

JOINT PLANNING BOARD
TOWNSHIP OF RIVER VALE
COUNTY OF BERGEN

-----X
THE FAIRWAYS AT EDGEWOOD, LLC:
BLOCK 1201, LOTS 5 & 6 :
Major Site Plan and Major :
Subdivision :
-----X

Wednesday, May 15, 2019
Community Center
628 Rivervale Road
River Vale, New Jersey 07675
Commencing 7:30 p.m.

B E F O R E:

- SCOTT LIPPERT, CHAIRMAN
- ROBERT FORTSCH, VICE CHAIRMAN
- ROBERT ADAMO
- MICHAEL BEUKAS, absent
- MARK BROMBERG, COUNCILMAN
- GLEN JASIONOWSKI, MAYOR, absent
- GREGORY LOWE
- JOHN PUCCIO
- SUSAN VACCARO, absent
- PETER WAYNE
- MARC LEIBMAN, ESQ., BOARD ATTORNEY
- CHRISTOPHER STATILE, P.E., BOARD ENGINEER
- MARIA HAAG, LAND USE ADMINISTRATOR
- SYLVIA KOKOWSKI, BOARD SECRETARY

A P P E A R A N C E S:

DAY PITNEY, LLP
BY: PETER WOLFSON, ESQ.
One Jefferson Road
Parsippany, New Jersey 07054
(973) 966-6300
Attorneys for the Applicant

VERDE, STEINBERG & PONTELL, LLC
BY: JAMESON P. VAN ECK, ESQ.
Court Plaza East
19 Main Street
Hackensack, New Jersey 07601
(201) 489-0077
Attorneys for the Objector,
River Vale at Holiday Farm Condo Association

	W I T N E S S E S				
	DIRECT	CROSS	REDIRECT	RE CROSS	PAGE
1					
2					
3	DAPHNE GALVIN				90
4	BY: MR. WOLFSON		8		
	BY: THE BOARD				28
5	BY: THE PUBLIC				43
6	Rudy Jaeger				43
	3 Holiday Court				
7					
	Florence Morgenstein				45
8	9 Holiday Court				
9	John Vedral				51
	128 Terbell Parkway				
10					
	Kira McKeown Adamo				58
11	466 White Birch Drive				
12	BY: MR. VAN ECK			77	
13					
	RICHARD ARZBERGER				
14					
	BY: MR. WOLFSON		91		
15	BY: THE BOARD				100
	BY: MR. VAN ECK			105	
16	BY: THE PUBLIC				105
17	Florence Morgenstein				105
	9 Holiday Court				
18					
19					
20					
21					
22					
23					
24					
25					

E X H I B I T S

		PAGE
1		
2		
3	A-12 Id. Exhibit Board	19
4	View Line From Piermont Avenue, Holdrum Brook Culvert, 5/15/2019 Prepared By Partner	
5		
6	A-13 Id. Exhibit Board	21
7	View From Piermont Culvert Based On Plans Dated April 11th, 2019	
8		
9	A-14 Id. Elevations of Maintenance Building	92
10		
11	A-15 Id. Environmental Building	93
12	Elevations and Floor Plan	
13		
14	A-16 Id. COAH Building	93
15	Elevations and Floor Plan	
16		
17		
18	A-17 Id. Photograph	95
19		
20		
21		
22		
23		
24		
25		
	A-18 Id. Photograph	98

1 CHAIRMAN LIPPERT: Good evening, everyone.
2 Is the mike working? Can you hear me?
3 This is the Wednesday, May 15th, 2019 meeting of the
4 River Vale Joint Planning Board. Let's get started,
5 please, with the salute to the Flag.

6 (Flag Salute)

7 (Open Public Meetings Act)

8 CHAIRMAN LIPPERT: Okay. Can we have a
9 roll call, please.

10 MS. KOKOWSKI: Mr. Lippert.

11 CHAIRMAN LIPPERT: Present.

12 MS. KOKOWSKI: Mr. Lowe.

13 MR. LOWE: Present.

14 MS. KOKOWSKI: Mr. Beukas.

15 Mr. Adamo.

16 MR. ADAMO: Here.

17 MS. KOKOWSKI: Mr. Bromberg.

18 COUNCILMAN BROMBERG: Here.

19 MS. KOKOWSKI: Mayor Jasionowski.

20 Mr. Fortsch.

21 MR. FORTSCH: Here.

22 MS. KOKOWSKI: Mr. Wayne.

23 MR. WAYNE: Here.

24 MS. KOKOWSKI: Mr. Puccio.

25 MR. PUCCIO: Here.

1 MS. KOKOWSKI: Ms. Vaccaro.

2 Mr. Leibman.

3 MR. LEIBMAN: Yes.

4 MS. KOKOWSKI: Mr. Statile.

5 MR. STATILE: Here.

6 MS. KOKOWSKI: Ms. Haag.

7 MS. HAAG: Here.

8 We have a quorum.

9 CHAIRMAN LIPPERT: All right. Before we
10 get started, I just want to say a few words about Mike
11 Beukas who has been a member of our Board and we're
12 losing a great and dedicated and smart member. I want
13 to acknowledge his service to the Board and in the
14 community. He's going to continue his service to the
15 community because he's been appointed as a Superior
16 Court judge. He'll be sitting in Bergen County and
17 our loss is their gain.

18 Mike is, is calm, level headed, fair, smart,
19 thorough, prepared. And we're really going to miss
20 him.

21 But we wish him, I'm sure I speak for all the
22 Board when I say we wish him the best of luck in his
23 new career as a Superior Court Judge. And I told him
24 I will be following his career with interest.

25 With that said, let's start our first

1 application which is Galasso, 578 Hamilton Place.

2 (Galasso Application)

3 CHAIRMAN LIPPERT: Okay. So now we have
4 the second of our two simple applications. This one
5 is the Fairways at Edgewood, LLC, Block 1201, Lots 5
6 and 6.

7 MR. WOLFSON: Good evening, Mr. Chairman,
8 Board members, Board professionals. Peter Wolfson of
9 Day Pitney here for the continuation of the
10 application for major subdivision and site plan
11 approval.

12 CHAIRMAN LIPPERT: All right. So there
13 have been some revised plans submitted. And I
14 understand you're going to have your engineer walk us
15 through the changes.

16 Is that, is that fair to say?

17 MR. WOLFSON: That's exactly right, Mr.
18 Chairman.

19 We also have our architect back with us who's
20 going to talk about a few tweaks to a couple of the
21 structures.

22 CHAIRMAN LIPPERT: Okay.

23 MR. WOLFSON: Okay. As you'll recall
24 public hearing on this matter started January 16,
25 2019, continued on February 28, March 28, April 4 and

1 April 30th. And the hearing was carried to tonight's
2 agenda.

3 Since the April 4th meeting, as was discussed at
4 the last hearing, the applicant submitted revised
5 application materials which were submitted on April 18
6 in response to comments provided by the Board
7 professionals, Board Members and the public at the
8 prior hearings.

9 These materials include updated soil movement
10 calculations and O & M manual, site plans, landscape
11 plans and stormwater calculations which the applicant
12 and its team of professionals worked hard to complete.

13 At the previous hearing you heard the
14 cross-examination of Adam Alexander the applicant's
15 landscape architect and testimony from Richard
16 Arzberger of Sonnefeld & Trocchia, architects, the
17 project architect regarding architectural features of
18 the project.

19 We did not have the opportunity to reach Ms.
20 Galvin to describe the changes made to the site plan
21 and subdivision plan. Ms. Galvin is here as we just
22 discussed to do just that.

23 Also as I referenced Mr. Arzberger is here to
24 provide limited testimony related to the revision of
25 the height and design of the COAH building and the

1 maintenance building.

2 Without further ado I would like to recall
3 Daphne Galvin.

4 CHAIRMAN LIPPERT: And she's been
5 previously sworn.

6 REDIRECT EXAMINATION BY MR. WOLFSON:

7 Q As a first matter, Daphne, we received Mr.
8 Statile's latest review letter dated May 14, 2019.
9 Correct?

10 A Yes.

11 Q And we agreed to comply with all of the
12 recommended changes and comments with just a few
13 clarifications?

14 A That's correct.

15 Q Can you just tell us what those few
16 clarifications are?

17 A Sure. On Page 3 of 7 under category
18 changes recommended, Item 5 has to do with the
19 proposed street lighting throughout the project.

20 MR. LEIBMAN: Just slow down so everybody
21 can get it. Item 5 on Page 6.

22 MS. GALVIN: Page 3.

23 CHAIRMAN LIPPERT: Page 3.

24 COUNCILMAN BROMBERG: Page 3 of 7, Page 3.

25 MR. LEIBMAN: Item 5 on Page 7. Got it.

1 Thank you.

2 A Under Item 5(a) there was a concern about
3 the number of fixtures that were proposed based upon
4 the typical lighting that's throughout township.
5 Based on the previous testimony from the landscape
6 architect, we believe that the lighting is at the
7 appropriate levels and do not feel it would be safe to
8 provide the low lighting level that's currently
9 proposed so we suggested that the lighting be left as
10 currently proposed on the plans.

11 The second item also on that page is Item No. 6
12 towards the bottom.

13 MR. STATILE: Let's just stop so the Board
14 understands any way. Street lighting power costs are
15 the responsibility of the Mayor and Council. The
16 Mayor and Council has the last word whether the site
17 gets lighting or they pay for it, the Mayor and
18 Council, not us. We can recommend it so it's going to
19 go back to the Mayor and Council to decide.

20 COUNCILMAN BROMBERG: Is there any legal
21 way, once the street is formed, even though it's
22 inside a neighborhood, that the responsibility for
23 said electricity can be transferred or it will become
24 the town?

25 MR. STATILE: Street lighting is street

1 lighting. Residential lighting is nothing new to the
2 town. Once it's for the purpose of lighting the
3 street and sidewalks it becomes the township's
4 responsibility to pay for the power costs. At
5 Cherrywood townhouses the --

6 COUNCILMAN BROMBERG: That was going to be
7 my question.

8 MR. STATILE: The entrance, it's take it
9 or leave it. Nobody else in River Vale has street
10 lighting, you know, light so --

11 CHAIRMAN LIPPERT: So the Mayor and
12 Council is really the last word on this and they can
13 actually dictate --

14 MR. STATILE: They can dictate no street
15 lights. The applicant can express its preference but
16 at the end of the day the Mayor and Council decide.

17 MR. LEIBMAN: Chris, I think the Mayor and
18 Council would want to know this also. Do you have
19 some idea of what the cost is, the expense of said --

20 MR. STATILE: I don't know. I'm not sure
21 of the, what the power costs are going to be. We
22 could probably figure that out, come up with what it
23 would cost, would be from the 50 plus fixtures. I'm
24 not sure.

25 CHAIRMAN LIPPERT: Chris, make sure you

1 talk into the mike. I don't think the audience can
2 hear you and slowly.

3 MR. STATILE: What the power costs would
4 be, how much power. These are LED fixtures so they
5 use less, less power 65, 70 watts per fixture. An
6 estimate would be, costs would be to the township to
7 power them.

8 MR. LEIBMAN: Do you think you could get
9 us that information before we make a decision on this
10 application?

11 MR. STATILE: With Ms. Galvin, yes.

12 MR. LEIBMAN: I think the Board would be
13 interested in knowing that.

14 COUNCILMAN BROMBERG: Also aside from
15 electricity costs as was discussed previously, I don't
16 know if you call it esthetic but like you said all of
17 our neighborhoods, residential neighborhoods, we don't
18 have street lighting. And I'm not sure that everybody
19 would be on board with having it.

20 I understand for safety, people want to go to
21 sleep, lights that are shining in windows -- I could
22 tell you that the Council has had complaints with
23 certain neighbors just having certain lights on their
24 property and people getting annoyed with light
25 transgression into their windows at night.

1 So to have in excess, with what would be
2 considered excessive street lighting in a new
3 neighborhood in River Vale where nothing else exists
4 could be considered out of character and inappropriate
5 and possibly a nuisance.

6 MR. STATILE: Our recommendation was just
7 to put one fixture at each intersection so you could
8 at each intersection and between them it would be
9 dark. You know, making the development put lights in
10 the front yards, that's up to them for screening
11 purposes, whatever the case. Public safety, one per
12 intersection, identify where the intersections are.

13 COUNCILMAN BROMBERG: That was going to be
14 my question, that your recommendation for general
15 public safety so police passing by could visualize
16 things that might be going on?

17 MR. STATILE: Correct.

18 If anybody wants additional lighting to be on
19 the back of the association, pay the costs, that would
20 be our recommendation.

21 We'll come up with, compute the energy costs for
22 the fixtures.

23 COUNCILMAN BROMBERG: Of course I assume
24 there would be -- I guess that's a question for the
25 developer, that there will be light fixtures on the

1 front of people's houses to illuminate the house
2 number, the front wattage area not so much that it
3 would be spreading out overhead and transgressing the
4 property lines.

5 MR. STATILE: No, it wouldn't be.

6 COUNCILMAN BROMBERG: Okay. So there will
7 be ample lighting in this neighborhood for said safety
8 just like there is in any other neighborhood in River
9 Vale.

10 MR. STATILE: We generally have street
11 lights at the intersections.

12 COUNCILMAN BROMBERG: Okay. Thank you.

13 MR. LEIBMAN: What's the next item?

14 MS. GALVIN: Sure.

15 A The second item is Item No. 6 on the
16 bottom of the same page. That has to do with the
17 proposed monument signs.

18 Q You are posting an exhibit that's up on
19 the easel.

20 Has that already been marked?

21 A No. This is actually just one of the
22 sheets.

23 Q There's been no modifications to that
24 which has been submitted?

25 A That's correct. It's Sheet No. 4 on the

1 site plans that were submitted, revised through April
2 11 of 2019.

3 At the intersection of the main access drive in
4 Rivervale Road, there are monument signs proposed on
5 the curbed walls right at the intersection.

6 Mr. Statile has requested that we push those
7 signs back to provide better visibility for the bike
8 path that intersects with that main driveway. We
9 agree it's appropriate to pull those signs back.

10 Mr. Statile, however, has requested we pull them
11 back 20 feet. We think that might be a little
12 excessive so we'll work with Mr. Statile to come up
13 with a dimension that we can both agree on.

14 MR. WAYNE: What size are these signs?

15 MS. GALVIN: These are small. In fact
16 they're the same size as the existing sign on the one
17 wall right now. I don't recall the detail. It's one
18 of the, our concerns.

19 MR. STATILE: 17 square feet, ceiling
20 height. They're not that big. That's for motor
21 vehicles, just enough to identify it.

22 MR. WAYNE: What are they now, stone?

23 MR. STATILE: Correct. Yeah. The problem
24 here, a lot of, there are a lot of bikers on the
25 trail. Currently bikers come towards the driveway.

1 The wall is in the way. The drivers tend to drive
2 right out into the street and sometimes the driver,
3 they're both trying to cross over each other's
4 pathways. And meeting with the County also, they want
5 to see those pushed back. The problem with sight
6 distance, we also suggested put stop signs at the bike
7 path. We now have two more stops, more motor vehicles
8 and also bicycles, to get one stop sign.

9 Also provide markings as well so both the
10 motorists, crosswalks, as they approach, just a stop
11 line and go to the street so that will help as well.

12 20 feet, maybe a little detail, push back
13 situation, is cleared out.

14 CHAIRMAN LIPPERT: It sounds like you have
15 a little further discussion.

16 MR. WOLFSON: 10 foot is perfect.

17 MS. GALVIN: Yeah.

18 MR. LEIBMAN: Do we have an agreement, Mr.
19 Statile?

20 CHAIRMAN LIPPERT: Are you okay with that,
21 Chris?

22 MR. STATILE: Correct.

23 COUNCILMAN BROMBERG: We provide the
24 adequate safety for stop line, sight line where people
25 will actually be stopping.

1 MR. STATILE: Yes. The stop line has to
2 be back from the crosswalk by, by --

3 COUNCILMAN BROMBERG: That was the
4 concern. So where the people actually stop --

5 MR. STATILE: Drives -- get used to the
6 fact they overrun the stop sign. They know there's
7 something in the way, so sight lines.

8 COUNCILMAN BROMBERG: Some bicyclists do
9 not have a lot of discretion. They'll just like
10 barrel. We hate to see an increase in accidents.

11 MR. STATILE: The one across from the
12 County, yes.

13 COUNCILMAN BROMBERG: Whatever you feel is
14 safe I would go with your judgment.

15 MR. WAYNE: The south side of the entrance
16 the elevation, will that cause any problems?

17 MR. STATILE: That's got to be cut back.
18 The whole curb line is going to be pushed back any
19 way.

20 MR. WAYNE: Back into the property.

21 MR. STATILE: Lane them out so that whole
22 section needs to be pushed back. So that would be
23 opened up so it would be lower, so you could see
24 around it as well as the drives.

25 MR. WAYNE: How far north on Rivervale

1 Road is it pushed back?

2 MS. GALVIN: The widening of River Vale
3 and pretty much at the property line just before you
4 get to the residential dwelling, right at the golf --
5 at the driveway of the residence.

6 MR. WAYNE: The driveway.

7 MR. STATILE: The widest part.

8 MR. PUCCIO: Anything is an improvement
9 there if you take a visual as you go past there. If
10 you're going, making a right on the south bend of
11 Rivervale Road you're --

12 THE WITNESS: Go up to get a good sight
13 line because the property is high right there so
14 anything that would prevent them to stop sooner, of
15 course the drivers keep on creeping up there, from
16 experience.

17 MR. STATILE: Okay. Good.

18 Q So, Daphne, those two little
19 clarifications, the remainder of the seven page letter
20 including the remainder of the 16 recommended changes
21 are all acceptable?

22 A Correct.

23 MR. STATILE: We met with the applicant's
24 professionals this week. This is really just a
25 summary sheet we decided together, the applicant as

1 well as the Board.

2 Q Can you list the changes that were
3 represented by the submission?

4 A Sure. We propose numerous changes to the
5 maintenance and COAH area based on the comments that
6 we received throughout the application. The
7 maintenance buildings, the main building, Building A,
8 and the smaller building, Building B, were reduced.
9 They were lowered down by 3 feet, the grade around the
10 building has been reduced by 3 feet.

11 The COAH building itself has also been dropped
12 in grade by about 2 to 2 1/2 feet and, therefore, the
13 parking areas across the front of those buildings have
14 also been lowered by 2 to 3 feet. That reduces the
15 elevation differential between Piermont Road and the
16 parking areas and the building, one of the concerns
17 raised throughout the application.

18 In addition, with the COAH building, there's
19 been some architectural changes to the building such
20 that there's a vertical break and horizontal breaks to
21 give the building some more architectural appeal from
22 the street instead of being a flat fronted building.
23 The architect can speak to that in further detail.

24 We also, in that area, relocated the trash
25 enclosure based on comments by Mr. Statile. Initially

1 it had been located in the corner of the parking area
2 closer to Piermont Road. We pushed it back and tucked
3 it in in front of the proposed COAH building itself
4 and increased the setback from Piermont Road from 45
5 feet to about 60 feet. We pushed that back further.

6 We also proposed additional landscaping along
7 the entire frontage of both the maintenance area and
8 the COAH building. At the last hearing also there was
9 concerns raised regarding the views of the long leg of
10 maintenance Building A from Piermont Road.

11 Q You flipped the Board. Is this board, is
12 this a newer exhibit?

13 A Correct.

14 MR. WOLFSON: I have this listed as A-12.
15 I don't know if that makes sense. I'll mark it A-12.

16 MR. LEIBMAN: Sounds good to me.

17 A The name of the exhibit is the view line
18 from Piermont Avenue of the Holdrum Brook culvert
19 dated today which is May 15th, 2019 prepared by
20 Partner.

21 Q The intent of this exhibit was to provide
22 a line of sight as you come eastbound on Piermont Road
23 when you're crossing over the culvert and working your
24 way into River Vale.

25 As you look to the northeast, what happens is

1 the corners of the Maintenance Building A and the
2 corner of Maintenance Building B really restrict the
3 line of sight to the long leg of Maintenance Building
4 A.

5 First of all, the distance from Piermont Road to
6 that location is almost 500 feet and the distance,
7 what you can actually see, the length of the wall you
8 can actually see through that shaded green area is
9 actually 30 feet along the length of that building.
10 That leg is about 170 feet long. You can only see a
11 very short section of about 30 feet long based on the
12 line of vision from Piermont Road.

13 Q And there's some existing vegetation in
14 and around that area as well?

15 A Correct. Actually, let me show it here
16 first.

17 Q You can see it delineated on that exhibit.
18 Right?

19 A Correct. On this plan right here we
20 identify the existing tree line which runs along the
21 edge of the existing golf course and up along Piermont
22 Road so the distance from that existing tree line back
23 to the point on Piermont Road is about 120 feet, the
24 majority of which is vegetated with mature vegetation.

