 93:18, 93:25</p> <p>stage [2] - 33:21, 46:8</p> <p>Standard [1] - 92:20</p> <p>standard [11] - 16:23, 26:3, 26:4, 26:7, 26:24, 26:25, 33:11, 41:12, 71:9, 92:23</p> <p>Standards [3] - 16:24, 17:5, 17:21</p> <p>standards [10] - 17:3, 17:20, 18:1, 18:21, 32:17, 34:22, 68:2, 82:12, 91:7</p> <p>standpoint [3] - 10:25, 21:16, 73:2</p> <p>start [9] - 10:2, 20:2, 20:21, 21:3, 42:1, 52:15, 55:22, 64:22, 77:4</p> <p>started [3] - 19:1, 20:12, 65:4</p> <p>starts [3] - 55:17, 55:21, 77:3</p> <p>state [30] - 4:2, 5:17, 12:7, 12:25, 13:9, 14:14, 16:22, 17:12, 18:2, 20:10, 20:20, 24:9, 25:17, 36:19, 44:23, 45:7, 45:11, 45:12, 45:13, 45:19, 45:20, 45:23, 45:25, 47:4, 52:8, 82:12, 83:1, 85:8, 85:15, 97:9</p> <p>State [3] - 12:19, 19:11, 97:7</p> <p>state's [1] - 17:5</p>
---	--	--	---	---

<p>statement [1] - 4:10</p> <p>statements [1] - 5:12</p> <p>stating [1] - 5:22</p> <p>status [1] - 5:5</p> <p>statutory [1] - 95:14</p> <p>steep [6] - 9:3, 12:2, 14:12, 14:13, 14:16, 14:19</p> <p>stenographic [1] - 97:10</p> <p>step [12] - 9:7, 9:17, 61:18, 73:9, 73:15, 73:18, 73:19, 74:1, 74:6</p> <p>steps [8] - 6:20, 9:8, 45:6, 64:16, 72:20, 83:8, 94:4, 94:5</p> <p>still [31] - 5:3, 8:9, 9:10, 9:11, 9:12, 9:13, 11:7, 20:3, 23:19, 28:14, 33:5, 35:2, 35:6, 41:15, 43:2, 43:5, 64:23, 64:25, 65:7, 66:21, 66:25, 71:4, 71:20, 74:24, 76:2, 76:17, 76:18, 77:9, 80:2, 81:2</p> <p>stone [1] - 44:7</p> <p>store [1] - 35:6</p> <p>stories [1] - 16:12</p> <p>stormwater [5] - 18:10, 21:21, 73:23, 82:12, 83:3</p> <p>story [2] - 35:25, 36:1</p> <p>stream [3] - 13:3, 14:14, 27:13</p> <p>street [2] - 46:24, 91:2</p> <p>streetscape [2] - 17:14, 31:23</p> <p>strenuous [1] - 25:8</p> <p>stretched [1] - 55:24</p> <p>stretching [1] - 80:25</p> <p>stringent [1] - 26:12</p> <p>strip [2] - 17:1, 31:2</p> <p>striping [2] - 24:15, 24:18</p> <p>struggle [1] - 54:21</p> <p>studied [3] - 71:5, 71:22, 71:25</p> <p>studies [10] - 12:21, 39:21, 46:22, 47:11, 47:21, 64:5, 64:10, 64:17, 73:8, 73:20</p> <p>study [6] - 39:13, 64:13, 70:14, 70:18, 72:5, 82:9</p> <p>studying [2] - 72:6, 72:7</p> <p>stuff [2] - 14:19, 90:15</p>	<p>submission [3] - 36:25, 45:3, 47:7</p> <p>submit [1] - 95:17</p> <p>submitted [6] - 40:6, 45:1, 62:20, 63:2, 63:3, 73:5</p> <p>subsidize [1] - 8:4</p> <p>subsidizing [1] - 8:1</p> <p>subsidy [1] - 53:8</p> <p>subtracted [1] - 68:23</p> <p>sudden [1] - 44:7</p> <p>summer [1] - 84:16</p> <p>sun [1] - 70:20</p> <p>Superior [1] - 72:23</p> <p>supplement [1] - 4:10</p> <p>support [1] - 24:5</p> <p>supposed [2] - 69:18, 69:22</p> <p>surface [4] - 16:13, 27:12, 29:20, 34:13</p> <p>surprised [1] - 38:4</p> <p>surveyors [1] - 39:25</p> <p>sworn [1] - 5:9</p> <p>system [22] - 7:21, 16:16, 19:13, 19:14, 25:11, 25:23, 26:9, 26:13, 27:14, 27:21, 28:8, 28:16, 29:22, 34:13, 34:17, 35:2, 65:10, 66:5, 71:15, 82:14, 84:14, 85:12</p> <p>systems [7] - 26:22, 27:8, 29:25, 83:19, 85:4, 85:6, 91:24</p>	<p>28:22, 44:6, 46:21, 46:25, 94:11, 94:13, 95:3</p> <p>tested [1] - 26:24</p> <p>testified [1] - 64:14</p> <p>testing [4] - 19:24, 28:14, 28:16, 29:19</p> <p>tests [4] - 26:13, 28:15, 28:18, 91:5</p> <p>Thanksgiving [1] - 92:22</p> <p>THE [2] - 1:3, 54:6</p> <p>theme [1] - 7:12</p> <p>themselves [1] - 46:15</p> <p>therefore [1] - 42:23</p> <p>thereof [1] - 32:7</p> <p>thinking [2] - 24:8, 38:5</p> <p>third [2] - 69:25, 85:17</p> <p>thirds [1] - 42:25</p> <p>thoroughly [3] - 72:1, 82:25, 83:1</p> <p>three [15] - 16:2, 37:16, 37:24, 38:11, 40:8, 41:9, 46:11, 52:13, 75:8, 75:14, 76:21, 83:3, 93:11, 93:15, 93:22</p> <p>three-bedroom [2] - 41:9, 93:15</p> <p>three-bedrooms [1] - 16:2</p> <p>three-quarters [2] - 75:14, 76:21</p> <p>threes [1] - 93:21</p> <p>throughout [2] - 51:8, 88:8</p> <p>tie [1] - 25:23</p> <p>tied [4] - 52:21, 80:12, 80:14, 87:18</p> <p>today [9] - 11:16, 17:15, 25:21, 25:24, 38:4, 56:21, 83:4, 85:5</p> <p>today's [1] - 60:8</p> <p>Tom [1] - 70:11</p> <p>tomorrow [1] - 20:1</p> <p>Tonight [2] - 3:1, 3:16</p> <p>tonight [7] - 6:14, 10:6, 57:7, 58:21, 77:19, 81:22, 94:13</p> <p>tool [1] - 34:22</p> <p>top [1] - 90:14</p> <p>topic [1] - 88:22</p> <p>topography [1] - 40:1</p> <p>total [3] - 22:18, 49:7, 49:9</p> <p>totally [1] - 62:10</p> <p>touched [1] - 21:7</p> <p>towards [9] - 10:24,</p>	<p>11:19, 11:20, 12:7, 14:6, 87:24, 88:6, 88:11</p> <p>town [31] - 7:6, 7:8, 8:7, 8:10, 15:11, 17:17, 17:20, 19:7, 19:23, 20:15, 22:9, 25:15, 36:3, 36:7, 42:19, 45:7, 61:13, 61:16, 61:17, 63:14, 73:2, 73:15, 78:13, 78:16, 80:18, 82:12, 82:25, 87:12, 87:17, 87:21, 88:21</p> <p>Town [1] - 13:23</p> <p>town's [5] - 6:19, 8:22, 72:22, 73:13, 87:21</p> <p>townhouse [6] - 15:23, 16:13, 16:17, 41:5, 87:11, 92:16</p> <p>townhouses [2] - 7:19, 51:13</p> <p>towns [2] - 27:1, 50:22</p> <p>township [2] - 22:13, 24:8</p> <p>Township [1] - 14:6</p> <p>tracks [7] - 10:16, 10:20, 11:20, 12:7, 13:21, 14:25, 15:2</p> <p>traffic [20] - 23:23, 24:6, 24:11, 24:24, 46:21, 47:11, 47:23, 