25 Q So really most of what you see are the

1 trees?

2 A Correct.

3 Q We just placed another board up on the
4 easel. This appears to be new as well. We'll mark
5 this A-13 and explain what we're looking at.

6 A Sure. I worked with the landscape
7 architect's office which is -- I'll read the name of
8 this first. It's identified as the view from Piermont
9 culvert based on plans dated April 11th of 2019.

10 So this perspective here is taken from the same
11 point I was referring to on the previous exhibit which
12 is right on the eastbound side of Piermont Avenue as
13 you're approaching the site, right at the culvert.

14 What we show in this area is mostly the existing
15 vegetation, shows the proposed walkway here which is
16 actually an improvement to the previous bike path
17 that's there. We're going to reconstruct and widen
18 this.

19 As you work your way further up through this
20 view here you can see the entrance back in here which
21 is the entrance to the COAH and the maintenance
22 building area. You can see a tiny piece of the COAH
23 building way off in the distance. That COAH building
24 is about 600 feet from the intersection from Piermont
25 Road where the culvert is so it's quite a distance

1 away.

2 CHAIRMAN LIPPERT: This is an actual
3 photograph?

4 MS. GALVIN: This is based on Google.

5 CHAIRMAN LIPPERT: This is a simulation.

6 MS. GALVIN: It's a simulation.

7 CHAIRMAN LIPPERT: How accurate is the
8 representation of the landscape?

9 MS. GALVIN: Again, it looks very similar
10 to the street view on Google if you stop right at the
11 culvert and you looked over towards the golf course
12 and, again, looking generally in an easterly direction
13 along Piermont Road. This is the center line of
14 Piermont Road. This is generally what you see.

15 There are proposed landscaping improvements as
16 you work your way up to the front of the maintenance
17 building and COAH building and no other proposed
18 improvements to the landscaping to the west of the
19 maintenance building.

20 MR. STATILE: I keep this exhibit in our
21 office and when it's built and we stand and look at
22 it, if it doesn't look like this, they can't get any
23 COs for the building.

24 MR. SANTOLA: It's a deal.

25 MR. STATILE: Actually, there's a gap

1 between the bikeway and roadway. There's going to be
2 a gap, grass strip.

3 Q Daphne, you have now flipped the board
4 back to the original sheet out of the set that was
5 submitted.

6 Correct?

7 A That's Sheet 4 at the site plan site.

8 So I'll go through the rest of the major changes
9 that were submitted back in April.

10 So we've added an egress roadway that lines up
11 with Mark Lane at Piermont. That was a request of the
12 Fire Department and Police Department. That also
13 includes pedestrian access from the site to that
14 intersection so people in the neighborhood could walk
15 directly out to the intersection.

16 Throughout the development we have regraded for
17 level lawn areas adjacent to the building to provide
18 for rescue ladders to the second floor. That was at
19 the request of the Fire Department.

20 With respect to the stormwater management
21 improvements, most of those changes were based on
22 comments that were raised by Mr. Statile. They
23 include consolidating two of the basins that were
24 located in this area right here into the single large
25 wet pond. In the past it was one large wet pond and

1 small dry basin.

2 We have also relocated the basin that was
3 associated with the maintenance and COAH area in this
4 corner right over here up to the location of the
5 previous driveways.

6 And so we have reduced the overall number of
7 facilities from three to two and we have also added
8 some volume, storage volume overall in those ponds and
9 in the basin. And overall the stormwater management
10 design still exceeds the DEP requirements for storm
11 water runoff quantity and quality controls.

12 Another one of the changes that we made on the
13 set of plans, we have agreed to reconstruct the
14 existing bike path in the intersection of Mark Lane
15 all the way to the westerly end of the project, the
16 town line. Initially any existing condition, that
17 bike path is about 3 to 4 feet wide and it's going to
18 be left at that but we have agreed to widen it and
19 extend it all the way to the western property line.

20 We have also agreed to extend the fence all the
21 way to the westerly property line. On the previous
22 plans it ended pretty much at the limits of the
23 maintenance building improvements. We're going to
24 extend that also to the westerly property line.

25 MR. STATILE: That's the --

1 MS. GALVIN: That's correct, that's the 5
2 foot high fence.

3 MR. WAYNE: Will that meet up with
4 anything from Hillsdale?

5 MR. STATILE: Not yet. Right now no,
6 actually.

7 MR. WAYNE: It's going to stop at the
8 culvert?

9 MR. STATILE: We'll probably go back in
10 and carry it up.

11 A We've also increased the size both
12 heightwise and lengthwise of the berms that were
13 proposed all along this length of Piermont Road. And
14 that continued in addition to the landscaping that was
15 added there. We have also extended the landscaping
16 along Rivervale Road to better screen the project from
17 Rivervale Road.

18 MR. WAYNE: Is the fence there now, the
19 stockade fence along Rivervale Road, is that staying?

20 MS. GALVIN: That will be removed and be
21 replaced with the decorative fence that goes along the
22 entire length of Piermont.

23 MR. STATILE: All existing --

24 MR. WAYNE: That goes all the way down to
25 the entrance?

1 MS. GALVIN: Correct.

2 MR. STATILE: Sorry.

3 A Again to reiterate, the berms that were
4 previously proposed have been lengthened and
5 heightened just to create a better buffer along
6 Piermont Road. We also added a 6 foot board-on-board
7 fence along the easterly side of the proposed parking
8 area next to the clubhouse. That's, that was based on
9 a request from the property owner of Lot No. 4 to
10 better screen that parking area. And that fence ends
11 at essentially the front yard of that residential
12 dwelling so it doesn't, it's not proposed to be in the
13 front yard.

14 So there's not a variance issued associated with
15 the height.

16 MR. WAYNE: Are you proposing any signage
17 on the exit of Piermont Avenue by Mark Lane?

18 MS. GALVIN: No. Aside from traffic
19 related signage, no stop signs, no other project
20 identification signs, anything like that.

21 A The last item was the soil movement
22 application. Based on the plan changes we recapped
23 the cut and fill analysis. We were trying to reduce
24 any import/export of materials. And based on those
25 revised calculations we estimate that there's zero

1 material being removed from the site.

2 MR. STATILE: Also pull the curb back,
3 pull the curb layout.

4 MS. GALVIN: That's right. At the
5 internal intersections we've increased the radius,
6 radii of those driveway intersections to allow for
7 better maneuverability for fire vehicles and access to
8 the site.

9 CHAIRMAN LIPPERT: Are you importing
10 anything?

11 MS. GALVIN: No. Right now the
12 calculations show that we're balanced.

13 CHAIRMAN LIPPERT: You're in balance?

14 MS. GALVIN: Correct. The best that we
15 can estimate, yeah.

16 CHAIRMAN LIPPERT: Okay.

17 THE WITNESS: Those are the major changes.

18 MR. WOLFSON: This is, Mr. Chairman, as
19 you'll recall, this is the third or fourth time that
20 Daphne has testified as the plan has evolved and
21 testified. So to the extent there're going to be
22 questions of Daphne we would propose it's appropriate
23 to be limited to the scope of her testimony tonight.

24 CHAIRMAN LIPPERT: Well, yeah. I, I hear
25 you but, you know, people in the audience have a lot

1 of concerns so let's, let's see what they say and
2 we'll make sure it doesn't get too far afield.

3 MR. FORTSCH: Mr. Chairman, questions on
4 the maintenance building.

5 That maintenance building that's not Fairway
6 property, that's golf course?

7 THE WITNESS: That's correct.

8 MR. FORTSCH: That's golf course property.

9 THE WITNESS: Correct.

10 MR. FORTSCH: I have a concern about the
11 noise level. I like to sleep Saturday and Sunday
12 morning. If you're cranking up tractors there, even
13 if you just have normal conversations, you can hear
14 people when windows are open.

15 I had a neighbor who had a gazebo outside. I
16 could hear him on his cell phone outside. It's
17 annoying.

18 These are tractors that are going to be cranking
19 up. People are going to have conversations. It seems
20 like it's too close to a residential area to have
21 that.

22 THE WITNESS: I think there was previous
23 testimony from the applicant why this area is an
24 appropriate location for the maintenance facility for
25 the golf course.

1 CHAIRMAN LIPPERT: How is it any different
2 than what happens today?

3 MR. FORTSCH: Well, it's not around when
4 people are sleeping.

5 CHAIRMAN LIPPERT: People who are going to
6 buy the units that they're developing.

7 MR. FORTSCH: Of course.

8 CHAIRMAN LIPPERT: I think that's sort of
9 baked into what they're buying, don't you think?

10 MR. FORTSCH: How about if the golf course
11 doesn't make it, then you've got a commercial building
12 surrounded by residential properties.

13 CHAIRMAN LIPPERT: Well, that's -- you can
14 talk about a lot of hypotheticals but then they won't
15 be cranking up equipment.

16 COUNCILMAN BROMBERG: Yeah. It wouldn't
17 be zoned for other commercial. You have to go for
18 variances.

19 MR. FORTSCH: It just seems like a bad
20 project.

21 MR. STATILE: It would be a D Variance,
22 yes.

23 MR. FORTSCH: The golf course equipment is
24 noisy. I've been around golf all my life. It's
25 noisy.

1 To crank that up to drive it up and around to
2 get to the golf course...

3 CHAIRMAN LIPPERT: Again, I think if
4 you're buying a unit adjacent to the golf course --

5 MR. FORTSCH: Adjacent to the golf course
6 not adjacent to the maintenance.

7 MR. WOLFSON: This applicant has developed
8 other golf course communities with the same level of
9 market point. They have great experience in operating
10 golf courses adjacent to homes they built.

11 Your concern is an obviously important one but
12 they've --

13 MR. FORTSCH: Every private course I play,
14 and I play them all, they do not have homes that close
15 to the pin machines. I play Ridgewood, Caldwell,
16 Hackensack -- where else? White Beaches. I play them
17 all. And the maintenance is not near a dwelling like
18 that and they make a lot of noise.

19 MR. PUCCIO: Quick question. You have a
20 noise ordinance?

21 MR. LEIBMAN: That's right.

22 MR. SANTOLA: Can I just say a word?

23 CHAIRMAN LIPPERT: Can we stop him at all?

24 MR. SANTOLA: I recognize, Mr. Chairman,
25 that I am still under oath.

1 I think this is an important point and we
2 followed up on the question internally.

3 So I think just a few things. Obviously, the
4 shape of the building so that this activity would
5 happen here and then it would come out this way.

6 This building would be the closest building. We
7 think these buildings are a very safe distance away.
8 We, we don't see, and we don't anticipate having
9 conversations with our maintenance people, 20 pieces
10 of equipment getting started right there, maybe one or
11 two tractors to leave to cut the fairways in the
12 morning and they'll be gone within a few moments.

13 Obviously, it's going to be on us to make sure
14 that we're not disturbing our own residents because
15 that's going to be a property problem.

16 I also think the point the Chairman is making is
17 a fair one in that anybody who comes to purchase a
18 home in our community will have this map in front of
19 them and will know all of what they're getting, the
20 views, what the closest view was to the entrance, an
21 end unit, so on and so forth. So I think it's, it's
22 an eyes open situation.

23 I really -- we, we firmly believe that it's only
24 these four units that would have any real connectivity
25 to, to the maintenance area and then it spreads out

1 very, very quickly.

2 Again, to make the last point, the access route
3 when leaving, once the equipment is started is all the
4 way out here and nowhere near the community. So we
5 tried our best.

6 Obviously, there's stuff going on here. But
7 we've tried our best to make it the most accessible
8 and the best convenience for our residents as well.

9 COUNCILMAN BROMBERG: If I may ask.

10 Chris, is they're going to have to follow the
11 same noise ordinances that anybody else in town will
12 even though they're a golf course so they're not
13 allowed to have commercial noise before, is it, 9:00
14 a.m.?

15 MR. STATILE: 7:00 a.m.

16 COUNCILMAN BROMBERG: 7:00 a.m.. It's
17 really the same as if my neighbor decides to go and
18 mow their lawn at 7:00 a.m.. It is what it is.

19 MR. STATILE: To the property line, taken
20 at the property line.

21 COUNCILMAN BROMBERG: So they will not be
22 outside of any of our existing ordinances.

23 MR. STATILE: I know they have had issues
24 before in the past.

25 MR. FORTSCH: Mark, the golf course has to

1 be cut at 7:00 a.m., it has to be cut. The greens
2 have to be cut everyday and it's usually done about
3 7:00 a.m., sometimes earlier. If they have a
4 tournament going off at 9:00, they're out there 6:00
5 in the morning.

6 COUNCILMAN BROMBERG: Would they be able
7 to under the noise ordinance if there was an issue?

8 MR. STATILE: Again, they can't exceed
9 certain noise at the property line.

10 COUNCILMAN BROMBERG: Okay. So it's the
11 same thing. We have our own golf course owned by the
12 town. You know, it's across the street from certain
13 residences. It might be a slightly greater distance.
14 But if they're not doing anything outside the
15 ordinance that's noticeable and there's no complaint,
16 there's no issue.

17 MR. STATILE: That's right.

18 COUNCILMAN BROMBERG: Okay. So I
19 appreciate your concern. I like sleeping late myself
20 and that would be a concern. I would agree that
21 you're buying a house near that, that you're buying a
22 house near a school and there's a schoolyard, there's
23 going to be a certain amount of noise in that
24 schoolyard.

25 MR. LEIBMAN: Just to remind everybody

1 what your noise ordinance says, Section 98-5 of the
2 ordinance. It prohibits landscaping activities except
3 during these times stated and legal holidays 9:00 a.m.
4 to 6:00, Sundays 9:00 a.m. to 6:00, Saturdays 8:00
5 a.m. to 6:00, weekdays --

6 COUNCILMAN BROMBERG: Okay. So if they're
7 quietly rolling out a lawn mower to the 9th hole on
8 the back of the property and then they rev it up,
9 there's nobody around to hear it, I guess there's no
10 complaint, there's no issue. But if they chose to
11 start mowing the lawns at 5:00 a.m. and there are
12 residential complaints they would be talked to.

13 MR. LEIBMAN: They should get a summons.

14 MR. STATILE: Also bolster the landscaping
15 on that westerly line so that the main facility is
16 covered, both front and side. Those will be mature in
17 the future, mitigates noise as well. That would be
18 coming out of the area between two buildings because
19 you could get noise bouncing off the building wall and
20 reflecting back. So it happens.

21 So soundproofing with landscaping is an easy way
22 to deal with that so enhance the landscaping plan as
23 well.

24 MR. FORTSCH: These are not starter homes.
25 We're talking 800,000 to a million dollars home.

1 That's a concern if, you know, you're 25 years old and
2 you live in an apartment, you hear some noise, it's
3 not that big of a deal. But you're talking about
4 buyers who are going to want peace and quiet and I
5 seriously question if that maintenance building is in
6 the right position.

7 I wouldn't think of buying a unit anywhere near
8 that just speaking as a commissioner.

9 MR. SANTOLA: We have another situation,
10 too. And this is every golf course community, the
11 homes with golf course views are also the most likely
12 to get the noise when the mower comes out over here
13 and here. Obviously, that's all part of the
14 scheduling.

15 As we do now we're careful to try not to mow the
16 homes, closest to the existing residential homes until
17 later in the morning so that we work inside out. I
18 think that will have to be taken into account here.

19 There is no question it's a mix of uses, whether
20 it's restaurants, residential or whatever else you're
21 putting together. They have to gel and they have to
22 be respectful of one another.

23 So whether this fairway becomes an issue or this
24 fairway.

25 So, obviously, to your point exactly, these will

1 be experienced home buyers who are paying a premium,
2 an extra premium to live on a course, we're going to
3 have to respect that.

4 MR. FORTSCH: The fairway doesn't make a
5 lot of noise. They usually cut the fairways after
6 early morning hours. But to get out and cut 18 greens
7 that requires some manpower that requires some
8 vehicles.

9 Every green has to be cut everyday and it has to
10 do it early in the morning. That's the nature of
11 golf.

12 CHAIRMAN LIPPERT: All right. I think
13 we've crossed this one. We hear you. We understand
14 your views.

15 Any other Board Members have any questions?

16 MR. LOWE: The grass strip along Piermont,
17 will there be curbing or just pavement?

18 THE WITNESS: Actually, at the request of
19 Mr. Statile, we're going to curb the portion of
20 Piermont from the new egress drive at Mark Lane down
21 to the parking lot.

22 MR. LOWE: Not the egress?

23 THE WITNESS: No, this section will not be
24 curbed and then the widened section along Piermont and
25 Rivervale will be curbed. There is a section right in

1 here that will not be curbed. Mr. Statile requested
2 that.

3 MR. LOWE: Is there a reason that won't be
4 granted or requested?

5 MR. STATILE: Sir.

6 MR. LOWE: There's a section along
7 Piermont.

8 MR. STATILE: 7 feet will be an open gap.

9 MR. LOWE: Is there a reason for that?
10 What's the thought behind that?

11 MR. STATILE: Really I'm mostly concerned
12 on the westerly section where we have problems with
13 the stormwater crossing over the sidewalks. It's more
14 of a hazard, nuisance.

15 The County has to curb -- delineation purposes
16 so you could see the curbs widening.

17 But that one section I have no problem with
18 that. I discussed it with the County as well, with
19 the County Planning Board as well.

20 MR. LOWE: Okay. How about the blacktop
21 crumbling along the edge.

22 MR. STATILE: A lot of those trees are
23 coming down because they're diseased so there will be
24 planting along there as well.

25 MR. PUCCIO: Just to clarify, the curbing,

1 the existing trees not coming down, you are putting
2 steel plates by them?

3 THE WITNESS: No, we weren't -- along this
4 section right in here there wasn't going to be
5 anything proposed, the existing trees, although some
6 of those trees are already going to come down based on
7 recommendation from Mr. Statile.

8 MR. PUCCIO: I know there was a discussion
9 about steel plates.

10 MR. STATILE: There is going to be maybe
11 five of those trees left once the arborist looked at
12 them, decided those were diseased and have to come
13 down so those few five, replace them.

14 MR. PUCCIO: That was discussed?

15 MR. STATILE: Correct.

16 MR. LEIBMAN: Chris, I had a chance to see
17 your review letter and comments about the arborist.

18 Is it preferable to leave the five trees or is
19 it preferable to take them all down and create a
20 consist continuity streetscape?

21 MR. STATILE: To an arborist a tree is a
22 beautiful thing. He's going to save a few of them, a
23 few to save.

24 MR. LEIBMAN: Are they clustered together
25 or scattered?

1 MR. STATILE: No, they're down -- It's not
2 so bad. I hate to see big gaps.

3 MR. LEIBMAN: What was the tree variety he
4 recommended be installed?

5 MR. STATILE: Replace them with maples,
6 green mountain maples.

7 MR. LEIBMAN: Do you know how tall those
8 trees are?

9 MR. STATILE: Going to become about 50
10 feet.

11 MR. LEIBMAN: Are they going to be
12 interfering with the electrical lines as they grow?

13 MR. STATILE: On that side, no; power
14 lines are the same.

15 MR. LEIBMAN: Okay. Thanks.

16 MR. STATILE: They can be planted within
17 the site zones of the driveway so they can't --
18 they're going to be located along the roadway, the
19 County wants the trees.

20 MR. LEIBMAN: These will be some of the
21 metal -- there's going to be some metal strips
22 installed?

23 MR. STATILE: For the few trees that are
24 left perhaps.

25 MR. LEIBMAN: Is there a plan reviewed

1 showing where they are?

2 MR. STATILE: Discussion, it's a minor
3 detail.

4 MR. LEIBMAN: Okay. Thanks.

5 COUNCILMAN BROMBERG: I'm still a little
6 stuck on Mr. Lippert's, too, esthetically and
7 consistently for vehicles, whatever.

8 Was there a reason why it wouldn't be? Is there
9 a big negative?

10 MR. STATILE: I sat down with the Bergen
11 County Planning Board and discussed the County
12 requirements, it's really their road, to see where
13 they were going with it. We talked and the assistant
14 engineer came as well. We thought there's enough
15 commotion at that west end of the site, egress
16 driveway, COAH building, maintenance building. It has
17 to be cleaned up, more formalized.

18 When you get away from that the County didn't
19 think there was a need for curbing at the intersection
20 because of the, again the change. It's a gap, not a
21 big gap.

22 COUNCILMAN BROMBERG: Okay. Thank you.

23 CHAIRMAN LIPPERT: Any other Board Members
24 with questions?

25 MR. WAYNE: The curbing, I think it's

1 piecemeal. I think the whole thing should be done.
2 It would look a lot better than the curbs stopping and
3 curb again.

4 MR. STATILE: The Board can recommend it.
5 That's fine. The County --

6 MR. WAYNE: Go all the way. Is it
7 required?

8 MR. STATILE: No. Bergen County mandated
9 so I worked with the Planning Board to work out a
10 compromise with the Planning Board. We talked about
11 it, looked at it together.