64:11, 70:13, 70:16, 70:18, 70:22, 71:7, 71:17, 71:22, 73:9, 90:8, 90:12, 90:13, 90:17</p> <p>train [2] - 10:16, 11:20</p> <p>trains [1] - 27:6</p> <p>TRANSCRIPT [1] - 1:4</p> <p>transcript [1] - 97:10</p> <p>transmitted [1] - 78:4</p> <p>Transportation [1] - 25:3</p> <p>treat [1] - 26:2</p> <p>treated [3] - 34:14, 37:22, 91:16</p> <p>treating [2] - 25:25, 85:4</p> <p>treatment [14] - 26:2, 26:14, 26:17, 26:18, 27:5, 27:9, 64:2, 64:22, 65:5, 66:8, 66:10, 83:15, 84:17</p> <p>treatments [1] - 42:5</p> <p>tree [2] - 21:24, 32:3</p> <p>tremendous [1] - 65:15</p> <p>tremendously [1] - 71:9</p>	<p>tried [1] - 50:12</p> <p>trips [1] - 71:7</p> <p>true [4] - 43:12, 52:16, 59:6, 97:9</p> <p>try [6] - 5:19, 17:8, 17:16, 55:7, 80:13, 90:18</p> <p>trying [6] - 16:20, 42:25, 50:3, 54:22, 72:11, 74:12</p> <p>turn [5] - 6:4, 24:22, 85:19, 86:7, 90:19</p> <p>turning [1] - 85:18</p> <p>turns [1] - 75:15</p> <p>TWEEDIE [1] - 1:14</p> <p>twelve [1] - 56:6</p> <p>twelve-year [1] - 56:6</p> <p>twice [1] - 84:18</p> <p>two [32] - 7:11, 10:7, 10:8, 12:11, 12:23, 13:15, 16:11, 16:14, 16:15, 17:3, 17:7, 17:8, 27:15, 32:8, 32:18, 33:12, 33:16, 36:1, 37:1, 42:24, 51:10, 59:4, 70:16, 75:22, 84:7, 85:25, 92:15, 93:1, 93:11, 93:15, 93:21</p> <p>two-bedroom [1] - 93:15</p> <p>two-car [3] - 16:14, 92:15, 93:1</p> <p>two-story [1] - 36:1</p> <p>twos [1] - 93:9</p> <p>tying [1] - 65:10</p> <p>type [14] - 25:6, 27:8, 27:21, 28:8, 42:6, 50:21, 51:10, 71:14, 73:1, 79:12, 83:11, 83:20, 87:10, 87:25</p> <p>types [6] - 27:2, 28:15, 31:6, 35:9, 51:10, 87:11</p> <p>typically [6] - 30:20, 30:22, 34:21, 40:19, 47:2, 51:7</p> <p>Typically [1] - 34:11</p>
T				
<p>tables [1] - 36:5</p> <p>talks [1] - 82:3</p> <p>target [1] - 37:3</p> <p>targeting [1] - 36:10</p> <p>targets [1] - 52:7</p> <p>taste [1] - 86:6</p> <p>tax [4] - 53:11, 53:12, 53:17, 53:21</p> <p>taxes [10] - 8:10, 55:17, 55:21, 56:3, 56:4, 80:17, 89:7, 89:11, 89:15</p> <p>technical [1] - 62:18</p> <p>technically [1] - 62:25</p> <p>TED [1] - 1:14</p> <p>ten [8] - 53:10, 54:1, 54:2, 62:19, 62:25, 63:9, 85:7, 89:11</p> <p>ten-day [1] - 62:25</p> <p>tennis [1] - 87:7</p> <p>term [1] - 21:25</p> <p>terms [8] - 28:4,</p>				
U				
<p>ultimate [1] - 24:9</p> <p>ultimately [3] - 26:1, 26:8, 28:19</p> <p>under [4] - 17:5, 52:14, 77:17, 86:4</p> <p>underlying [1] - 68:24</p> <p>underneath [2] - 13:21, 14:10</p>				