12 MR. WAYNE: I would rather see it the
13 other way.

14 CHAIRMAN LIPPERT: Would the County object
15 to that?

16 MR. STATILE: They didn't want any
17 curbing, why the discussion about it.

18 CHAIRMAN LIPPERT: Because it's their
19 road.

20 MR. STATILE: We could recommend it to the
21 County, go in the resolution, see what happens.

22 COUNCILMAN BROMBERG: Is it that much
23 of --

24 MR. STATILE: About \$3,000 times 70 feet.
25 Nothing else matters. The County curb is a big curb.

1 That's the way it goes these days.

2 Plus, you know, the police so a thousand dollars
3 a day for a police officer.

4 MR. WAYNE: Talk about that, the road is
5 going to be shut down for a length of time.

6 MR. STATILE: Through the applicant,
7 detour, closed in one direction, go around.

8 MR. WAYNE: We get involved with that?

9 MR. STATILE: Generally not. It's a
10 police matter.

11 MS. GALVIN: I did want to comment about
12 the section that's proposed not to be curbed just as a
13 general sense.

14 I think that one of the County concerns also was
15 the fact that certain portions of this can maintain
16 more of a rural look as opposed to being curbed. A
17 County curb is big bulky curb, sticks out visually.
18 The grading in that area is more consistent, that it's
19 just left alone as opposed to disturbing it and
20 effecting the slope that's behind it.

21 So we're still taking the position that this
22 section, the end of the widening and the intersection
23 of Mark Lane should not be curbed.

24 CHAIRMAN LIPPERT: Let's put that on the
25 list of things that, I think at the end of the day

1 we're going to still have a list of things the Board,
2 I think we may have to go case by case and vote on
3 each one.

4 MR. STATILE: Okay. All right.

5 CHAIRMAN LIPPERT: Any other Board Members
6 have questions?

7 Okay. Questions from the public. Come on up.
8 Please state your name and address for the record.

9 MR. JAEGER: My name is Rudy Jaeger, J A E
10 G E R. I own 3 Holiday Court.

11 And I previously commented on the impact of this
12 project on groundwater at Holiday Court, namely the
13 level below individual units that might be impacted by
14 the stormwater runoff but an important
15 consideration --

16 CHAIRMAN LIPPERT: Do you have a question
17 for the witness?

18 MR. JAEGER: The witness is not being
19 asked that question. The question is whether the
20 stormwater runoff has addressed the issue of sediment
21 buildup and changes in sediment buildup in the stream
22 which runs to the south of the project so that curbed
23 stream heights and silt heights may be changed by the
24 altered groundwater runoff.

25 And the question is whether the project sees, as

1 part of its obligation, to maintain or to examine silt
2 accumulation in that stream. Because that stream will
3 back up into the property.

4 MR. LEIBMAN: So that's what we call an
5 objectionable compound question. You need to break it
6 down to manageable pieces that call for one question,
7 one answer.

8 CHAIRMAN LIPPERT: It sounded to me like
9 you were concerned about silt.

10 MR. JAEGER: I'm concerned about silt and
11 I'm asking whether silt has been addressed.

12 CHAIRMAN LIPPERT: Okay. Let's start with
13 that.

14 MS. GALVIN: So the project is subject to
15 review and certification by the Bergen County Soil
16 Conservation District. And their responsibility is to
17 review, to confirm that during construction, after
18 construction that the site is stabilized to avoid
19 siltation of offsite areas including the stream.

20 We submitted an application to the Soil District
21 and we're waiting for their response.

22 MR. JAEGER: Okay. And to the extent that
23 after the project is complete, does the applicant have
24 any obligation to remediate that soil silt change if
25 there is one?

1 CHAIRMAN LIPPERT: The applicant has an
2 obligation to build -- to develop a site in accordance
3 with the plans.

4 MR. JAEGER: I'll leave it at that.

5 MS. MORGENSTEIN: Florence Morgenstein, 9
6 Holiday Court, M O R G E N S T E I N.

7 There was a question about the lighting and Mr.
8 Statile brought up and I will ask my question, about
9 having only the intersections.

10 Are you aware that there are two street lights
11 at the intersection of the Holiday Farms exit that
12 already exist?

13 THE WITNESS: I didn't realize there were
14 two there.

15 MS. MORGENSTEIN: So would there be a need
16 for another one based on Mr. Statile's recommendation
17 that each exit or entrance should have one?

18 THE WITNESS: I can't, I can't speak to
19 whether there needs to be a light installed at the
20 Holiday intersection.

21 MS. MORGENSTEIN: There is already.
22 That's what I'm trying to say.

23 MR. WOLFSON: Are you asking whether they
24 should be installed at the ingress and egress of this
25 project?

1 MS. MORGENSTEIN: Yes, one on either side
2 of the Holiday Farm, would there be a need for another
3 one on your side where the COAH building is.

4 THE WITNESS: There's, there's lighting
5 proposed at the driveway where the driveway for the
6 maintenance and COAH building. I don't know if
7 they're right at the intersection. I do know that the
8 driveway itself as well as the parking lot is proposed
9 to be lit to the minimum levels we felt were safe.

10 I don't know exactly where the fixtures are
11 proposed.

12 MS. MORGENSTEIN: My other question. You
13 have that picture up of what exists right now of
14 Piermont Avenue with all those trees.

15 THE WITNESS: Yes.

16 MS. MORGENSTEIN: Are those trees all
17 going to stay as they are now?

18 MR. WOLFSON: So you just put up Exhibit
19 A-13. And you had testified earlier in describing
20 this that this is a computer generated exhibit which
21 includes existing vegetation as well as some of the
22 supplemental vegetation that will be put in.

23 THE WITNESS: That's correct.

24 And the question, the modification that's
25 proposed here up at, towards the right end of the

1 exhibit, some of the trees that exist along Piermont
2 Road are going to be removed because they're either in
3 the sight triangle or have determined to be in poor
4 health. So up in this section right here, some of
5 those will be removed.

6 MS. MORGENSTEIN: Closer to Rivervale Road
7 or closer to Piermont?

8 THE WITNESS: That actually is just to the
9 east of the proposed driveway for the COAH and
10 maintenance building, here.

11 MR. WOLFSON: You are now going back to
12 Sheet 4?

13 THE WITNESS: Yes, Sheet 4. This area
14 right here.

15 MS. MORGENSTEIN: That's right opposite
16 Holiday Farms. That's what you're pretty much saying?

17 THE WITNESS: Correct.

18 MS. MORGENSTEIN: Let's get to the noise
19 and tractor information and all.

20 My question is, besides taking into account
21 those people that are paying 800,000 to a million for
22 their units that are near the maintenance building,
23 what about the noise existing for the COAH building as
24 well as Holiday Farms, how is that going to effect the
25 noise level there as it does now as I walk my dog in

1 the morning with only one tractor working?

2 THE WITNESS: So is the question how does
3 the noise of the COAH building effect --

4 MS. MORGENSTEIN: How does the noise from
5 the maintenance not only effect those units that as
6 the builder said or the owner said, you know, people
7 buy there knowing that they're looking at the
8 maintenance building, knowing that they're, you know,
9 on a golf course that it has to be maintained, how
10 does it effect the noise of the COAH building as well
11 as Holiday Farms?

12 THE WITNESS: The layout of the
13 maintenance area is such that most of the operations
14 occur behind the maintenance building not in front of
15 the maintenance building where it could be heard and
16 seen from Holiday Farms. It's behind in this area
17 back in here so it's, so it's screened by the building
18 itself.

19 And that's also true with this long legged
20 building as far as it being, as far as screening the
21 noise and the visuals associated with the proposed
22 building.

23 MS. MORGENSTEIN: And my question last
24 time really wasn't answered but wouldn't it make more
25 sense for that building to be north of the catch

1 basins rather than on Piermont Avenue?

2 THE WITNESS: One of the other reasons for
3 this location is that they, they need access off of
4 Piermont Road so this is close to Piermont Road.

5 MS. MORGENSTEIN: And what about the noise
6 during construction? How is construction noise going
7 to be effected by the --

8 THE WITNESS: It's also under the, has to
9 honor and respect the noise ordinance in town.

10 MR. WOLFSON: I think there was discussion
11 earlier on in this hearing that there will be a whole
12 plan developed between the developer and the
13 municipality in terms of protocol for construction
14 activities.

15 MR. LEIBMAN: The ordinance that applies
16 to landscaping is at the same time.

17 MS. MORGENSTEIN: One more question about
18 the catch basin.

19 All the water from the development will be
20 headed towards the catch basin.

21 Correct?

22 THE WITNESS: You're referring to the
23 detention basin.

24 MS. MORGENSTEIN: Those retention basins,
25 yes.

1 THE WITNESS: Yes.

2 MS. MORGENSTEIN: So even from all the way
3 east the water will go and flow into those retention
4 basins?

5 THE WITNESS: A majority of the water does
6 flow into those ponds and detention basins. There's a
7 short section of Piermont Road, actually a shorter
8 section in the existing condition that continues to
9 just flow along the edge of Piermont Road to the
10 culvert. But the amount of flow along the edge of
11 Piermont Road has been reduced because it's been
12 intercepted by proposed improvements, drainage
13 improvements along Piermont Road and routed into the
14 on-site pond.

15 MS. MORGENSTEIN: Isn't there, on the
16 Rivervale Road side, a way that that water can be
17 diverted into the stream that's there that goes right
18 into the Hackensack River to take some pressure off
19 all the water going into those retention basins,
20 therefore effecting the stream that goes into Holiday
21 Farms?

22 THE WITNESS: No. Generally the idea is
23 to maintain the overall drainage patterns from the
24 project. So the, the area along River Vale as well as
25 along Piermont all drains to the culvert on Piermont

1 Road.

2 MS. MORGENSTEIN: All right. Thank you.

3 CHAIRMAN LIPPERT: Anyone else? Come on
4 up.

5 MR. VEDRAL: Before I testify, I mention
6 your clock is only correct twice a day.

7 CHAIRMAN LIPPERT: It's a better record
8 than I have.

9 MR. VEDRAL: My name is John Vedral, V E D
10 R A L. I live at 128 Terbell Parkway, River Vale, New
11 Jersey.

12 I had questions regarding the lighting.

13 First, I want -- the question I have is, are the
14 interior streets going to be dedicated to the
15 municipality?

16 THE WITNESS: No.

17 MR. VEDRAL: The streets are not going to
18 be dedicated.

19 Are the sidewalks going to be the responsibility
20 of the municipality?

21 THE WITNESS: No.

22 MR. VEDRAL: The question would be, why
23 would the municipality be responsible for the lighting
24 of the undedicated streets?

25 MR. LEIBMAN: Again --

1 MR. STATILE: That's the actual law.

2 CHAIRMAN LIPPERT: I think the answer is
3 that's the law.

4 MR. STATILE: That's the law.

5 MR. VEDRAL: Even though it's an
6 undedicated street?

7 MR. STATILE: The people in the townhomes
8 are paying taxes. They're entitled to a minimum level
9 of services. The legislature said garbage collection,
10 snow cleaning and street lighting, those are the three
11 things that must be provided to those taxpayers.

12 MR. VEDRAL: I didn't realize being an
13 undedicated street --

14 CHAIRMAN LIPPERT: By the way, the same
15 thing that pertains to -- excuse me. The same thing
16 pertains to Holiday Farms.

17 MR. STATILE: And Cherrywood.

18 MR. VEDRAL: I haven't been on that.

19 Okay. That was the first question.

20 The second question is, where are the utilities
21 going to be?

22 THE WITNESS: All the utilities are
23 proposed to be underground.

24 MR. VEDRAL: In the street?

25 THE WITNESS: Oh, a majority of the

1 utilities, water lines, gas lines, storm sewer lines,
2 sanitary sewer lines, other underground utilities will
3 be in the streets -- in the roadways but there are
4 locations where those utilities go beyond the limits
5 of the roadway.

6 MR. VEDRAL: Which is not the standard
7 with underground --

8 MR. STATILE: It's the utility company's
9 call where the utilities go.

10 MR. VEDRAL: They could be anyplace.

11 MR. STATILE: Anyplace the utility company
12 wants them.

13 MR. VEDRAL: Regarding the lighting
14 itself, is the lighting going to be there for safety
15 or for esthetics?

16 THE WITNESS: Safety.

17 MR. VEDRAL: Okay. That's because you
18 believe that this area is less safe than the rest of
19 River Vale?

20 THE WITNESS: No. I'm not, I'm not going
21 to testify to the lighting levels that are proposed.
22 That was already testified to by the landscape
23 architect. That's his expertise.

24 So I'm not, you know, aside from my
25 understanding that the lighting is designed at the

1 minimum levels that he felt were necessary for safety.

2 That's my testimony.

3 MR. VEDRAL: I'm very perplexed because we
4 don't have any lighting where I live. It must be
5 extremely dangerous. I can't see a light pole for a
6 thousand feet.

7 CHAIRMAN LIPPERT: You know, people have
8 different views about that. Some people prefer more
9 lighting, some people prefer less lighting. I have
10 lived in River Vale for a long, long time. I live on
11 a street that's pitch black. Some people like that,
12 some people say it's too dark here.

13 MR. VEDRAL: Well now I know it's safety
14 not esthetics.

15 Now the poles that are being proposed for the
16 lighting, are they standard utility poles?

17 THE WITNESS: I believe that they are.

18 MR. VEDRAL: Are they wood or steel?

19 THE WITNESS: I don't believe they're
20 wood. They might be aluminum or fiber, I'm not sure.

21 MR. VEDRAL: Do you know if there's a
22 monthly facility charge for the pole or up front
23 charge?

24 THE WITNESS: I don't know. Maybe Chris
25 knows.

1 MR. STATILE: It's monthly, monthly per
2 fixture.

3 MR. VEDRAL: The pole and the fixture?

4 MR. STATILE: Well, in this case the
5 pole's got to be the responsibility of the
6 association. The Township is only paying the utility
7 cost to put the light on, the actual power. The power
8 costs, that's all the town is responsible for not the
9 actual poles.

10 MR. VEDRAL: Okay.

11 MR. STATILE: It will probably be metered
12 or the utility company will give us a prorated cost
13 per fixture, wattage.

14 MR. VEDRAL: So if there is a facility
15 charge for the pole, the town will not be paying it?

16 MR. STATILE: Correct. We only pay the
17 energy charge per pole.

18 MR. VEDRAL: Okay. And is the fixture
19 that's being specified by the architect or the
20 designer a standard utility fixture?

21 THE WITNESS: I believe it is.

22 MR. STATILE: No. There are no
23 landscaping plans, an ornamental fixture on top.

24 MR. VEDRAL: And if there is a facility
25 charge will the municipality be paying for it, not

1 the energy charge?

2 MR. STATILE: They're only paying for the
3 energy charge.

4 MR. VEDRAL: Strictly energy?

5 MR. STATILE: Correct.

6 MR. VEDRAL: And that would be included
7 should this be approved.

8 Okay. I was -- again, I'm a little bit hung up
9 on lighting for streets that, because I don't have any
10 lighting where I live and most of the municipality --

11 CHAIRMAN LIPPERT: Are you for or against?

12 MR. VEDRAL: I am -- I don't see why a --
13 well, let's call it a private area.

14 MR. LEIBMAN: I'm going to interrupt you
15 because I got so bored I started doing research on
16 West Law and street lighting. And there's a case
17 called Stonehill Properties Association versus
18 Township of Vernon.

19 MR. VEDRAL: I can't hear you.

20 MR. LEIBMAN: There's a case from 1998
21 from Sussex County on this issue where there is a
22 condominium association, that was vastly superior to
23 everything else in town and vastly superior lighting.
24 And the court concluded that the town only had to
25 reimburse the costs of electricity to a level that was

1 consistent with what was going on in the rest of the
2 town.

3 So the municipality would only be obligated to
4 reimburse the electricity at major intersections.

5 So I think we're talking about a really nominal,
6 nominal amount.

7 MR. VEDRAL: Okay. It's a gated community
8 I would consider safe if not safer than the rest of
9 the municipality.

10 CHAIRMAN LIPPERT: Okay.

11 MR. VEDRAL: And that's why I'm having a
12 little bit of difficulty understanding why the
13 lighting not for decorative purposes but for safety
14 purposes.

15 CHAIRMAN LIPPERT: Okay.

16 MR. VEDRAL: Let's see. I would request
17 that --

18 CHAIRMAN LIPPERT: You're just asking
19 questions. Ask questions.

20 Again, I promise you -- let me finish. Let me
21 finish.

22 MR. VEDRAL: I'll change, I'll change it.

23 CHAIRMAN LIPPERT: Let me finish.

24 Everybody will have a chance to say whatever
25 they want.

1 MR. VEDRAL: No, no, this is --

2 CHAIRMAN LIPPERT: When we're done with
3 the applicant's case. Okay.

4 So you're asking questions now. But if you have
5 a question, go ahead.

6 MR. VEDRAL: My question is, are you
7 willing to check with the utility to determine what
8 the cost would be per fixture and per pole and what
9 the municipality's cost would be.

10 CHAIRMAN LIPPERT: I don't think they need
11 to do that. It's our obligation to pay for it.

12 Chris is going to find out.

13 MR. STATILE: We're going to find out.
14 We'll find out.

15 CHAIRMAN LIPPERT: Chris is going to find
16 out.

17 MR. VEDRAL: Okay. I thought it was their
18 obligation not Chris's. But, thank you.

19 CHAIRMAN LIPPERT: Anyone else have
20 questions?

21 CHAIRMAN LIPPERT: K I R A M c K E O W N
22 A D A M O, 466 White Birch Drive.

23 After the previous testimony have you explored
24 any options to incorporate any sort of paving to
25 reduce --

1 THE WITNESS: No.

2 MS. McKEOWN ADAMO: Would that help in
3 reducing stormwater runoff?

4 THE WITNESS: Our design meets
5 requirements for addressing stormwater runoff.

6 MS. McKEOWN ADAMO: And did your previous
7 testimony speak to the discharge rate being lower than
8 what is existing at Holdrum Brook?

9 THE WITNESS: Yes.

10 MS. McKEOWN ADAMO: Okay. Now how does
11 that effect down stream and the current volume?

12 THE WITNESS: The previous testimony also
13 discussed the fact that stormwater management is based
14 on runoff rates not volume.

15 I indicated that there would be an increase in
16 volume but there's not an increase in the rate and
17 that's in accordance with the standards.

18 MS. McKEOWN ADAMO: Okay. So if I can
19 clarify the question.

20 Does that mean if we reach a level of zero down
21 stream for the Holdrum Brook as the base of the river
22 and the current water level is say at Elevation 2,
23 does that mean the final elevations, without a storm,
24 will be higher than 2 or would it be 2 plus X?

25 THE WITNESS: I don't know. I can't

1 answer that.

2 I can tell you that the, that the discharge rate
3 meets the requirements of the stormwater management
4 standards. I have not analyzed anything down stream
5 to understand, to be able to answer the question.

6 MS. McKEOWN ADAMO: Is there, is there
7 more water coming off the site at a constant rate than
8 is right now with the proposed application?

9 THE WITNESS: The peak rate --

10 MS. McKEOWN ADAMO: Not the peak rate, the
11 normal rate. You said it's going to be at a 4 foot
12 height in the water basin -- in the retention pond
13 rather and that would have a constant discharge rate.

14 THE WITNESS: It's, it's not a constant
15 discharge rate. It varies over time, it varies. So
16 what we do is look at the peak rate which is the
17 highest rate.

18 MS. McKEOWN ADAMO: Yes.

19 THE WITNESS: And those rates have been
20 reduced to the required -- to the reductions that are
21 necessary by the State stormwater standards.

22 MS. McKEOWN ADAMO: Is it fair to say the
23 volume down stream at a constant -- will that be at a
24 new elevation for the down stream water level?

25 Is that fair to say?

1 THE WITNESS: I don't know what the
2 elevation, the impact on the elevation is.

3 MS. McKEOWN ADAMO: Well, the water
4 height, we'll go with water height.

5 THE WITNESS: I don't know if the water
6 height will change as a result of the development.
7 That's not part of the analysis.

8 MS. McKEOWN ADAMO: Is it fair to say that
9 it has a possibility of changing to a higher water
10 height?

11 CHAIRMAN LIPPERT: Anything is possible.

12 MR. WOLFSON: Mr. Chairman, respectfully
13 we had many extended discussions about this.

14 Mr. Statile, Mr. Statile was even kind enough to
15 lead us through his explanation aimed to elucidate the
16 public on this topic.

17 So, respectfully, we have spent a lot of time on
18 this and the answer remains the same.

19 MS. McKEOWN ADAMO: And respectfully, the
20 public is still concerned with the down stream water
21 flow and what the height of this actual river will be
22 now.