<p>understood [2] - 70:4, 82:4</p> <p>undesirable [1] - 84:1</p> <p>unique [1] - 72:4</p> <p>unit [17] - 41:9, 42:3, 51:12, 51:13, 53:10, 53:15, 53:20, 54:4, 55:14, 55:16, 55:21, 56:5, 74:22, 74:23, 79:10, 81:12</p> <p>units [74] - 3:8, 3:10, 3:11, 7:4, 7:18, 7:25, 8:1, 8:3, 8:18, 8:19, 8:20, 8:23, 10:9, 15:19, 15:23, 15:25, 16:1, 16:10, 16:14, 16:17, 17:4, 18:1, 21:22, 24:4, 28:11, 32:14, 39:14, 40:22, 40:24, 40:25, 42:12, 42:13, 42:15, 42:21, 43:16, 43:17, 43:18, 48:24, 49:2, 49:22, 49:23, 50:1, 50:7, 50:11, 50:15, 50:16, 51:8, 51:21, 51:23, 52:1, 52:19, 54:8, 54:13, 54:16, 68:23, 69:3, 74:19, 75:8, 75:22, 76:19, 79:17, 79:22, 80:15, 81:3, 89:20, 92:16, 93:1, 93:5, 93:8, 93:19</p> <p>units-per-acre [1] - 43:17</p> <p>unless [1] - 58:12</p> <p>unlikely [1] - 45:15</p> <p>up [40] - 5:6, 5:17, 5:24, 10:17, 12:8, 12:9, 13:6, 27:17, 29:1, 30:1, 31:5, 32:24, 33:19, 34:12, 35:17, 36:18, 46:21, 47:19, 50:18, 56:7, 58:18, 64:24, 69:5, 69:7, 71:2, 71:23, 74:17, 75:3, 75:18, 76:10, 77:13, 80:20, 82:18, 84:12, 86:12, 92:3, 92:14, 92:23, 92:24</p> <p>update [1] - 56:20</p> <p>updated [1] - 47:24</p> <p>upgraded [1] - 84:18</p> <p>upper [3] - 10:16, 11:3, 13:23</p> <p>usable [1] - 39:10</p> <p>uses [2] - 61:4, 94:23</p>	<p style="text-align: center;">V</p> <p>Valid [1] - 43:14</p> <p>Valley [1] - 72:3</p> <p>VALLONE [35] - 1:12, 3:1, 6:6, 9:23, 21:4, 34:2, 35:15, 36:17, 38:19, 39:2, 44:1, 46:4, 48:20, 52:9, 56:9, 56:13, 56:17, 58:16, 58:20, 58:24, 59:4, 63:17, 63:24, 66:12, 66:18, 66:24, 67:2, 70:10, 78:20, 86:10, 86:19, 88:16, 89:5, 94:1, 95:22</p> <p>value [6] - 78:22, 79:8, 79:9, 79:13, 79:24, 79:25</p> <p>variances [5] - 61:6, 62:12, 63:4, 63:6, 63:8</p> <p>variety [2] - 35:25, 37:3</p> <p>various [6] - 12:5, 15:10, 18:5, 18:16, 21:18, 90:10</p> <p>vegetation [2] - 30:13, 90:14</p> <p>verbatim [1] - 97:10</p> <p>versus [2] - 50:16, 85:12</p> <p>via [1] - 34:8</p> <p>Via [1] - 1:14</p> <p>viable [5] - 72:14, 74:8, 76:17, 76:18, 80:2</p> <p>viewed [1] - 51:1</p> <p>Village [3] - 10:14, 10:24, 19:18</p> <p>Vineyard [1] - 84:12</p> <p>visit [1] - 91:22</p> <p>visiting [1] - 27:24</p> <p>visitor [2] - 18:5, 93:3</p> <p>visitors [1] - 92:21</p> <p>volume [1] - 70:16</p> <p style="text-align: center;">W</p> <p>wait [4] - 5:23, 5:24, 46:7, 48:6</p> <p>waiver [1] - 62:5</p> <p>waivers [3] - 63:4, 63:5, 63:8</p> <p>walk [1] - 37:10</p> <p>walk-in [1] - 37:10</p> <p>walking [1] - 31:20</p> <p>wants [2] - 33:2, 45:23</p>	<p>warrant [1] - 24:6</p> <p>warranted [1] - 24:25</p> <p>warrants [3] - 