23 And if Mr. Statile can give us some insight into
24 that, if there will be more down stream flow, that
25 will be helpful. Will it be at a higher elevation?

1 MR. STATILE: There's no way you can tell
2 because here's the problem, there's staging. You
3 probably heard, mud stage at the Mississippi River
4 occurs 24 hours after a storm event. The same thing
5 occurs in the brooks in the town as well.

6 A storm occurs, the brook swells from the water,
7 the water goes down stream. Meanwhile, on all of the
8 retention ponds, the retention ponds in the townships
9 and the boroughs, the water has been held up so water
10 is sitting there slowly, slowly discharging.

11 So what happens is, there's a staging shift when
12 the water used to runoff, hit the brook, run down
13 street. That's now being --

14 MS. McKEOWN ADAMO: Curtailed.

15 MR. STATILE: -- delayed because they're
16 holding the water back.

17 That pond they're developing may hold water for
18 two days. So by that time most of the streams, more
19 short reaction, very short reactions from storms.
20 They have discharged the water. The water is gone.
21 Meanwhile this pond is gradually letting the water out
22 slowly.

23 The other, there's a staging effect that goes on
24 during a rain storm.

25 MS. McKEOWN ADAMO: Gradually we can --

1 MR. STATILE: Correct.

2 MS. McKEOWN ADAMO: There will be more
3 water discharged into the pond than currently from
4 those storm events.

5 MR. STATILE: That will be whatever --

6 MS. McKEOWN ADAMO: The volume would
7 increase down stream as a result that.

8 MR. STATILE: But when that water is
9 discharged it may not be at a flood stage.

10 MS. McKEOWN ADAMO: Right. But I do
11 believe, and that's what the whole concept of this is,
12 to make the water down stream at a higher volume.

13 We don't want the flood plain elevations
14 changing for those down stream because the Municipal
15 Land Use Law charges our Board to make decisions based
16 on how to prevent floods and other catastrophes to the
17 public and the town or their municipality rather.

18 Are we allowed to speak to anything that was on
19 Mr. Statile's letter?

20 CHAIRMAN LIPPERT: Yeah. You can ask
21 questions about it.

22 MS. McKEOWN ADAMO: All right. It's
23 unclear on your site plan how many accessory
24 structures exist because they're not labeled. So
25 some, I see, I see that there are 10 labeled or, or

1 written in the letter but then the site plan which I
2 can't pull it up on my phone, it looks like there are
3 some uses that aren't noted and I count around 14
4 accessory structures.

5 CHAIRMAN LIPPERT: So is your question, is
6 your question how many accessory structures are on --

7 MS. McKEOWN ADAMO: Yes, according to the
8 definition in our town.

9 THE WITNESS: It's my understanding that
10 there are 10 existing accessory structures. Okay.
11 And we identified each one of them.

12 MS. McKEOWN ADAMO: On the site plan? On
13 the site plan?

14 THE WITNESS: No through testimony they
15 were identified.

16 MS. McKEOWN ADAMO: I don't believe that
17 to be true because the tennis courts --

18 CHAIRMAN LIPPERT: No. No. No. This is
19 not an argument now.

20 MS. McKEOWN ADAMO: I'm sorry. I'm sorry.

21 CHAIRMAN LIPPERT: You have to ask
22 questions.

23 MS. McKEOWN ADAMO: I'm sorry.

24 Is the tennis court counted as one of the 10
25 accessory structures?

1 THE WITNESS: I'm sorry. Could you repeat
2 it?

3 MS. McKEOWN ADAMO: Is the tennis court
4 counted as one of the accessory structures and
5 included in the calculation that is in the letter?

6 THE WITNESS: No, the tennis court is not
7 considered an accessory building.

8 MS. McKEOWN ADAMO: Previously Mr. Statile
9 report that the tennis court has a use and as an
10 accessory structure?

11 MR. STATILE: You have to be careful on
12 definitions. Give me a minute.

13 It's accessory buildings which is current.
14 We're getting a little confused, structures/buildings.
15 Buildings have to have roofs.

16 MS. McKEOWN ADAMO: I think it was
17 established in the first or second --

18 MR. STATILE: I don't recall. I don't
19 believe -- I don't recall but I have to make sure.

20 MS. McKEOWN ADAMO: Can we have testimony
21 for that?

22 MR. WOLFSON: The ordinance provision
23 talks about accessory buildings and that's the
24 variance relief being proposed.

25 MS. McKEOWN ADAMO: Let's just take the

1 calculation for, that were in the, that were provided
2 for the letter.

3 It says you are subtracting four existing
4 accessory buildings or structures. You can say
5 structures and you're adding three new ones.

6 Now I calculated that the subtraction square
7 footage is 33,579 square feet.

8 Do you agree with that?

9 THE WITNESS: Could you tell me which four
10 buildings you're referring to?

11 MS. McKEOWN ADAMO: It doesn't say. It
12 just has, it has it in that letter. I can't pull it
13 for some reason.

14 THE WITNESS: Correct. I'm looking at the
15 size of the four buildings that are being removed.

16 MR. WOLFSON: What are you looking at,
17 Daphne?

18 THE WITNESS: Mr. Statile's letter on Page
19 6, Item No. 5.

20 MR. WOLFSON: Letter dated what?

21 THE WITNESS: May 14th, 2019.

22 MR. WOLFSON: That's his latest. Correct?

23 THE WITNESS: Correct.

24 MS. McKEOWN ADAMO: Do you agree with that
25 calculation of 33,579 square feet?

1 THE WITNESS: No.

2 MS. McKEOWN ADAMO: So your four buildings
3 don't add up to 33,000 subtracting square feet from
4 the site?

5 THE WITNESS: No. The testimony I
6 provided indicated four structures and the sizes
7 associated with the four structures and I can eyeball
8 it, it doesn't add up to anything near 33,000 square
9 feet.

10 MS. McKEOWN ADAMO: So you're not taking
11 away 33,579 square feet?

12 Can -- I can't load it up for some reason. I
13 keep getting error messages from River Vale's website.

14 CHAIRMAN LIPPERT: What's the --

15 MS. McKEOWN ADAMO: Okay.

16 MR. WOLFSON: She's testified --

17 MS. McKEOWN ADAMO: I -- the three new
18 structures add up to 43,700. Do the three new
19 structures add up to 43,783 square feet, the delta of
20 10,204 square feet?

21 MR. SANTOLA: Rich testified to that last
22 time.

23 MR. WOLFSON: I wasn't here. My team
24 reports at the last session the architect testified as
25 to the square footages.

1 MS. McKEOWN ADAMO: The architect, I
2 believe he can give us the square footage of all of
3 the accessory structures.

4 CHAIRMAN LIPPERT: She can ask the
5 question, if she knows.

6 THE WITNESS: There's three accessory
7 buildings being proposed, 172 gatehouse, a 16,800
8 square foot maintenance building known as Maintenance
9 Building A and Maintenance Building B, 5,700 square
10 feet.

11 MS. McKEOWN ADAMO: Then this would be the
12 total -- all right. This would be -- I get a total of
13 10,000 that we're adding but I don't have it in front
14 of me so I can't do the math so I guess I'll wait to
15 the end to do that.

16 On the letter it also said that there is a -- I
17 guess it's A, is it COAH, C, or is it Lot B? I can't
18 remember, there's A, B and C.

19 THE WITNESS: Actually, they now have
20 assigned lot numbers that were given by the tax
21 assessor's office and the COAH building is 6.02.

22 MS. McKEOWN ADAMO: So is Lot 6.02
23 addressed in the letter?

24 Do you agree that there was a jog that has been
25 taken out?

1 THE WITNESS: Yes.

2 MS. McKEOWN ADAMO: There is a plan -- is
3 there a plan on the website that says it's revised
4 4/11?

5 Was that submitted?

6 THE WITNESS: Yes.

7 MS. McKEOWN ADAMO: Is the jog still, is
8 there a jog still in it?

9 THE WITNESS: The westerly property line
10 proposed to the COAH building which is this light
11 right here is now just a straight line. It used to
12 come off of Piermont Road, have a slight jog and then
13 go up and continue up Piermont.

14 MS. McKEOWN ADAMO: I just want to -- I
15 don't know if I'm testifying but that's not reflected
16 on the town website. That's says it's reflected.

17 CHAIRMAN LIPPERT: Those are the plans
18 that have been produced --

19 MS. McKEOWN ADAMO: But when we look at
20 this to try to get an idea, it's not right on the
21 website.

22 CHAIRMAN LIPPERT: I, I don't know whether
23 it is or it isn't but what I want to tell you is that
24 the plans that are in evidence upon which the Board
25 will make its decisions are the plans that have been

1 marked as exhibits.

2 MS. McKEOWN ADAMO: Okay. And that's from
3 literally this evening when I was back there. And I
4 wasn't able to get that, I was able to get the website
5 up.

6 How many fences surround the maintenance
7 building area?

8 THE WITNESS: How many fences surround the
9 maintenance building area?

10 I believe a fence runs off of, off the west side
11 of the maintenance area to block off the driveway and
12 then wraps around the westerly side and the northerly
13 side and it comes back in at the corner of the north
14 easterly corner of Building A.

15 MS. McKEOWN ADAMO: Okay. So are fences
16 behind the fences permitted in front yards?

17 THE WITNESS: The fence that I described
18 is not in the front yard.

19 MS. McKEOWN ADAMO: Is the -- is there
20 frontage on Piermont Road that's considered front yard
21 for the large lot of the Country Club?

22 THE WITNESS: Along here?

23 MS. McKEOWN ADAMO: Doesn't it go past the
24 COAH building to the west?

25 THE WITNESS: Yes.

1 MS. McKEOWN ADAMO: So that's a front
2 yard?

3 THE WITNESS: Yes.

4 MS. McKEOWN ADAMO: So are fences
5 permitted behind fences in front yards?

6 THE WITNESS: There's, there's a fence
7 that runs along the length, generally along the length
8 of Piermont Road including across the front of the
9 maintenance building and going down to the westerly
10 property line.

11 The other fence that I just described, it's set
12 back from that fence quite a bit. It actually is
13 attached to the or immediately adjacent.

14 MS. McKEOWN ADAMO: I'm just asking if
15 they're permitted in front yards, fences behind
16 fences. That's all I'm asking.

17 THE WITNESS: I don't know.

18 MS. McKEOWN ADAMO: Okay. And are
19 maintenance or accessory buildings, structures,
20 however they're defined, permitted in front yards,
21 according to the town ordinance?

22 CHAIRMAN LIPPERT: Well, Chris, are they
23 in the front yard?

24 MR. STATILE: What's that?

25 CHAIRMAN LIPPERT: Maintenance buildings,

1 are these maintenance buildings in the front yard?

2 MS. McKEOWN ADAMO: Yes.

3 MR. STATILE: It has a 106 foot setback
4 for the maintenance building. I think that exceeds
5 any setbacks. I'll check with the zoning. It's 106
6 feet.

7 MR. LEIBMAN: Fences are permitted in the
8 front yard. There are restrictions on it but they are
9 permitted.

10 COUNCILMAN BROMBERG: 3 feet.

11 MS. McKEOWN ADAMO: Are maintenance
12 buildings permitted in front yards whether or not
13 they're set back?

14 MR. LEIBMAN: I don't think the ordinance
15 specifically addresses maintenance buildings.

16 MS. McKEOWN ADAMO: Accessory building.

17 MR. STATILE: It's building, accessory
18 uses.

19 MS. McKEOWN ADAMO: Are accessory uses
20 permitted in the front yard, in a front yard because I
21 believe there is two, some of that second maintenance
22 building is also sticking out into the front yard.

23 CHAIRMAN LIPPERT: So, so Mr. Leibman is
24 saying that the ordinance doesn't address that.

25 MS. McKEOWN ADAMO: Well, it doesn't have

1 anything that says anything about accessory structures
2 in front yards?

3 CHAIRMAN LIPPERT: No. If you find
4 something and call it to our attention we would be
5 glad to look at it.

6 MS. McKEOWN ADAMO: So the A(1) overlay,
7 does it, does it refer back to the A(1) ordinance at
8 all? Because I believe the A(1) ordinance --

9 CHAIRMAN LIPPERT: I don't understand that
10 question.

11 MS. McKEOWN ADAMO: Well, the A(1) overlay
12 doesn't, doesn't have all that information. Don't you
13 refer back to the A(1) ordinance if it's missing that
14 information? I believe that's normal.

15 CHAIRMAN LIPPERT: All right. I think the
16 question is, does the base sum apply even in the
17 overlay district.

18 MS. McKEOWN ADAMO: Correct.

19 CHAIRMAN LIPPERT: I think so.

20 MR. STATILE: That is a decision -- you
21 can't cherry pick what you want out of different
22 zones, overlay zones. It's exact building height and
23 other municipalities, if you want to use the required,
24 required height, it would change it higher. But the
25 townhome ordinance doesn't allow that so I'll take

1 that one out because it's higher. You can't cherry
2 pick out of that zone district. We both agree.

3 CHAIRMAN LIPPERT: I think that's the
4 answer.

5 MR. STATILE: You can't, you really can't.

6 MS. McKEOWN ADAMO: So the A(1) overlay,
7 does it have any information as to accessory
8 structures or is that left out by mistake and we can
9 put that anywhere?

10 MR. LEIBMAN: No, there are a number of
11 permitted accessory uses.

12 MS. McKEOWN ADAMO: What are they?

13 MR. LEIBMAN: They're all set forth in the
14 ordinance. I'm not going to read the ordinance into
15 the record.

16 MS. McKEOWN ADAMO: Okay. Do you know
17 that a maintenance structure is written into the
18 ordinance as an accessory use in the front yard or as
19 an accessory use?

20 Are you aware of that?

21 THE WITNESS: I believe that the uses
22 associated with the golf course are considered
23 accessory uses and I believe a maintenance building is
24 included in that although I don't know if the
25 maintenance building is specifically identified in the

1 ordinance.

2 MS. McKEOWN ADAMO: Okay. So are you
3 sure, are you not sure whether or not the accessory
4 use for the maintenance buildings is permitted in this
5 area?

6 THE WITNESS: I'm sure it's permitted. I
7 just don't know if it's specifically listed.

8 MS. McKEOWN ADAMO: Okay. There are --
9 are there two maintenance buildings in that particular
10 front yard as one sticks out past the other one?

11 So if we, if there's more information brought
12 forward that it's not permitted are there two
13 structures there that have frontage on that front
14 yard?

15 CHAIRMAN LIPPERT: Well, wait. There's
16 nothing to suggest that they're not permitted so your
17 question assumes something that is not the case.

18 MS. McKEOWN ADAMO: Okay. So if more
19 information comes up about this can we revisit this?

20 MR. WOLFSON: We're going to have a
21 planner at the next session.

22 CHAIRMAN LIPPERT: That's a good point,
23 too. The planner will be well-versed in the ordinance
24 and you could ask all --

25 MS. McKEOWN ADAMO: Excellent.

1 CHAIRMAN LIPPERT: -- all those questions
2 of the planner.

3 MS. McKEOWN ADAMO: Excellent.

4 CHAIRMAN LIPPERT: I think you would make
5 better progress.

6 MS. McKEOWN ADAMO: I think that's it.

7 Oh, the lot, the COAH lot and the Edgewood
8 Country Club lot, they will be two separate lots.

9 Correct?

10 THE WITNESS: Correct.

11 MS. McKEOWN ADAMO: And then the townhouse
12 lot will be a third lot?

13 THE WITNESS: Correct.

14 MS. McKEOWN ADAMO: Okay. Generally do we
15 allow properties to have runoff into other properties,
16 stormwater runoff onto other properties?

17 THE WITNESS: Yes.

18 MS. McKEOWN ADAMO: Okay. So is it
19 possible for one house to use another house's property
20 for their stormwater runoff?

21 THE WITNESS: Yes.

22 MS. McKEOWN ADAMO: Okay. Then that's
23 something that's permitted?

24 THE WITNESS: It's commonplace, yes.

25 MS. McKEOWN ADAMO: Okay. Thank you.

1 CHAIRMAN LIPPERT: Thank you.

2 Anyone else?

3 MS. McKEOWN ADAMO: Oh, I forgot
4 something. I'm sorry. Thank you.

5 CHAIRMAN LIPPERT: All right. Mr. Van
6 Eck, you're up.

7 MR. VAN ECK: Thank you. Good evening.
8 Jameson Van Eck, Verde, Steinberg & Pontell on behalf
9 of River Vale Holiday Farms Townhouse section.

10 CROSS-EXAMINATION BY MR. VAN ECK:

11 Q Good evening, Ms. Galvin.

12 A Good evening.

13 Q I do just want to read for you, it's
14 Section 142-2.5(f). It says no accessory building
15 shall be located closer to the street line than the
16 building line of the principal building. So I just
17 point that out for everyone.

18 You had given some testimony with regard to the
19 berms?

20 A Yes.

21 Q I just want to focus on the COAH building
22 lot.

23 Do you have a sheet on that plan that shows
24 where those berms are located?

25 A There are no berms proposed on the COAH

1 lot.

2 Q Where do the berms start? If you go east
3 of the COAH lot, where is the first berm?

4 A Just east of the COAH lot.

5 Q That runs the entire length of the front
6 of that lot along Piermont?

7 A A majority of the length. There are
8 sections where it is not.

9 Q That is depicted on the plans, the
10 locations of the berms?

11 A It's shown on the grading plans, correct.

12 Q Do you know what the height of the berm is
13 going to be?

14 A It varies.

15 Q What's the lowest height?

16 A Well, the lowest height would be in
17 locations where they don't exist at all. And the
18 highest height as measured off of Piermont Road would
19 be approximately 15 feet.

20 Q Could you point out one of those?

21 A Sure. The 15 feet is right in this area
22 here on Piermont Road, is a berm created right in the
23 intersection that's 15 feet above Piermont Road.

24 Q You had testified that you were reducing
25 the grade of the COAH and maintenance lot. I think

1 the maintenance was about 3 feet?

2 A Correct.

3 Q And the COAH lot about 2, 2 1/2 feet?

4 A Correct.

5 Q Were you also reducing the heights of the
6 structures or just by virtue of the grade being
7 reduced?

8 A I'll defer all structure comments to the
9 architect.

10 Q So you don't know if the maintenance
11 building and, A and B are being reduced in height
12 specifically?

13 A No.

14 MR. WOLFSON: The architect will answer.

15 Q Subsequent to revising the site plans did
16 you do an updated landscaping analysis to see if you
17 meet the 30 percent landscaping?

18 A No.

19 Q So you have not updated that exhibit from
20 January, that has not been updated?

21 A That's correct. There's been very little
22 change to the limits of the landscaped areas proposed.

23 Q I believe that that -- I'm sorry.

24 MR. WOLFSON: In your testimony earlier
25 was that you will exceed the 30 percent minimum.

1 THE WITNESS: That's correct.

2 MR. WOLFSON: And you're confident with
3 the revision to the plans which includes additional
4 plantings that you still exceed the minimum
5 requirement?

6 THE WITNESS: Correct.

7 Q And at that time you testified that there
8 are about 13.5 acres would be landscaping?

9 A I believe that's correct. Yes, based on
10 the calculations at that time, 13.5.

11 Q And the requirement is 13.3?

12 A That's correct.

13 Q So about a .2 acre difference?

14 A That's correct.

15 What we did with that calculation, because it's
16 a very tedious calculation, is once we exceeded the
17 minimum required we stopped. We didn't have to go any
18 further. We met the minimum.

19 Q So you believe it's beyond 13.5 acres?

20 A Yes.

21 Q So why not stop at 13.4 acres when you do
22 the calculation?

23 I mean, can you tell me the exact amount of
24 acreage on this site that's devoted to landscaping?

25 A No.

1 MR. WOLFSON: In excess of 13.5?

2 THE WITNESS: Yes, in excess of 13.5
3 acres. That's on the townhouse...

4 Q I believe you testified, correct me if I'm
5 wrong, that the bike path that's along Piermont is
6 within the area that you calculated as part of the
7 landscape?

8 A I don't believe that's what I testified
9 to. But if it's a paved pathway, it was not included
10 in the calculation because it's paved.

11 Q But the submission you show where you had
12 a green highlighted area and represented that that
13 green highlighted area was what you based your
14 calculation on, the bike path would fall within that
15 green area.

16 Correct?

17 A If that's how it's shown. It's difficult
18 to see on this scale. Then that was incorrectly
19 shaded as green -- as a landscaped area.

20 I'm still confident that we are in excess of the
21 30 percent requirement.

22 Q I believe you testified that the computer
23 is what did the calculation and you shaded in the area
24 on the site plan and then CAD or some other program
25 told you what amount of acreage was covered?

1 A That's correct. The computer does the
2 actual area calculation.

3 Q So if you stated in the bike bath it would
4 have included that, the computer would have given you
5 that as part of the calculation for landscaping?

6 A That's correct.

7 Q Do you know the bike path is going to be
8 about 7 feet wide?

9 Is that fair?

10 A Correct.

11 Q It runs about 2,000 feet along the
12 frontage of Piermont.

13 Is that fair?

14 A I believe so.

15 Q That would be about 14,000 square feet.
16 Correct?

17 A Yes.

18 Q And .2 acres would be about 500 square
19 feet.

20 Correct?

21 A Correct.

22 Q So it is possible that if you, if the
23 computer improperly included that, the bike path might
24 actually be below 13.5?

25 A No because I testified several times that

1 we are well in excess of the 13.5 acres that's
2 identified on this plan. We just stopped the
3 calculations at that point.

4 Q But isn't the calculation what tells us
5 what area you have covered? Otherwise it's a net
6 opinion if you don't have numbers to back it up.

7 Do you stop at 13.5?

8 A Correct.

9 Q So all you can testify to here is you have
10 13.5?

11 A Correct. I provided updated calculations
12 to show that the, we're pulling the sidewalk out of
13 the calculation.

14 Q I also assume that the lawn area was
15 included in the landscaping calculation?

16 A Yes.

17 Q Is it fair to say it is more than an acre
18 of lawn area in this project?

19 A Yes.

20 Q Is it more than 2 acres of lawn area?

21 A Yes.

22 Q More than 3 acres?

23 A I don't know the exact acres of the lawn
24 area.

25 Q 2 acres, we're now at 85,000 square feet.

1 So if lawn area is not included in the Borough's
2 ordinance there's a chance you're going to fall
3 below --

4 A It is included in the landscape
5 requirement.

6 MR. LEIBMAN: If I could just grab
7 everyone's attention, Section 1.2-1.1, landscaping
8 includes not only the design installation of the plant
9 material but also pavers, benches, fountains, exterior
10 lighting fixtures, finishes and other outdoor
11 furniture serving pedestrian, design of these items
12 shall compliment the total design of the specs, grass,
13 the area is included. That's landscaping.

14 MR. VAN ECK: What section?

15 MR. LEIBMAN: Section 1.2-1.1.

16 MR. VAN ECK: What section are you
17 reading?

18 MR. LEIBMAN: So it seems abundantly clear
19 that the site is well-landscaped so let's try to move
20 on.

21 MR. VAN ECK: I'm going to continue to ask
22 my questions.

23 MR. LEIBMAN: Go right ahead.

24 Q I want to get to stormwater. You
25 indicated that you're moving from three basins to two

1 basins.

2 Correct?

3 A Correct.

4 Q And it actually appears from your report
5 and looking at Table 3 that by going from three basins
6 to two basins you're actually increasing the runoff
7 for the 2, 10 and hundred year storms.

8 Is that fair?

9 A We're not increasing the rate of runoff
10 from existing conditions.

11 Q That's your testimony. Correct?

12 But from the plan where you submitted a design
13 of three basins the rate of runoff for that design
14 compared to this new design of two basins there is an
15 increase in the rate of runoff between those two
16 designs?

17 A That's correct.

18 Q Can you explain why that is?

19 A The modification of the design, the
20 results of the modification did increase the proposed
21 rate of runoff but it's still within the DEP standards
22 as part of the reductions.

23 Q What caused the rate to increase?

24 A The modifications of the design.

25 Q What modifications?

1 A By consolidating the basins and rerouting
2 it through the two new basins, there was an increase
3 in flow from what was previously proposed. It's still
4 within the stormwater management.

5 MR. WOLFSON: The basins were combined at
6 the suggestion of Mr. Statile?

7 THE WITNESS: That's correct.

8 Q I believe you just testified you did not
9 look down stream. I assume as part of this revised
10 analysis you did not look at the water quantity
11 standard which asked you to look at the timing and the
12 volume of water down stream.

13 A I don't think that the standard requires
14 you to do that. One of the options is to address in
15 the volume issue is to provide the reductions which is
16 what we've done.

17 Q So the answer is no, you did not analyze
18 it?

19 MR. WOLFSON: She answered the question.

20 MR. VAN ECK: No, she didn't answer the
21 question.

22 THE WITNESS: I answered it last time,
23 yes.

24 Q But you did not analyze that, you did not
25 use that provision in the stormwater, applying the

1 standard, did not conduct that analysis?

2 A Correct.

3 Q Mr. Statile pointed out that what you're
4 basically doing with a basin is you're changing the
5 staging and timing of that water and that may coincide
6 with the normal peak of that river and it may not.

7 Here do we know if the delay in putting volume
8 into that stream is going to have a negative effect
9 down stream?

10 A I don't know.

11 Q Did you change or add any non structural
12 techniques from your prior testimony?

13 A No.

14 Q I'll move on to lighting.

15 I don't know if you can answer this. But there
16 was a question last time about whether the lights were
17 going to be on timers or not so overnight there
18 wouldn't be lights in the maintenance parking lot and
19 the COAH parking lot.

20 Do you know if that is being addressed or not?

21 A I don't recall what the testimony was from
22 the landscape architect.

23 MR. SANTOLA: I testified to that. I did
24 testify that we would make sure that the lighting to
25 those parking lots was reduced down to security level.

1 CHAIRMAN LIPPERT: He asked about timers.

2 MR. SANTOLA: Well, you could do it photo,
3 with timers. The key is it gets reduced. If the
4 Board has a preference we could have that
5 conversation.

6 I think what they were getting at, they don't
7 want to have bright lights lit up at 11:00 at night
8 when nobody is in those parking lots.

9 MR. VAN ECK: That's true. And if there
10 is a way to turn them off at night I think that would
11 be preferable.

12 MR. SANTOLA: I think in the maintenance
13 building that may be possible, in the COAH parking lot
14 I don't think, from a safety point of view, that would
15 be wise. But we certainly can dim them when it would
16 be less used.

17 MR. VAN ECK: Thank you, Mr. Santola.
18 That's all I have. Thank you.

19 CHAIRMAN LIPPERT: Thank you.
20 Mr. Wolfson, your architect is here?

21 MR. WOLFSON: Yes, just for some very
22 short limited testimony on a couple of modifications
23 to the COAH and maintenance building.

24 CHAIRMAN LIPPERT: All right. Oh, yeah.
25 We're going to, we're just going to take a real fast

1 break. Okay.

2 (A recess is taken.)

3 CHAIRMAN LIPPERT: Okay. If we could
4 reconvene. Okay. We're back on the record at 9:40.
5 Can we have a roll call, please.

6 MS. KOKOWSKI: Yes.

7 Mr. Lowe.

8 MR. LOWE: Here.

9 MS. KOKOWSKI: Councilman Bromberg.

10 COUNCILMAN BROMBERG: Here.

11 MS. KOKOWSKI: Mr. Fortsch.

12 VICE CHAIRMAN FORTSCH: Here.

13 MS. KOKOWSKI: Mr. Wayne.

14 MR. WAYNE: Here.

15 MS. KOKOWSKI: Mr. Puccio.

16 MR. PUCCIO: Still here. Yeah.

17 MS. KOKOWSKI: Mr. Lippert.

18 CHAIRMAN LIPPERT: Here.

19 MS. KOKOWSKI: Mr. Leibman.

20 MR. LEIBMAN: Here.

21 MS. KOKOWSKI: Mr. Statile.

22 MR. STATILE: Here.

23 MS. KOKOWSKI: Ms. Haag.

24 MS. HAAG: Here.

25 CHAIRMAN LIPPERT: Okay.

1 MR. WOLFSON: Mr. Chairman, during the
2 break we had an opportunity to confer and we thought
3 it would be valuable to the public as well as the
4 record if Daphne supplemented one of her answers based
5 on the storm water analysis that she did for down
6 stream.

7 CHAIRMAN LIPPERT: Okay.

8 MS. GALVIN: The State stormwater
9 standards have different options for evaluating down
10 stream impacts as the result of increase in stormwater
11 runoff quantity. One of the options is to reduce the
12 runoff from the existing condition.

13 For example, in the two year storm we have to
14 reduce the runoff to no greater than 50 percent of the
15 existing runoff. Other storms have different
16 reductions required. That's the option that we
17 selected in this instance.

18 We designed to the storm water management
19 standards. So by reducing the runoff to those
20 required percentages we feel we met the requirements
21 of the stormwater standards such that there's no
22 impact on the down stream properties.

23 CHAIRMAN LIPPERT: And that's why they do
24 down stream analysis?

25 MS. GALVIN: That's correct.

1 CHAIRMAN LIPPERT: And I think you
2 testified to that previously.

3 MS. GALVIN: That's consistent with my
4 earlier testimony.

5 CHAIRMAN LIPPERT: Okay.

6 MR. WOLFSON: That's all that Daphne had.
7 I don't know if there's follow-up questions from
8 anyone.

9 CHAIRMAN LIPPERT: I don't think so.

10 MR. WOLFSON: Great.

11 I would like to recall our project architect
12 with some brief discussion relative to some
13 modifications to the maintenance building and the COAH
14 building.

15 You remain under oath.

16 MR. LEIBMAN: Spell your name again, your
17 name again.

18 THE WITNESS: Richard Arzberger,
19 Sonnenfeld & Trocchia Architects. I'm still under
20 oath.

21 Basically my testimony will regard two buildings
22 which had minor architectural changes and update on
23 documentation of one of, the COAH building.

24 So first the large maintenance building and my
25 previous testimony.

1

2 REDIRECT EXAMINATION BY MR. WOLFSON:

3 Q So you just placed an exhibit up on the
4 board, on the easel.

5 Is this a new board?

6 A My previous testimony included boards
7 which were comprised entirely of what was submitted to
8 the Board in the application. Some of the sheets that
9 I'm going to show you are updated and I don't believe
10 those have been submitted yet. So I think those have
11 to be marked as exhibits if I stand created.

12 Q Let me go to the first one. I'm going to
13 mark that A-14.

14 A Actually, that one did not change. The
15 back side is the A-14.

16 Q Okay.

17 A It should be the elevations of the
18 maintenance building.

19 MR. WOLFSON: Okay. This is A-14.

20 CHAIRMAN LIPPERT: Is there revised
21 elevations of the maintenance building.

22 THE WITNESS: Revised elevation of the
23 maintenance building.

24 Q What's the last revision date on that,
25 Richard?

1 A Revision date is May 8th.

2 MR. STATILE: Sheet A-4.1.

3 THE WITNESS: Sheet A-4.1. So this
4 supercedes the previous Sheet A-4.1 in the
5 application.

6 Secondly is sheet, is a revision to Sheet A-4.2
7 which is the, it's labeled maintenance building but
8 this is what we refer to in testimony as the
9 environmental building.

10 And that will be Exhibit A-15.

11 CHAIRMAN LIPPERT: Those are elevations as
12 well?

13 THE WITNESS: Those are elevations and
14 floor plan but the changes were entirely to the
15 elevations.

16 And then, finally, Sheet A-3.2 and Sheet A-3.0,
17 those are elevations and floor plans of the COAH
18 building. Those will be Exhibit A-16.

19 CHAIRMAN LIPPERT: Yep.

20 THE WITNESS: First look over the
21 maintenance building which is the larger maintenance
22 building, the L-shape. And what, we were asked to
23 break up the long treatment of the longer wing which
24 runs north/south on the site.

25 And the way in which we treated that was we

1 broke the eve line at a certain location which had the
2 resultant break in roof plans so the roof plans
3 basically step up. And the area below that where the
4 area stepped up, we changed the siding from the board
5 and batten siding to a shingle siding. So we felt
6 that broke up the length of the building visually.

7 In addition, we added a series of cupolas, two
8 in the gambled roof section facing Piermont and an
9 additional two which are on the long run and that's
10 reflected in Sheet A-4.1.

11 MR. STATILE: You --

12 THE WITNESS: We added -- actually, we
13 just added windows to this area. One was already
14 existing. And that's the extent of the modifications
15 to the maintenance building.

16 In the case of the environmental building, what
17 we were asked to do was take a look and see if there
18 was a way we could reduce the overall building height.
19 And the way in which we did that, we rotated the
20 orientation of the roof so that the ridge line was
21 parallel to the long side of the building thereby
22 reducing the run of the roof and the resulting roof
23 height as well.

24 In addition to lower the roof pitch from 5-on-12
25 to 4-on-12. A combination of those two things allowed

1 us to reduce the overall height to 25 feet 8 inches.

2 CHAIRMAN LIPPERT: From?

3 THE WITNESS: I think I testified, I have
4 a scale because it wasn't indicated on the elevations
5 last time, I think either 31 or 32 feet.

6 CHAIRMAN LIPPERT: Okay.

7 THE WITNESS: In addition, we were asked
8 to clarify, pull out the walls of this building being
9 CMU or concrete masonry units. And what we're
10 intending to use, there are masonry concrete units,
11 however, split face block style that comes in a
12 variety of colors and split fact block is basically a
13 rough textured block which has a lot of exposed
14 aggregate in it. You'll see it used in a lot in
15 office buildings, retail buildings and so on.

16 And I have a photograph of our, what the wall
17 would look like in that block style.

18 CHAIRMAN LIPPERT: This is A-17?

19 THE WITNESS: Yes. A-17.

20 And that's just to give you an idea of the
21 overall look of it. The block comes in a variety of
22 colors.

23 MR. WOLFSON: Pass it around.

24 THE WITNESS: Pass it around.

25 And we'll select a color that compliments the

1 siding, stone colors in the balance of the buildings.

2 So it's more of a natural look. It's not the
3 plain concrete block.

4 MR. WAYNE: And where will that be on the
5 building?

6 THE WITNESS: That will be on the
7 environmental building which is the smaller
8 maintenance building.

9 CHAIRMAN LIPPERT: Is A-17 fairly
10 representative of the color scheme?

11 THE WITNESS: No. We haven't selected a
12 color yet. What we'll do, go with a complementary
13 color to match the color pallet of all the buildings.

14 CHAIRMAN LIPPERT: That hasn't been
15 decided?

16 THE WITNESS: That hasn't been decided.

17 CHAIRMAN LIPPERT: This is just to show --

18 THE WITNESS: Just to show you the basic
19 look of it, the texture and what it would look like.

20 I think in that example there are two colors
21 shown. It comes in a variety of colors.

22 CHAIRMAN LIPPERT: Okay.

23 MR. LEIBMAN: It's not going to be ugly
24 cinderblock?

25 THE WITNESS: Yes, it's not plain concrete

1 parking lot like you see on a basement wall, for
2 example. It's intended as an esthetic treatment on
3 the outside of the building.

4 And then finally, the COAH building.

5 Now in my original testimony I said that as a
6 result of regrading which is being proposed that the
7 elevation and plan that I had shown you varied
8 slightly from what we're actually suggesting but we
9 haven't had an opportunity to update the elevation and
10 plans for that meeting. However, since that time we
11 have managed to do that and as I testified at that
12 meeting because the grade, the grading of the building
13 changing, we're splitting the building in half along
14 the common party wall and we're dropping as you look
15 at the front of the building on the left side of the
16 building.

17 In addition, if you take a look at the floor
18 plan on Sheet A-3.0, in addition to that vertical
19 break also in the horizontal break, we're stepping the
20 building 2 feet front and back, so basically splitting
21 the building in half, taking advantage of the grading
22 plan to lower one-half of the building.

23 MR. WAYNE: What's the difference in the
24 two heights?

25 THE WITNESS: The vertical step is 6 -- is

1 1 foot 4 inches, 16 inches. So the side elevation,
2 the left side will be 16 inches lower than the right
3 hand slab and the same thing with the roof line, it
4 will drop 16 inches.

5 In addition, we were asked to describe the
6 materials of the COAH building so we have a photograph
7 that we passed around.

8 MR. WOLFSON: A-18.

9 THE WITNESS: This is A-18. This
10 photograph was taken of a similar building in another
11 project, just to give, to illustrate the detail and
12 materials based on massing.

13 The primary difference between this photograph
14 and what's shown on the elevations is that first of
15 all that building has balconies and mechanical closets
16 attached to it. We're not proposing to do either
17 balconies or the mechanical closets.

18 But, other than that, the basic treatment is
19 pretty much the same except we're introducing, in lieu
20 of those, the balconies, mechanical closets, there's
21 areas where we have paneled wall siding in these
22 locations. We also introduced a little cover entry
23 with the metal roof.

24 But the reason why we're showing this photograph
25 it gives you an overall scale of materials, colors, et

1 cetera that we would be proposing to utilize in this
2 building.

3 MR. STATILE: Is this stone? I can't
4 tell.

5 THE WITNESS: That, it looks like, this
6 one looks to be like brick.

7 Also keep in mind that's basically half the
8 building because this building is half the size of
9 that. So you'll see the right part of the building is
10 cut off because that building is twice as long as this
11 one. So we wanted to better represent what we're
12 proposing here. So that's why you see the building
13 extends beyond the frame of the picture.

14 But, I believe this one is of a brick. But in
15 lieu of the brick, in keeping with the theme of the
16 overall project, you're going to be using the stone,
17 the manufactured stone instead.

18 Once again, that's the -- because in the
19 townhouses we are using cultured stones as opposed to
20 brick.

21 And that's the extent -- as I said, I just
22 wanted to clarify these elevations and present the
23 minor architectural changes we made to the two
24 maintenance buildings. That's the extent of my
25 testimony.

1 Q So, Richard, you heard testimony in the
2 past that these structures are going to be largely
3 unseen from Piermont. With that being said, these
4 improvements to the architectural will make them more
5 interesting and esthetically pleasing in your opinion?

6 A Yes.

7 CHAIRMAN LIPPERT: Do Board Members have
8 questions?

9 COUNCILMAN BROMBERG: So this is a flash
10 picture one might get traveling east on Piermont of
11 these structures, roof designs, breaking up as opposed
12 to a flat roof. So that's what you're going to be
13 seeing through that tree line.

14 THE WITNESS: As far as the COAH building
15 goes, I believe the COAH building is oriented
16 perpendicular to Piermont.

17 MR. SANTOLA: No.

18 THE WITNESS: No. I'm thinking of the
19 L-shape.

20 So this is the front side. So what you'll be
21 seeing from Piermont is --

22 CHAIRMAN LIPPERT: To the extent we're
23 going to be able to see through all those trees.

24 THE WITNESS: Sheet A-3.3 which the
25 treatment goes all the way around the building. So

1 the stone, the panels, turn gables are on the rear
2 side of the building as well as on the front.

3 So there is no -- it's not a front and a back
4 where the back is stripped down.

5 The material detail is carrying all the way
6 around.

7 COUNCILMAN BROMBERG: Going back to the
8 auxiliary building, maintenance buildings,
9 environmental building, it's all going to be in a
10 similar type of pattern.

11 THE WITNESS: What we're trying to do with
12 the maintenance building, particularly the large
13 maintenance building is to give it a barn like look so
14 it's a gambled roof. It's also using, is using a
15 different type of siding, a board and batten siding as
16 opposed to in the townhouses and quadplexes we're
17 using a clapboard siding.

18 In the case of the maintenance building it's
19 primarily board and batten. We introduced a little
20 bit of the shingles where I indicated and also
21 extensive use of stone on the elevation which faces
22 Piermont.

23 COUNCILMAN BROMBERG: So basically the
24 view one is going to get entering River Vale eastbound
25 on Piermont is not entering a factory type zone. And

1 that was the whole purpose of doing this.

2 THE WITNESS: What you're going to see
3 from Piermont is shown on Sheet A-4.1, what's called
4 the front elevation. You'll see the end of the long
5 wing with the board and batten siding and then the
6 gambled roof element with the stone that goes all the
7 way up to the eve line and dormer and cupola. That's
8 what you're seeing.

9 MR. WOLFSON: To the extent you can see
10 it?

11 THE WITNESS: To the extent you can see
12 it.

13 COUNCILMAN BROMBERG: The tree line and
14 roof line is all blocking.

15 MR. WAYNE: With that side of the building
16 is where all the garage doors are.

17 THE WITNESS: No. The garage doors are
18 shown on the side elevation. That's what faces the
19 environmental building.

20 MR. WAYNE: Right.

21 So as you come into, from the culvert looking to
22 the east, they're facing west, the garage walls.

23 THE WITNESS: Right. This faces west,
24 labeled side elevation. The second one down is the
25 west elevation.

1 But keep in mind the other building, the
2 environmental building is going to be in front of
3 that.

4 MR. WAYNE: Right.

5 THE WITNESS: So it will be shielding,
6 most of this, most if not all of this elevation from
7 view from the street in combination with the trees as
8 well.