24:10, 24:12, 24:25</p> <p>washer [1] - 36:12</p> <p>washer-drier [1] - 36:12</p> <p>waste [2] - 20:3, 83:15</p> <p>water [19] - 12:8, 14:15, 19:2, 19:4, 19:8, 19:16, 19:18, 20:3, 20:21, 26:7, 27:7, 35:13, 36:4, 83:6, 83:15, 84:5, 90:22, 91:10, 91:15</p> <p>Water [1] - 19:17</p> <p>watershed [1] - 14:1</p> <p>ways [5] - 17:3, 17:7, 32:18, 38:16, 77:14</p> <p>website [1] - 81:19</p> <p>weeds [1] - 90:15</p> <p>week [1] - 28:2</p> <p>weekly [1] - 28:2</p> <p>Welcome [1] - 6:7</p> <p>welcome [1] - 67:2</p> <p>wells [4] - 19:19, 20:8, 90:25, 91:11</p> <p>west [3] - 10:25, 13:20, 21:17</p> <p>WEST [1] - 1:24</p> <p>westerly [1] - 32:9</p> <p>Wetland [1] - 39:12</p> <p>Wetlands [22] - 12:2, 12:5, 12:10, 12:13, 12:16, 12:17, 12:21, 15:15, 18:17, 39:11, 39:17, 39:21, 39:22, 39:24, 42:22, 43:5, 66:9, 72:9, 73:6, 74:14, 75:15, 76:16</p> <p>whack [1] - 65:13</p> <p>whole [17] - 25:24, 30:1, 30:17, 37:23, 45:13, 45:22, 46:6, 50:12, 61:1, 64:3, 77:1, 80:9, 87:18, 88:8, 89:8, 89:14, 92:13</p> <p>wholly [1] - 29:22</p> <p>wide [3] - 16:15, 31:1, 31:2</p> <p>wider [1] - 43:16</p> <p>width [2] - 17:22, 30:19</p> <p>willing [3] - 38:12, 47:12, 68:11</p> <p>windows [1] - 36:4</p> <p>winter [1] - 35:4</p> <p>wintertime [1] - 35:8</p> <p>witnesses [2] - 5:9,</p>	<p>5:11</p> <p>WOELPER [1] - 70:11</p> <p>Woelper [1] - 70:11</p> <p>wonder [1] - 67:14</p> <p>wondering [2] - 39:9, 82:7</p> <p>wooded [1] - 11:6</p> <p>worded [1] - 87:1</p> <p>words [4] - 4:7, 78:2, 78:11, 82:15</p> <p>works [5] - 10:1, 66:4, 66:6, 71:13, 75:21</p> <p>world [1] - 25:18</p> <p>worried [1] - 70:18</p> <p>worry [2] - 70:15, 89:13</p> <p>worth [1] - 74:11</p> <p>Wow [1] - 54:17</p> <p>written [1] - 44:7</p> <p style="text-align: center;">X</p> <p>X-number [3] - 17:25, 92:21, 93:3</p> <p style="text-align: center;">Y</p> <p>yard [5] - 21:9, 21:13, 21:16, 22:7, 95:1</p> <p>yards [1] - 22:14</p> <p>year [11] - 4:14, 6:23, 12:4, 20:18, 35:3, 53:10, 54:5, 56:6, 78:18, 84:16</p> <p>years [13] - 11:6, 14:18, 20:17, 39:9, 53:10, 54:1, 54:2, 69:21, 70:25, 85:7, 89:11, 92:4</p> <p>yellow [2] - 10:11, 22:2</p> <p>yourselves [1] - 6:8</p> <p style="text-align: center;">Z</p> <p>Zoning [1] - 72:25</p> <p>zoning [31] - 51:25, 59:23, 61:6, 61:14, 61:16, 61:20, 62:1, 62:8, 68:2, 72:24, 73:2, 73:14, 73:15, 73:16, 75:16, 75:24, 76:3, 76:8, 76:13, 76:17, 76:18, 76:22, 94:16, 94:18, 94:20, 94:21, 94:24, 95:4, 95:9, 95:19</p> <p>zooming [1] - 14:24</p>
--	--	---	--