9 MR. WOLFSON: You recall the exhibit we
10 showed earlier in terms of the very limited possible
11 view shed.

12 MR. WAYNE: Then you put the different
13 siding, is facing the COAH siding.

14 THE WITNESS: That's the side that faces
15 the COAH building.

16 MR. WAYNE: And during these changes
17 having changed the height of the building.

18 THE WITNESS: The only thing which
19 changed, because I broke the roof line by breaking the
20 eaves here, this section of the roof is approximately
21 2 feet higher than the section that was adjacent to
22 it. But the overall roof height is measured to the
23 top roof line of the gamble so we didn't change the
24 roof height, we only changed the roof and locations
25 where it was not highest.

1 MR. SANTOLA: The environmental building.

2 THE WITNESS: The environmental building
3 was significant. It was reduced from 31, 32 feet down
4 to 25.8. So those are the two effects on the roof
5 height that we dealt with in these changes.

6 CHAIRMAN LIPPERT: Any other questions
7 from Board Members?

8 All right. Questions from the public. Just
9 keep in mind he gave very limited testimony so please
10 address what he testified to.

11 FEMALE SPEAKER: Can we see the picture of
12 it?

13 CHAIRMAN LIPPERT: Sure.

14 MR. SANTOLA: Which picture would you
15 like?

16 FEMALE SPEAKER: The picture of the
17 building. I think it was passed around.

18 CHAIRMAN LIPPERT: Yes. Yes.

19 FEMALE SPEAKER: Thank you.

20 THE WITNESS: Keep in mind these
21 photographs, there are no decks or mechanical closets
22 indicated in the photo.

23 CHAIRMAN LIPPERT: All right. I guess,
24 Mr. Van Eck, you're up.

25 MR. VAN ECK: Just one question.

1 RE-CROSS-EXAMINATION BY MR. VAN ECK:

2 Q Looking at A-18, the photograph that you
3 sent around, is that roof going to look the same as
4 the roof that you're proposing?

5 A Yes.

6 Q It is?

7 A It's the same roof pitch.

8 Q Excellent.

9 A And what that indicates, my own pet peeve,
10 elevations being a photographic projection, are not --
11 they don't accurately represent what the eye sees.

12 What happens, as you see, a shortening of
13 pitched surfaces that go away from you so as you
14 approach the building you see less and less of the
15 roof. So when this was taken, even though it's the
16 same roof pitch of the elevation, it appears much
17 lower and that's what you'll actually see in the light
18 as well.

19 MR. VAN ECK: Thank you. Even I can't
20 complain about 8 inches, a variance for 8 inches.

21 MR. WOLFSON: Did you get that?

22 MS. MORGENSTEIN: Can I ask a question?

23 Florence Morgenstein, 9 Holiday Court. So correct me
24 if I'm wrong, coming from Hillside into River Vale,
25 once you pass the Hillside House and the stream, you

1 will see the maintenance building, you will see the
2 COAH, you will see the parking lot, you will see the
3 pump house and you will see the quads, all building
4 structures all along Piermont or am I wrong.

5 THE WITNESS: My understanding was that
6 the, although the buildings were arranged exactly as
7 you described, it's not going to be as visible because
8 of the trees and the berms and so on which are located
9 along Piermont.

10 MS. MORGENSTEIN: Well, previous testimony
11 from the builder was we can go up to Tices over there,
12 Grand and whatever it's called that you built and the
13 other one in Montvale and I went and looked and I have
14 pictures on my phone with berms and you could see
15 through everything to add to the structures, the
16 townhouses that are there.

17 So what guaranty will you give us that we will
18 not see those buildings with the trees except for
19 maybe the tops of the buildings?

20 THE WITNESS: I wasn't the one who gave
21 testimony on that.

22 MS. MORGENSTEIN: No, you didn't.

23 MR. SANTOLA: That was me.

24 I think that the ordinance was prepared by the
25 Board all about that buffer and the 25 feet and the

1 question Mr. Van Eck has been answering and I don't
2 think there's any dispute that we meet every
3 requirement. We have shown four different images
4 including one tonight that shows none of the buildings
5 but shows the buffer to see what you will see going
6 from Hillsdale into River Vale.

7 So I stand by that we met all the requirements.
8 It is our goal to buffer all these uses from Piermont
9 not just because that's what the town wanted in the
10 ordinance but we think that's good planning from our
11 perspective as well.

12 MS. MORGENSTEIN: Okay. We will see.

13 CHAIRMAN LIPPERT: All right. So then we
14 got to talk about our next meeting.

15 MR. LEIBMAN: All right. So the next
16 meeting is June -- May 29th, May 29th at 7:30 p.m.
17 That meeting is going to be at Borough Hall.

18 I know I spoke with Mr. Wolfson about trying to
19 have that meeting here. We were concerned that the
20 public may -- apparently this room is unavailable.

21 I think based, based on the size of the crowd
22 the last few meetings, I'm pretty comfortable going
23 forward with the meeting at Borough Hall.

24 COUNCILMAN BROMBERG: What testimony do
25 you expect?

1 MR. LEIBMAN: Planning.

2 COUNCILMAN BROMBERG: Just the planner?

3 MR. LEIBMAN: Planning testimony from the
4 applicant and cross-examination and then I think --

5 Will that be your last witness, Mr. Wolfson,
6 subject to your opportunity to present a rebuttal case
7 of course.

8 CHAIRMAN LIPPERT: Mr. Van Eck, you only
9 have the planner as a witness or other witnesses?

10 MR. VAN ECK: I also have an engineer.

11 MR. LEIBMAN: Okay. So I think you should
12 be prepared to go forward with your case, Mr. Van Eck,
13 at the meeting of May 29th. I'm hopeful that we'll
14 get through both of your witnesses but we may get
15 through either of them or only one of them.

16 So let's plan on doing that the 29th at 7:30
17 p.m. and there will be no further notice for the
18 meeting.

19 MR. SANTOLA: Is there any possibility
20 that we could move something around to get this room?
21 We're only concerned because our planner has been
22 holding this date for two months now and if something
23 would go wrong it would set us back awhile.

24 MS. HAAG: There's a meeting here that
25 night. It's been publicized and advertised.

1 MR. LEIBMAN: I want to pick a special
2 meeting for June right now. So if we do, due to
3 technical reasons, let's get a backup.

4 So for all that you guys have to do, this job,
5 what's June look like?

6 MS. HAAG: June 13th is available.

7 MR. LEIBMAN: When is our regular meeting
8 date?

9 MS. HAAG: June 19th.

10 June 13th, this room is available June 13th.

11 MR. LEIBMAN: What else is available in
12 here?

13 MS. HAAG: June 26th.

14 MR. LEIBMAN: Is that it?

15 MS. HAAG: I can move things around in
16 June. We just have to be careful with graduations and
17 school events.

18 COUNCILMAN BROMBERG: The 30th is not
19 good.

20 MR. SANTOLA: The June 30th date was
21 excellent.

22 MR. LEIBMAN: I can do it.

23 CHAIRMAN LIPPERT: What date is that?

24 MR. LEIBMAN: June 13th.

25 COUNCILMAN BROMBERG: Thursday, June 13th.

1 MS. HAAG: And that would be in this room.

2 MR. LEIBMAN: Can you start at 7:00 and
3 end promptly at 10:00?

4 COUNCILMAN BROMBERG: I assume we'll be
5 getting to the public, open to the public at that
6 meeting.

7 MR. LEIBMAN: We might be. Yeah. There
8 is a good chance we will be.

9 CHAIRMAN LIPPERT: And that will be here?

10 MR. LEIBMAN: I think the applicant wants
11 to try and use this space if possible so that we don't
12 have a problem if there's a big crowd that comes out
13 at the end for public comment.

14 So June 13th should be --

15 MS. HAAG: 7:00 instead of 7:30?

16 MR. LEIBMAN: That's your scheduling. I
17 got two kids at home.

18 COUNCILMAN BROMBERG: So long as --

19 MR. LEIBMAN: June --

20 MS. HAAG: June 13th.

21 MR. STATILE: That's at 7:00?

22 MR. LEIBMAN: And we can confirm that May
23 29th.

24 MR. WOLFSON: Right.

25 COUNCILMAN BROMBERG: That's possible at

1 the May 29th meeting.

2 MS. HAAG: I have already noticed it,
3 7:30.

4 MR. FORTSCH: 7:30, May 29th.

5 COUNCILMAN BROMBERG: Borough Hall.

6 MR. LEIBMAN: Just leave it at 7:30.

7 MS. HAAG: June 13th.

8 MR. LEIBMAN: For the June 13th, keep it
9 as 7:30. I don't want to -- someone will come and at
10 7:30 they'll say your meetings always start at 7:30,
11 what did you do.

12 That's all we have. That's it.

13 MR. WOLFSON: Thank you.

14 MR. SANTOLA: Thank you very much.

15 MR. WOLFSON: Thank you. We appreciate
16 it.

17 (The hearing adjourns 10:06 p.m.)

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

I CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as reported stenographically by me at the time, place and on the date herein before set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney or counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in this action.

DONNA LYNN J. ARNOLD, C.C.R.
LICENSE NO. XI00991
MY COMMISSION EXPIRES 08/04/19

A	accessory	59:6,10,18	86:14	32:13
A-12 3:3	63:23 64:4	60:6,10,18	104:10	63:18
19:14,15	64:6,10,25	60:22 61:3	addressed	94:25
A-13 3:5	65:4,7,10	61:8,19	43:20	altered
21:5 46:19	65:13,23	62:14,25	44:11	43:24
A-14 3:7	66:4 68:3	63:2,6,10	68:23	aluminum
92:13,15	68:6 71:19	63:22 64:7	87:20	54:20
92:19	72:16,17	64:12,16	addresses	amount 33:23
A-15 3:8	72:19 73:1	64:20,23	72:15	50:10 57:6
93:10	74:7,11,18	65:3,8,16	addressing	80:23
A-16 3:10	74:19,23	65:20,25	59:5	81:25
93:18	75:3 77:14	66:11,24	adequate	ample 13:7
A-17 3:11	accidents	67:2,10,15	15:24	analysis
95:18,19	16:10	67:17 68:1	adjacent	26:23 61:7
96:9	account	68:11,22	23:17 30:4	79:16
A-18 3:12	35:18	69:2,7,14	30:5,6,10	86:10 87:1
98:8,9	47:20	69:19 70:2	71:13	90:5,24
105:2	accumula...	70:15,19	103:21	analyze
A-3.0 93:16	44:2	70:23 71:1	adjourns	86:17,24
97:18	accurate	71:4,14,18	111:17	analyzed
A-3.2 93:16	22:7 112:3	72:2,11,16	ADMINIST...	60:4
A-3.3 100:24	accurately	72:19,25	1:16	annoyed
A-4.1 93:2,3	105:11	73:6,11,18	ado 8:2	11:24
93:4 94:10	acknowledge	74:6,12,16	advantage	annoying
102:3	5:13	75:2,8,18	97:21	28:17
A-4.2 93:6	acre 80:13	75:25 76:3	advertised	answer 44:7
A(1) 73:6,7	83:17	76:6,11,14	108:25	52:2 60:1
73:8,11,13	acreage	76:18,22	afield 28:2	60:5 61:18
74:6	80:24	76:25 77:3	agenda 7:2	74:4 79:14
a.m 32:14,15	81:25	add 67:3,8	aggregate	86:17,20
32:16,18	acres 80:8	67:18,19	95:14	87:15
33:1,3	80:19,21	87:11	agree 14:9	answered
34:3,4,5	81:3 82:18	106:15	14:13	48:24
34:11	83:1,20,22	added 23:10	33:20 66:8	86:19,22
able 33:6	83:23,25	24:7 25:15	66:24	answering
60:5 70:4	Act 4:7	26:6 94:7	68:24 74:2	107:1
70:4	action 112:8	94:12,13	agreed 8:11	answers 90:4
100:23	112:10	adding 66:5	24:13,18	anticipate
absent 1:11	activities	68:13	24:20	31:8
1:12,13	34:2 49:14	addition	agreement	anybody
abundantly	activity	18:18	15:18	12:18
84:18	31:4	25:14 94:7	ahead 58:5	31:17
acceptable	actual 22:2	94:24 95:7	84:23	32:11
17:21	52:1 55:7	97:17,18	aimed 61:15	anyplace
access 14:3	55:9 61:21	98:5	Alexander	53:10,11
23:13 27:7	82:2	additional	7:14	apartment
32:2 49:3	Adam 7:14	12:18 19:6	allow 27:6	35:2
accessible	Adamo 1:10	80:3 94:9	73:25	apparently
32:7	2:10 4:15	address 43:8	76:15	107:20
	4:16 59:2	72:24	allowed	appeal 18:21

appears 21:4 85:4 105:16	6:25 7:1,3 7:5 14:1 21:9 23:9	84:1,13 94:3,4,13	98:16	89:4 92:15 97:20 101:3,4,7 108:23
applicant 1:20 7:4 7:11 10:15 17:25 28:23 30:7 42:6 44:23 45:1 108:4 110:10	arborist 38:11,17 38:21	areas 18:13 18:16 23:17 44:19 79:22 98:21	attention 73:4 84:7	backup 109:3 bad 29:19 39:2
applicant's 7:14 17:23 58:3	architect 6:19 7:15 7:17 9:6 18:23 53:23 55:19 67:24 68:1 79:9,14 87:22 88:20 91:11	argument 64:19	Attorneys 1:20,24	baked 29:9
application 6:1,2,10 7:5 11:10 18:6,17 26:22 44:20 60:8 92:8 93:5	architect's 21:7	ARNOLD 112:17	audience 11:1 27:25	balance 27:13 96:1
applicat... 6:4	architects 7:16 91:19	arranged 106:6	auxiliary 101:8	balanced 27:12
applies 49:15	architec... 7:17 18:19 18:21 91:22 99:23 100:4	Arzberger 2:13 7:16 7:23 91:18	available 109:6,10 109:11	balconies 98:15,17 98:20
apply 73:16	area 13:2 18:5,24 19:1,7 20:8,14 21:14,22 23:24 24:3 26:8,10 28:20,23 31:25 34:18 42:18 47:13 48:13,16 50:24 53:18 56:13 70:7 70:9,11 75:5 78:21 81:6,12,13 81:15,19 81:23 82:2 83:5,14,18 83:20,24	aside 11:14 26:18 53:24	Avenue 3:3 19:18 21:12 26:17 46:14 49:1	base 59:21 73:16
applying 86:25		asked 43:19 86:11 88:1 93:22 94:17 95:7 98:5	avoid 44:18	based 3:6 9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
appointed 5:15		asking 44:11 45:23 57:18 58:4 71:14,16	aware 45:10 74:20	9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
appreciate 33:19 111:15		assessor's 68:21	awhile 108:23	9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
approach 15:10 105:14		assigned 68:20	<hr/> B <hr/>	9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
approaching 21:13		assistant 40:13	B 1:8 3:1 18:8 20:2 68:9,17,18 79:11	9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
appropriate 9:7 14:9 27:22 28:24		associated 24:3 26:14 48:21 67:7 74:22	back 6:19 9:19 12:19 14:7,9,11 15:5,12 16:2,17,18 16:20,22 17:1 19:2 19:5 20:22 21:20 23:4 23:9 25:9 27:2 34:8 34:20 44:3 47:11 48:17 62:16 70:3 70:13 71:12 72:13 73:7 73:13 83:6	9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
approval 6:11		association 1:25 12:19 55:6 56:17 56:22		9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
approved 56:7		assume 12:23 83:14 86:9 110:4		9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
approxim... 78:19 103:20		assumes 75:17		9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13
April 3:6		attached 71:13		9:3,5 18:5 18:25 20:11 21:9 22:4 23:21 26:8,22,24 38:6 45:16 59:13

86:2,5	beyond 53:4	41:4,9,10	15:23 16:3	34:19 35:5
bath 82:3	80:19	43:1,5	16:8,13	40:16,16
batten 94:5	99:13	63:15	29:16 32:9	46:3,6
101:15,19	bicycles	69:24 88:4	32:16,21	47:10,22
102:5	15:8	92:4,5,8	33:6,10,18	47:23 48:3
Beaches	bicyclists	94:4 100:7	34:6 40:5	48:8,10,14
30:16	16:8	101:15,19	40:22	48:15,17
beautiful	big 14:20	102:5	41:22	48:20,22
38:22	35:3 39:2	104:7	72:10 89:9	48:25 65:7
behalf 77:8	40:9,21	106:25	89:10	68:8,9,9
believe 9:6	41:25	board-on...	100:9	68:21
31:23	42:17	26:6	101:7,23	69:10 70:7
53:18	110:12	boards 92:6	102:13	70:9,14,24
54:17,19	bike 14:7	bolster	107:24	71:9 72:4
55:21	15:6 21:16	34:14	108:2	72:16,17
63:11	24:14,17	bored 56:15	109:18,25	72:22
64:16	81:5,14	Borough	110:4,18	73:22
65:19 68:2	82:3,7,23	107:17,23	110:25	74:23,25
70:10	bikers 14:24	111:5	111:5	77:14,16
72:21 73:8	14:25	Borough's	brook 3:4	77:16,21
73:14	bikeway 23:1	84:1	19:18 59:8	79:11
74:21,23	Birch 2:11	boroughs	59:21 62:6	88:13,23
79:23 80:9	58:22	62:9	62:12	91:13,14
80:19 81:4	bit 56:8	bottom 9:12	brooks 62:5	91:23,24
81:8,22	57:12	13:16	brought 45:8	92:18,21
82:14 86:8	71:12	bouncing	75:11	92:23 93:7
92:9 99:14	101:20	34:19	buffer 26:5	93:9,18,21
100:15	black 54:11	break 18:20	106:25	93:22 94:6
benches 84:9	blacktop	44:5 89:1	107:5,8	94:15,16
bend 17:10	37:20	90:2 93:23	build 45:2	94:18,21
Bergen 1:2	block 1:4	94:2 97:19	builder 48:6	95:8 96:5
5:16 40:10	6:5 70:11	97:19	106:11	96:7,8
41:8 44:15	95:11,12	breaking	building 3:7	97:3,4,12
berm 78:3,12	95:13,17	100:11	3:8,10	97:13,15
78:22	95:21 96:3	103:19	7:25 8:1	97:16,20
berms 25:12	blocking	breaks 18:20	18:7,7,8,8	97:21,22
26:3 77:19	102:14	brick 99:6	18:10,11	98:6,10,15
77:24,25	board 1:1,15	99:14,15	18:16,18	99:2,8,8,9
78:2,10	1:15,16	99:20	18:19,21	99:10,12
106:8,14	2:4,15 3:3	brief 91:12	18:22 19:3	100:14,15
best 5:22	3:5 4:4	bright 88:7	19:8,10	100:25
27:14 32:5	5:11,13,22	broke 94:1,6	20:1,2,3,9	101:2,8,9
32:7,8	6:8,8 7:6	103:19	21:22,23	101:12,13
better 14:7	7:7 9:13	Bromberg	21:23	101:18
25:16 26:5	11:12,19	1:11 4:17	22:17,17	102:15,19
26:10 27:7	18:1 19:11	4:18 8:24	22:19,23	103:1,2,15
41:2 51:7	19:11 21:3	9:20 10:6	23:17	103:17
76:5 99:11	23:3 36:15	11:14	24:23 28:4	104:1,2,17
Beukas 1:11	37:19	12:13,23	28:5 29:11	105:14
4:14 5:11	40:11,23	13:6,12	31:4,6,6	106:1,3

buildings 18:7,13 31:7 34:18 65:13,15 65:23 66:4 66:10,15 67:2 68:7 71:19,25 72:1,12,15 75:4,9 91:21 95:15,15 96:1,13 99:24 101:8 106:6,18 106:19 107:4	7:10,11 26:25 27:12 80:10 83:3 83:11 Caldwell 30:15 call 4:9 11:16 44:4 44:6 53:9 56:13 73:4 89:5 called 56:17 102:3 106:12 calm 5:18 career 5:23 5:24 careful 35:15 65:11 109:16 carried 7:1 carry 25:10 carrying 101:5 case 12:11 43:2,2 55:4 56:16 56:20 58:3 75:17 94:16 101:18 108:6,12 catastro... 63:16 catch 48:25 49:18,20 category 8:17 cause 16:16 caused 85:23 ceiling 14:19 cell 28:16 center 1:6 22:13 certain 11:23,23 33:9,12,23	42:15 94:1 certainly 88:15 certific... 44:15 CERTIFY 112:2,6 cetera 99:1 Chairman 1:9 1:10 4:1,8 4:11 5:9 6:3,7,12 6:18,22 8:4,23 10:11,25 15:14,20 22:2,5,7 27:9,13,16 27:18,24 28:3 29:1 29:5,8,13 30:3,23,24 31:16 36:12 40:23 41:14,18 42:24 43:5 43:16 44:8 44:12 45:1 51:3,7 52:2,14 54:7 56:11 57:10,15 57:18,23 58:2,10,15 58:19,21 61:11,12 63:20 64:5 64:18,21 67:14 68:4 69:17,22 71:22,25 72:23 73:3 73:9,15,19 74:3 75:15 75:22 76:1 76:4 77:1 77:5 88:1 88:19,24 89:3,12,18	89:25 90:1 90:7,23 91:1,5,9 92:20 93:11,19 95:2,6,18 96:9,14,17 96:22 100:7,22 104:6,13 104:18,23 107:13 108:8 109:23 110:9 chance 38:16 57:24 84:2 110:8 change 40:20 44:24 57:22,22 61:6 73:24 79:22 87:11 92:14 103:23 changed 43:23 94:4 103:17,19 103:24 changes 6:15 7:20 8:12 8:18 17:20 18:2,4,19 23:8,21 24:12 26:22 27:17 43:21 91:22 93:14 99:23 103:16 104:5 changing 61:9 63:14 87:4 97:13 character 12:4 charge 54:22	54:23 55:15,17 55:25 56:1 56:3 charges 63:15 check 58:7 72:5 cherry 73:21 74:1 Cherrywood 10:5 52:17 chose 34:10 Chris 10:17 10:25 15:21 32:10 38:16 54:24 58:12,15 71:22 Chris's 58:18 CHRISTOPHER 1:15 cinderblock 96:24 clapboard 101:17 clarific... 8:13,16 17:19 clarify 37:25 59:19 95:8 99:22 cleaned 40:17 cleaning 52:10 clear 84:18 cleared 15:13 clock 51:6 close 28:20 30:14 49:4 closed 42:7 closer 19:2 47:6,7 77:15
C				
c 1:17 58:21 68:17,18 112:1,1 C.C.R 112:17 CAD 81:24 calculated 66:6 81:6 calculation 65:5 66:1 66:25 80:15,16 80:22 81:10,14 81:23 82:2 82:5 83:4 83:13,15 calculat...				

closest 31:6	94:25	communities	concerned	91:3
31:20	103:7	30:8	37:11 44:9	consiste...
35:16	combined	community	44:10	40:7
closets	86:5	1:6 5:14	61:20	consolid...
98:15,17	come 10:22	5:15 31:18	107:19	23:23 86:1
98:20	12:21	32:4 35:10	108:21	constant
104:21	14:12,25	57:7	concerns	60:7,13,14
Club 70:21	19:22 31:5	company	14:18	60:23
76:8	38:6,12	53:11	18:16 19:9	construc...
clubhouse	43:7 51:3	55:12	28:1 42:14	44:17,18
26:8	69:12	company's	concluded	49:6,6,13
clustered	102:21	53:8	56:24	continua...
38:24	111:9	compared	concrete	6:9
CMU 95:9	comes 31:17	85:14	95:9,10	continue
COAH 3:10	35:12	complain	96:3,25	5:14 69:13
7:25 18:5	70:13	105:20	condition	84:21
18:11,18	75:19	complaint	24:16 50:8	continued
19:3,8	95:11,21	33:15	90:12	6:25 25:14
21:21,22	96:21	34:10	conditions	continues
21:23	110:12	complaints	85:10	50:8
22:17 24:3	comfortable	11:22	Condo 1:25	continuity
40:16 46:3	107:22	34:12	condominium	38:20
46:6 47:9	coming 34:18	compleme...	56:22	controls
47:23 48:3	37:23 38:1	96:12	conduct 87:1	24:11
48:10	60:7	complete	confer 90:2	convenience
68:17,21	105:24	7:12 44:23	confessions	32:8
69:10	Commencing	compliment	28:13	conversa...
70:24 76:7	1:8	84:12	confident	88:5
77:21,25	comment	compliments	80:2 81:20	conversa...
78:3,4,25	42:11	95:25	confirm	28:19 31:9
79:3 87:19	110:13	comply 8:11	44:17	corner 19:1
88:13,23	commented	compound	110:22	20:2 24:4
91:13,23	43:11	44:5	confused	70:13,14
93:17 97:4	comments 7:6	comprised	65:14	corners 20:1
98:6	8:12 18:5	92:7	connecti...	correct 8:9
100:14,15	18:25	compromise	31:24	8:14 12:17
103:13,15	23:22	41:10	Conserva...	13:25
106:2	38:17 79:8	compute	44:16	14:23
coincide	commercial	12:21	consider	15:22
87:5	29:11,17	computer	57:8	17:22
collection	32:13	46:20	consider...	19:13
52:9	COMMISSION	81:22 82:1	43:15	20:15,19
color 95:25	112:18	82:4,23	considered	21:2 23:6
96:10,12	commissi...	concept	12:2,4	25:1 26:1
96:13,13	35:8	63:11	65:7 70:20	27:14 28:7
colors 95:12	common 97:14	concern 9:2	74:22	28:9 38:15
95:22 96:1	commonplace	16:4 28:10	consist	46:23
96:20,21	76:24	30:11	38:20	47:17
98:25	commotion	33:19,20	consistent	49:21 51:6
combination	40:15	35:1	42:18 57:1	55:16 56:5

63:1 66:14	102:13	64:24 65:3	36:19	dated 3:6
66:22,23	107:24	65:6,9	37:15 41:3	8:8 19:19
73:18 76:9	108:2	105:23	41:25,25	21:9 66:20
76:10,13	109:18,25	courts 64:17	42:17,17	day 1:18 6:9
78:11 79:2	110:4,18	cover 98:22	curbed 14:5	10:16 42:3
79:4,21	110:25	covered	36:24,25	42:25 51:6
80:1,6,9	111:5	34:16	37:1 42:12	days 42:1
80:12,14	counsel	81:25 83:5	42:16,23	62:18
81:4,16	112:7,9	crank 30:1	43:22	deal 22:24
82:1,6,10	count 64:3	cranking	curbing	34:22 35:3
82:16,20	counted	28:12,18	36:17	dealt 104:5
82:21 83:8	64:24 65:4	29:15	37:25	decide 9:19
83:11 85:2	Country	create 26:5	40:19,25	10:16
85:3,11,17	70:21 76:8	38:19	41:17	decided
86:7 87:2	County 1:2	created	curbs 37:16	17:25
90:25	5:16 15:4	78:22	41:2	38:12
105:23	16:12	92:11	current	96:15,16
COs 22:23	37:15,18	creeping	59:11,22	decides
cost 10:19	37:19	17:15	65:13	32:17
10:23 55:7	39:19	cross 2:2	currently	decision
55:12 58:8	40:11,11	15:3	9:8,10	11:9 73:20
58:9	40:18 41:5	cross-ex...	14:25 63:3	decisions
costs 9:14	41:8,14,21	7:14 77:10	Curtailed	63:15
10:4,21	41:25	108:4	62:14	69:25
11:3,6,15	42:14,17	crossed	cut 16:17	decks 104:21
12:19,21	44:15	36:13	26:23	decorative
55:8 56:25	56:21	crossing	31:11 33:1	25:21
Council 9:15	couple 6:20	19:23	33:1,2	57:13
9:16,18,19	88:22	37:13	36:5,6,9	dedicated
10:12,16	course 12:23	crosswalk	99:10	5:12 51:14
10:18	17:15	16:2		51:18
11:22	20:21	crosswalks	D	defer 79:8
Councilman	22:11 28:6	15:10	D 29:21 51:9	defined
1:11 4:18	28:8,25	crowd 107:21	58:22	71:20
8:24 9:20	29:7,10,23	110:12	dangerous	definition
10:6 11:14	30:2,4,5,8	crumbling	54:5	64:8
12:13,23	30:13	37:21	Daphne 2:3	definitions
13:6,12	32:12,25	cultured	8:3,7	65:12
15:23 16:3	33:11	99:19	17:18 23:3	delay 87:7
16:8,13	35:10,11	culvert 3:4	27:20,22	delayed
29:16 32:9	36:2 48:9	3:6 19:18	66:17 90:4	62:15
32:16,21	74:22	19:23 21:9	91:6	delineated
33:6,10,18	108:7	21:13,25	dark 12:9	20:17
34:6 40:5	courses	22:11 25:8	54:12	delineation
40:22	30:10	50:10,25	date 92:24	37:15
41:22	court 1:22	102:21	93:1	delta 67:19
72:10 89:9	2:6,8,17	cupola 102:7	108:22	DEP 24:10
89:10	5:16,23	cupolas 94:7	109:8,20	85:21
100:9	43:10,12	curb 16:18	109:23	Department
101:7,23	45:6 56:24	27:2,3	112:5	23:12,12

23:19	dictate	61:13	47:9 70:11	84:21
depicted	10:13,14	diseased	driveways	86:20 88:9
78:9	difference	37:23	24:5	88:17
describe	80:13	38:12	drop 98:4	104:24,25
7:20 98:5	97:23	dispute	dropped	105:1,19
described	98:13	107:2	18:11	107:1
70:17	different	distance	dropping	108:8,10
71:11	29:1 54:8	15:6 20:5	97:14	108:12
106:7	73:21 90:9	20:6,22	dry 24:1	edge 20:21
describing	90:15	21:23,25	due 109:2	37:21 50:9
46:19	101:15	31:7 33:13	dwelling	50:10
design 7:25	103:12	district	17:4 26:12	Edgewood 1:3
24:10 59:4	107:3	44:16,20	30:17	6:5 76:7
84:8,11,12	differen...	73:17 74:2		effect 47:24
85:12,13	18:15	disturbing	E	48:3,5,10
85:14,19	difficult	31:14	E 1:8,8,17	59:11
85:24	81:17	42:19	1:17 2:1,1	62:23 87:8
designed	difficulty	diverted	3:1 43:9	effected
53:25	57:12	50:17	43:10 45:6	49:7
90:18	dim 88:15	document...	45:6 51:9	effecting
designer	dimension	91:23	58:21	42:20
55:20	14:13	dog 47:25	112:1,1	50:20
designs	DIRECT 2:2	doing 33:14	earlier 33:3	effects
85:16	direction	56:15 87:4	46:19	104:4
100:11	22:12 42:7	102:1	49:11	egress 23:10
detail 14:17	directly	108:16	79:24 91:4	36:20,22
15:12	23:15	dollars	103:10	40:15
18:23 40:3	discharge	34:25 42:2	early 36:6	45:24
98:11	59:7 60:2	DONNA 112:17	36:10	either 46:1
101:5	60:13,15	doors 102:16	easel 13:19	47:2 95:5
detention	discharged	102:17	21:4 92:4	98:16
49:23 50:6	62:20 63:3	dormer 102:7	east 1:22	108:15
determine	63:9	drainage	47:9 50:3	electrical
58:7	discharging	50:12,23	78:2,4	39:12
determined	62:10	drains 50:25	100:10	electricity
47:3	discretion	drive 2:11	102:22	9:23 11:15
detour 42:7	16:9	14:3 15:1	eastbound	56:25 57:4
develop 45:2	discussed	30:1 36:20	19:22	element
developed	7:3,22	58:22	21:12	102:6
30:7 49:12	11:15	driver 15:2	101:24	elevation
developer	37:18	drivers 15:1	easterly	16:16
12:25	38:14	17:15	22:12 26:7	18:15
49:12	40:11	drives 16:5	70:14	59:22
developing	59:13	16:24	easy 34:21	60:24 61:2
29:6 62:17	discussion	driveway	eaves 103:20	61:2,25
development	15:15 38:8	14:8,25	Eck 1:22	92:22 97:7
12:9 23:16	40:2 41:17	17:5,6	2:12,15	97:9 98:1
49:19 61:6	49:10	27:6 39:17	77:6,7,8	101:21
devoted	91:12	40:16 46:5	77:10	102:4,18
80:24	discussions	46:5,8	84:14,16	102:24,25

103:6	104:1,2	106:6	47:23 50:8	54:5
105:16	equipment	EXAMINATION	59:8 64:10	eye 105:11
elevations	29:15,23	8:6 92:2	66:3 85:10	eyeball 67:7
3:7,9,10	31:10 32:3	examine 44:1	90:12,15	eyes 31:22
59:23	error 67:13	example	94:14	
63:13	ESQ 1:15,18	90:13	exists 12:3	F
92:17,21	1:22	96:20 97:2	46:13	F 1:8 112:1
93:11,13	essentially	exceed 33:8	exit 26:17	face 95:11
93:15,17	26:11	79:25 80:4	45:11,17	faces 101:21
95:4 98:14	established	exceeded	expect	102:18,23
99:22	65:17	80:16	107:25	103:14
105:10	esthetic	exceeds	expense	facilities
elucidate	11:16 97:2	24:10 72:4	10:19	24:7
61:15	esthetic...	excellent	experience	facility
employee	40:6 100:5	75:25 76:3	17:16 30:9	28:24
112:7,9	esthetics	105:8	experienced	34:15
enclosure	53:15	109:21	36:1	54:22
18:25	54:14	excess 12:1	expertise	55:14,24
ended 24:22	estimate	81:1,2,20	53:23	facing 94:8
ends 26:10	11:6 26:25	83:1	EXPIRES	102:22
energy 12:21	27:15	excessive	112:18	103:13
55:17 56:1	et 98:25	12:2 14:12	explain 21:5	fact 14:15
56:3,4	evaluating	excuse 52:15	85:18	16:6 42:15
engineer	90:9	exhibit 3:3	explanation	59:13
1:15 6:14	eve 94:1	3:5 13:18	61:15	95:12
40:14	102:7	19:12,17	explored	factory
108:10	evening 4:1	19:21	58:23	101:25
enhance	6:7 70:3	20:17	exposed	fair 5:18
34:22	77:7,11,12	21:11	95:13	6:16 31:17
entering	event 62:4	22:20	express	60:22,25
101:24,25	events 63:4	46:18,20	10:15	61:8 82:9
entire 19:7	109:17	47:1 79:19	extend 24:19	82:13
25:22 78:5	everybody	92:3 93:10	24:20,24	83:17 85:8
entirely	8:20 11:18	93:18	extended	fairly 96:9
92:7 93:14	33:25	103:9	25:15	fairway 28:5
entitled	57:24	exhibits	61:13	35:23,24
52:8	everyday	70:1 92:11	extends	36:4
entrance	33:2 36:9	exist 45:12	99:13	fairways 1:3
10:8 16:15	everyone's	47:1 63:24	extensive	6:5 31:11
21:20,21	84:7	78:17	101:21	36:5
25:25	evidence	existing	extent 27:21	fall 81:14
31:20	69:24	14:16	44:22	84:2
45:17	evolved	20:13,20	94:14	far 16:25
entry 98:22	27:20	20:21,22	99:21,24	28:2 48:20
environm...	exact 73:22	21:14	100:22	48:20
3:8 93:9	80:23	24:14,16	102:9,11	100:14
94:16 96:7	83:23	25:23	exterior	Farm 1:25
101:9	exactly 6:17	32:22	84:9	46:2
102:19	35:25	35:16 38:1	extra 36:2	Farms 45:11
103:2	46:10	38:5 46:21	extremely	47:16,24

48:11,16 50:21 52:16 77:9 fast 88:25 features 7:17 February 6:25 feel 9:7 16:13 90:20 feet 14:11 14:19 15:12 18:9 18:10,12 18:14 19:5 19:5 20:6 20:9,10,11 20:23 21:24 24:17 37:8 39:10 41:24 54:6 66:7,25 67:3,9,11 67:19,20 68:10 72:6 72:10 78:19,21 78:23 79:1 79:3 82:8 82:11,15 82:19 83:25 95:1 95:5 97:20 103:21 104:3 106:25 felt 46:9 54:1 94:5 FEMALE 104:11,16 104:19 fence 24:20 25:2,18,19 25:21 26:7 26:10 70:10,17 71:6,11,12 fences 70:6	70:8,15,16 71:4,5,15 71:16 72:7 fiber 54:20 figure 10:22 fill 26:23 final 59:23 finally 93:16 97:4 financially 112:10 find 58:12 58:13,14 58:15 73:3 fine 41:5 finish 57:20 57:21,23 finishes 84:10 fire 23:12 23:19 27:7 firmly 31:23 first 5:25 8:7 20:5 20:16 21:8 51:13 52:19 65:17 78:3 91:24 92:12 93:20 98:14 five 38:11 38:13,18 fixture 11:5 12:7 55:2 55:3,13,18 55:20,23 58:8 fixtures 9:3 10:23 11:4 12:22,25 46:10 84:10 Flag 4:5,6 flash 100:9 flat 18:22 100:12 flipped 19:11 23:3	flood 63:9 63:13 floods 63:16 floor 3:9,10 23:18 93:14,17 97:17 Florence 2:7 2:17 45:5 105:23 flow 50:3,6 50:9,10 61:21,24 86:3 focus 77:21 follow 32:10 follow-up 91:7 followed 31:2 following 5:24 foot 15:16 25:2 26:6 60:11 68:8 72:3 98:1 footage 66:7 68:2 footages 67:25 foregoing 112:2 forgot 77:3 formalized 40:17 formed 9:21 forth 31:21 74:13 112:5 Fortsch 1:10 4:21 28:3 28:8,10 29:3,7,10 29:19,23 30:5,13 32:25 34:24 36:4 89:11,12 111:4 forward	75:12 107:23 108:12 fountains 84:9 four 31:24 66:3,9,15 67:2,6,7 107:3 fourth 27:19 frame 99:13 front 12:10 13:1,2 18:13 19:3 22:16 26:11,13 31:18 34:16 48:14 54:22 68:13 70:16,18 70:20 71:1 71:5,8,15 71:20,23 72:1,8,12 72:20,20 72:22 73:2 74:18 75:10,13 78:5 97:15 97:20 100:20 101:2,3 102:4 103:2 frontage 19:7 70:20 75:13 82:12 fronted 18:22 furniture 84:11 further 8:2 15:15 18:23 19:5 21:19 80:18 108:17	112:6 future 34:17 <hr/> G G 43:10 45:6 gables 101:1 gain 5:17 Galasso 6:1 6:2 Galvin 2:3 7:20,21 8:3,22 11:11 13:14 14:15 15:17 17:2 22:4,6,9 25:1,20 26:1,18 27:4,11,14 42:11 44:14 77:11 90:8 90:25 91:3 gamble 103:23 gambled 94:8 101:14 102:6 gap 22:25 23:2 37:8 40:20,21 gaps 39:2 garage 102:16,17 102:22 garbage 52:9 gas 53:1 gated 57:7 gatehouse 68:7 gazebo 28:15 gel 35:21 general 12:14 42:13 generally 13:10 22:12,14 42:9 50:22
---	--	---	--	---

71:7 76:14 generated 46:20 getting 11:24 31:10,19 65:14 67:13 88:6 110:5 give 18:21 55:12 61:23 65:12 68:2 95:20 98:11 101:13 106:17 given 68:20 77:18 82:4 gives 98:25 glad 73:5 GLEN 1:12 go 9:19 11:20 15:11 16:14 17:9 17:12 23:8 25:9 29:17 32:17 41:6 41:21 42:7 43:2 50:3 53:4,9 58:5 61:4 69:13 70:23 78:2 80:17 84:23 92:12 96:12 105:13 106:11 108:12,23 goal 107:8 goes 25:21 25:24 42:1 50:17,20 62:7,23 100:15,25 102:6 going 5:14	5:19 6:14 6:20 9:18 10:6,21 12:13,16 16:18 17:10 21:17 23:1 24:17,23 25:7 27:21 28:18,19 29:5 31:13 31:15 32:6 32:10 33:4 33:23 35:4 36:2,19 38:4,6,10 38:22 39:9 39:11,18 39:21 40:13 42:5 43:1 46:17 47:2,11,24 49:6 50:19 51:14,17 51:19 52:21 53:14,20 56:14 57:1 58:12,13 58:15 60:11 71:9 74:14 75:20 78:13 82:7 84:2,21 85:5 87:8 87:17 88:25,25 92:9,12 96:23 99:16 100:2,12 100:23 101:7,9,24 102:2 103:2 105:3 106:7 107:5,17 107:22	golf 17:4 20:21 22:11 28:6 28:8,25 29:10,23 29:24 30:2 30:4,5,8 30:10 32:12,25 33:11 35:10,11 36:11 48:9 74:22 good 4:1 6:7 17:12,17 19:16 75:22 77:7 77:11,12 107:10 109:19 110:8 Google 22:4 22:10 grab 84:6 grade 18:9 18:12 78:25 79:6 97:12 grading 42:18 78:11 97:12,21 gradually 62:21,25 graduations 109:16 Grand 106:12 granted 37:4 grass 23:2 36:16 84:12 great 5:12 30:9 91:10 greater 33:13 90:14 green 20:8 36:9 39:6 81:12,13 81:15,19	greens 33:1 36:6 GREGORY 1:12 groundwater 43:12,24 grow 39:12 guaranty 106:17 guess 12:24 34:9 68:14 68:17 104:23 guys 109:4 <hr/> H H 3:1 Haag 1:16 5:6,7 89:23,24 108:24 109:6,9,13 109:15 110:1,15 110:20 111:2,7 Hackensack 1:23 30:16 50:18 half 97:13 97:21 99:7 99:8 Hall 107:17 107:23 111:5 Hamilton 6:1 hand 98:3 happen 31:5 happens 19:25 29:2 34:20 41:21 62:11 105:12 hard 7:12 hate 16:10 39:2 hazard 37:14 He'll 5:16 headed 5:18 49:20	health 47:4 hear 4:2 11:2 27:24 28:13,16 34:9 35:2 36:13 56:19 heard 7:13 48:15 62:3 100:1 hearing 6:24 7:1,4,13 19:8 49:11 111:17 hearings 7:8 height 7:25 14:20 26:15 60:12 61:4 61:4,6,10 61:21 73:22,24 78:12,15 78:16,18 79:11 94:18,23 95:1 103:17,22 103:24 104:5 heightened 26:5 heights 43:23,23 79:5 97:24 heightwise 25:12 held 62:9 help 15:11 59:2 helpful 61:25 high 17:13 25:2 higher 59:24 61:9,25 63:12 73:24 74:1 103:21 highest
---	---	--	---	--

60:17	106:3	improvem...	individual	21:24
78:18	house's	22:15,18	43:13	23:14,15
103:25	76:19	23:21	information	24:14
highlighted	houses 13:1	24:23	11:9 47:19	40:19
81:12,13	hundred 85:7	50:12,13	73:12,14	42:22
Hillsdale	hung 56:8	100:4	74:7 75:11	45:11,20
25:4	hypothet...	inapprop...	75:19	46:7 78:23
105:24,25	29:14	12:4	ingress	intersec...
107:6		inches 95:1	45:24	12:12
hit 62:12	I	98:1,1,2,4	Initially	13:11 27:5
hold 62:17	Id 3:3,5,7,8	105:20,20	18:25	27:6 45:9
holding	3:10,11,12	include 7:9	24:16	57:4
62:16	idea 10:19	23:23	inside 9:22	intersects
108:22	50:22	included	35:17	14:8
Holdrum 3:4	69:20	56:6 65:5	insight	introduced
19:18 59:8	95:20	74:24 81:9	61:23	98:22
59:21	identifi...	82:4,23	installa...	101:19
hole 34:7	26:20	83:15 84:1	84:8	introducing
Holiday 1:25	identified	84:4,13	installed	98:19
2:6,8,17	21:8 64:11	92:6	39:4,22	involved
43:10,12	64:15	includes	45:19,24	42:8
45:6,11,20	74:25 83:2	23:13	instance	issue 33:7
46:2 47:16	identify	46:21 80:3	90:17	33:16
47:24	12:12	84:8	intended	34:10
48:11,16	14:21	including	97:2	35:23
50:20	20:20	17:20	intending	43:20
52:16 77:9	illuminate	44:19 71:8	95:10	56:21
105:23	13:1	107:4	intent 19:21	86:15
holidays	illustrate	incorporate	intercepted	issued 26:14
34:3	98:11	58:24	50:12	issues 32:23
home 31:18	images 107:3	incorrectly	interest	item 8:18,21
34:25 36:1	immediately	81:18	5:24	8:25 9:2
110:17	71:13	increase	interested	9:11,11
homes 30:10	impact 43:11	16:10	11:13	13:13,15
30:14	61:2 90:22	59:15,16	112:10	13:15
34:24	impacted	63:7 85:15	interesting	26:21
35:11,16	43:13	85:20,23	100:5	66:19
35:16	impacts	86:2 90:10	interfering	items 84:11
honor 49:9	90:10	increased	39:12	
hopeful	import/e...	19:4 25:11	interior	J
108:13	26:24	27:5	51:14	J 43:9
horizontal	important	increasing	internal	112:17
18:20	30:11 31:1	85:6,9	27:5	Jaeger 2:6
97:19	43:14	indicated	internally	43:9,9,18
hours 36:6	importing	59:15 67:6	31:2	44:10,22
62:4	27:9	84:25 95:4	interrupt	45:4
house 13:1	improperly	101:20	56:14	Jameson 1:22
33:21,22	82:23	104:22	intersec...	77:8
76:19	improvement	indicates	12:7,8,12	January 6:24
105:25	17:8 21:16	105:9	14:3,5	79:20

1:12 4:19	42:2 46:6	81:7 84:4	leaving 32:3	25:22 42:5
Jefferson	46:7,10	87:22	LED 11:4	71:7,7
1:19	48:6,8	landscaped	left 9:9	78:5,7
Jersey 1:7	53:24 54:7	79:22	24:18	94:6
1:19,23	54:13,21	81:19	38:11	lengthened
51:11	54:24	landscaping	39:24	26:4
job 109:4	59:25 61:1	19:6 22:15	42:19 74:8	lengthwise
jog 68:24	61:5 69:15	22:18	97:15 98:2	25:12
69:7,8,12	69:22	25:14,15	leg 19:9	let's 4:4
John 1:13	71:17	34:2,14,21	20:3,10	5:25 9:13
2:9 51:9	74:16,24	34:22	legal 9:20	28:1,1
Joint 1:1	75:7 78:12	49:16	34:3	42:24
4:4	79:10 82:7	55:23	legged 48:19	44:12
judge 5:16	83:23 87:7	79:16,17	legislature	47:18
5:23	87:10,15	80:8,24	52:9	56:13
judgment	87:20 91:7	82:5 83:15	Leibman 1:15	57:16
16:14	107:18	84:7,13	5:2,3 8:20	65:25
June 107:16	knowing	Lane 16:21	8:25 10:17	84:19
109:2,5,6	11:13 48:7	23:11	11:8,12	108:16
109:9,10	48:8	24:14	13:13	109:3
109:10,13	known 68:8	26:17	15:18	letter 8:8
109:16,20	knows 54:25	36:20	19:16	17:19
109:24,25	68:5	42:23	30:21	38:17
110:14,19	KOKOWSKI	large 23:24	33:25	63:19 64:1
110:20	1:16 4:10	23:25	34:13	65:5 66:2
111:7,8	4:12,14,17	70:21	38:16,24	66:12,18
	4:19,22,24	91:24	39:3,7,11	66:20
	5:1,4,6	101:12	39:15,20	68:16,23
K	89:6,9,11	largely	39:25 40:4	letting
K 58:21,21	89:13,15	100:2	44:4 49:15	62:21
keep 17:15	89:17,19	larger 93:21	51:25	level 5:18
22:20	89:21,23	late 33:19	56:14,20	9:8 23:17
67:13 99:7		latest 8:8	72:7,14,23	28:11 30:8
103:1	L	66:22	74:10,13	43:13
104:9,20	L 51:10	law 52:1,3,4	84:6,15,18	47:25 52:8
111:8	L-shape	56:16	84:23	56:25
keeping	93:22	63:15	89:19,20	59:20,22
99:15	100:19	lawn 23:17	91:16	60:24
key 88:3	labeled	32:18 34:7	96:23	87:25
kids 110:17	63:24,25	83:14,18	107:15	levels 9:7
kind 61:14	93:7	83:20,23	108:1,3,11	46:9 53:21
Kira 2:10	102:24	84:1	109:1,7,11	54:1
know 10:10	ladders	lawns 34:11	109:14,22	LICENSE
10:18,20	23:18	layout 27:3	109:24	112:18
11:16 12:9	Land 1:16	48:12	110:2,7,10	lieu 98:19
16:6 19:15	63:15	lead 61:15	110:16,19	99:15
27:25	landscape	leave 10:9	110:22	life 29:24
31:19	7:10,15	31:11	111:6,8	light 10:10
32:23	9:5 21:6	38:18 45:4	length 20:7	11:24
33:12 35:1	22:8 53:22	111:6	20:9 25:13	12:25
38:8 39:7				

55:7 69:10	77:15,16	89:25 90:7	94:1	36:21
105:17	94:1,20	90:23 91:1	locations	37:22 41:2
lighting	98:3	91:5,9	53:4 78:10	46:8 61:17
8:19 9:4,6	100:13	92:20	78:17	68:17,20
9:8,9,14	102:7,13	93:11,19	98:22	68:22
9:17,25	102:14	95:2,6,18	103:24	70:21 76:7
10:1,1,2	103:19,23	96:9,14,17	long 19:9	76:7,8,12
10:10	lines 13:4	96:22	20:3,10,11	76:12
11:18 12:2	16:7 23:10	100:7,22	48:19	77:22 78:1
12:18 13:7	39:12,14	104:6,13	54:10,10	78:3,4,6
45:7 46:4	53:1,1,1,2	104:18,23	93:23 94:9	78:25 79:3
51:12,23	Lippert 1:9	107:13	94:21	87:18,19
52:10	4:1,8,10	108:8	99:10	88:13
53:13,14	4:11 5:9	109:23	102:4	95:13,14
53:21,25	6:3,12,22	110:9	110:18	97:1 106:2
54:4,9,9	8:4,23	Lippert's	longer 93:23	lots 1:4 6:5
54:16 56:9	10:11,25	40:6	look 19:25	76:8 87:25
56:10,16	15:14,20	list 18:2	22:21,22	88:8
56:23	22:2,5,7	42:25 43:1	41:2 42:16	low 9:8
57:13	27:9,13,16	listed 19:14	60:16	Lowe 1:12
84:10	27:24 29:1	75:7	69:19 73:5	4:12,13
87:14,24	29:5,8,13	lit 46:9	86:9,10,11	36:16,22
lights 10:15	30:3,23	88:7	93:20	37:3,6,9
11:21,23	36:12	literally	94:17	37:20 89:7
12:9 13:11	40:23	70:3	95:17,21	89:8
45:10	41:14,18	little 14:11	96:2,19,19	lower 16:23
87:16,18	42:24 43:5	15:12,15	97:14,17	59:7 94:24
88:7	43:16 44:8	17:18 40:5	101:13	97:22 98:2
limited 7:24	44:12 45:1	56:8 57:12	105:3	105:17
27:23	51:3,7	65:14	109:5	lowered 18:9
88:22	52:2,14	79:21	looked 22:11	18:14
103:10	54:7 56:11	98:22	38:11	lowest 78:15
104:9	57:10,15	101:19	41:11	78:16
limits 24:22	57:18,23	live 35:2	106:13	luck 5:22
53:4 79:22	58:2,10,15	36:2 51:10	looking 21:5	LYNN 112:17
line 3:3	58:19,21	54:4,10	22:12 48:7	
15:11,24	61:11	56:10	66:14,16	M
15:24 16:1	63:20 64:5	lived 54:10	85:5	M 7:10 45:6
16:18 17:3	64:18,21	LLC 1:3,21	102:21	58:21,22
17:13	67:14 68:4	6:5	105:2	machines
19:17,22	69:17,22	LLP 1:18	looks 22:9	30:15
20:3,12,20	71:22,25	load 67:12	64:2 99:5	main 1:23
20:22	72:23 73:3	located 19:1	99:6	14:3,8
22:13	73:9,15,19	23:24	losing 5:12	18:7 34:15
24:16,19	74:3 75:15	39:18	loss 5:17	maintain
24:21,24	75:22 76:1	77:15,24	lot 14:24,24	42:15 44:1
32:19,20	76:4 77:1	106:8	16:9 26:9	50:23
33:9 34:15	77:5 88:1	location	27:25	maintained
69:9,11	88:19,24	20:6 24:4	29:14	48:9
71:10	89:3,17,18	28:24 49:3	30:18 36:5	maintenance

3:7 8:1	59:13 60:3	Mayor 1:12	7:3 15:4	99:23
18:5,7	86:4 90:18	4:19 9:15	97:10,12	minute 65:12
19:7,10	mandated	9:16,17,19	107:14,16	missing
20:1,2,3	41:8	10:11,16	107:17,19	73:13
21:21	maneuver...	10:17	107:23	Mississippi
22:16,19	27:7	McKeown 2:10	108:13,18	62:3
24:3,23	manpower	59:2,6,10	108:24	mistake 74:8
28:4,5,24	36:7	59:18 60:6	109:2,7	mitigates
30:6,17	manual 7:10	60:10,18	110:6	34:17
31:9,25	manufact...	60:22 61:3	111:1	mix 35:19
35:5 40:16	99:17	61:8,19	meetings 4:7	modifica...
46:6 47:10	map 31:18	62:14,25	107:22	46:24
47:22 48:5	maples 39:5	63:2,6,10	111:10	85:19,20
48:8,13,14	39:6	63:22 64:7	meets 59:4	modifica...
48:15 68:8	MARC 1:15	64:12,16	60:3	13:23
68:8,9	March 6:25	64:20,23	member 5:11	85:24,25
70:6,9,11	MARIA 1:16	65:3,8,16	5:12	88:22
71:9,19,25	mark 1:11	65:20,25	members 6:8	91:13
72:1,4,11	19:15 21:4	66:11,24	7:7 36:15	94:14
72:15,21	23:11	67:2,10,15	40:23 43:5	moments
74:17,23	24:14	67:17 68:1	100:7	31:12
74:25 75:4	26:17	68:11,22	104:7	monthly
75:9 78:25	32:25	69:2,7,14	mention 51:5	54:22 55:1
79:1,10	36:20	69:19 70:2	messages	55:1
87:18	42:23	70:15,19	67:13	months
88:12,23	92:13	70:23 71:1	met 17:23	108:22
91:13,24	marked 13:20	71:4,14,18	80:18	Montvale
92:18,21	70:1 92:11	72:2,11,16	90:20	106:13
92:23 93:7	market 30:9	72:19,25	107:7	monument
93:21,21	markings	73:6,11,18	metal 39:21	13:17 14:4
94:15 96:8	15:9	74:6,12,16	39:21	Morgenstein
99:24	masonry 95:9	75:2,8,18	98:23	2:7,17
101:8,12	95:10	75:25 76:3	metered	45:5,5,15
101:13,18	massing	76:6,11,14	55:11	45:21 46:1
106:1	98:12	76:18,22	MICHAEL 1:11	46:12,16
major 1:4,4	match 96:13	76:25 77:3	mike 4:2	47:6,15,18
6:10 23:8	material	mean 59:20	5:10,18	48:4,23
27:17 57:4	27:1 84:9	59:23	11:1	49:5,17,24
majority	101:5	80:23	million	50:2,15
20:24 50:5	materials	measured	34:25	51:2
52:25 78:7	7:5,9	78:18	47:21	105:22,23
making 12:9	26:24 98:6	103:22	mind 99:7	106:10,22
17:10	98:12,25	mechanical	103:1	107:12
31:16	math 68:14	98:15,17	104:9,20	morning
manageable	matter 6:24	98:20	minimum 46:9	28:12
44:6	8:7 42:10	104:21	52:8 54:1	31:12 33:5
managed	matters	meet 25:3	79:25 80:4	35:17 36:6
97:11	41:25	79:17	80:17,18	36:10 48:1
management	mature 20:24	107:2	minor 40:2	motor 14:20
23:20 24:9	34:16	meeting 4:3	91:22	15:7

motorists 15:10	44:5 45:15 46:2 49:3	normal 28:13 60:11	occur 48:14	once 9:21 10:2 32:3
mountain 39:6	58:10	73:14 87:6	occurs 62:4 62:5,6	38:11
move 84:19	needs 16:22 45:19	north 16:25 48:25	office 21:7 22:21	80:16
87:14	negative 40:9 87:8	70:13	68:21	99:18
108:20	neighbor 28:15	north/south 93:24	95:15	105:25
109:15	32:17	northeast 19:25	officer 42:3	one-half 97:22
movement 7:9	neighbor... 9:22 12:3	northerly 70:12	offsite 44:19	ones 66:5
26:21	13:7,8	noted 64:3	Oh 52:25	open 4:7 28:14
moving 84:25	23:14	notice 108:17	76:7 77:3	31:22 37:8
mow 32:18	neighbor... 11:17,17	noticeable 33:15	88:24	110:5
35:15	neighbors 11:23	noticed 111:2	okay 4:8 6:3 6:22,23	opened 16:23
mower 34:7	neither 112:6,8	nuisance 12:5 37:14	13:6,12	operating 30:9
35:12	net 83:5	number 9:3 13:2 24:6	15:20	operations 48:13
mowing 34:11	new 1:7,19 1:23 5:23	74:10	17:17	opinion 83:6 100:5
Mr. Fortsch 4:20	10:1 12:2	numbers 68:20 83:6	27:16	opportunity 7:19 90:2
mud 62:3	21:4 36:20	numerous 18:4	33:10,18	97:9 108:6
Municipal 63:14	51:10	<hr/>	34:6 37:20	opposed 42:16,19
municipa... 73:23	60:24 66:5	O	39:15 40:4	99:19
municipa... 49:13	67:17,18	O 1:8 7:10	40:22 43:4	100:11
51:15,20	85:14 86:2	45:6 58:21	43:7 44:12	101:16
51:23	92:5	58:22	44:22	opposite 47:15
55:25	newer 19:12	oath 30:25 91:15,20	52:19	99:19
56:10 57:3	night 11:25 88:7,10	object 41:14 44:5	53:17	100:11
57:9 63:17	108:25	objectio... 44:5	55:10,18	101:16
municipa... 58:9	noise 28:11 30:18,20	Objector 1:24	56:8 57:7	opposite 47:15
<hr/>	32:11,13	obligated 57:3	57:10,15	option 90:16
N	33:7,9,23	obligation 44:1,24	58:3,17	options 58:24
N 1:17 2:1	34:1,17,19	45:2 58:11	59:10,18	86:14 90:9
45:6,6	35:2,12	58:18	64:10	90:11
58:21	36:5 47:18	obviously 30:11 31:3	67:15 70:2	ordinance 30:20 33:7
name 19:17	47:23,25	31:13 32:6	70:15	33:15 34:1
21:7 43:8	48:3,4,10	35:13,25	71:18	34:2 49:9
43:9 51:9	48:21 49:5		74:16 75:2	49:15
91:16,17	49:6,9		75:8,18	65:22
natural 96:2	noisy 29:24 29:25		76:14,18	71:21
nature 36:10	nominal 57:5 57:6		76:22,25	72:14,24
near 30:17	non 87:11		89:1,3,4	73:7,8,13
32:4 33:21			89:25 90:7	73:25
33:22 35:7			91:5 92:16	74:14,14
47:22 67:8			92:19 95:6	74:18 75:1
necessary 54:1 60:21			96:22	75:23 84:2
need 40:19			107:12	106:24
			108:11	107:10

ordinances 32:11,22	66:18	101:10	74:11 75:4	20:23 21:8
orientation 94:20	pallet 96:13	patterns 50:23	75:6,12,16	21:12,24
oriented 100:15	paneled 98:21	paved 81:9	76:23	22:13,14
original 23:4 97:5	panels 101:1	81:10	perpendi... 100:16	23:11
ornamental 55:23	parallel 94:21	pavement 36:17	perplexed 54:3	25:13,22
other's 15:3	parking 18:13,16	pavers 84:9	perspective 21:10	26:6,17
outdoor 84:10	19:1 26:7	paving 58:24	107:11	36:16,20
outside 28:15,16	26:10	pay 9:17	pertains 52:15,16	36:24 37:7
32:22	36:21 46:8	10:4 12:19	pet 105:9	46:14 47:1
33:14 97:3	87:18,19	55:16	Peter 1:14	47:7 49:1
overall 24:6	87:25 88:8	58:11	1:18 6:8	49:4,4
24:8,9	88:13 97:1	paying 36:1	phone 28:16	50:7,9,11
50:23	106:2	47:21 52:8	64:2	50:13,25
94:18 95:1	Parkway 2:9	55:6,15,25	106:14	50:25
95:21	51:10	56:2	photo 88:2	69:12,13
98:25	Parsippany 1:19	peace 35:4	104:22	70:20 71:8
99:16	part 17:7	peak 60:9,10	photograph 3:11,12	78:6,18,22
103:22	35:13 44:1	60:16 87:6	22:3 95:16	78:23 81:5
overhead 13:3	61:7 81:6	pedestrian 23:13	98:6,10,13	82:12 94:8
overlay 73:6	82:5 85:22	84:11	98:24	100:3,10
73:11,17	86:9 99:9	peeve 105:9	105:2	100:16,21
73:22 74:6	particular 75:9	people 11:20	photogra... 105:10	101:22,25
overnight 87:17	particul... 101:12	11:24	photographs 104:21	102:3
overrun 16:6	parties 112:8	15:24 16:4	pick 73:21	106:4,9
owned 33:11	Partner 3:4	23:14	74:2 109:1	107:8
owner 26:9	19:20	27:25	picture 46:13	pin 30:15
48:6	party 97:14	28:14,19	99:13	pitch 54:11
	pass 95:23	29:4,5	100:10	94:24
	95:24	31:9 47:21	104:11,14	105:7,16
	105:25	48:6 52:7	104:16	pitched 105:13
P	passed 98:7	54:7,8,9	pictures 106:14	Pitney 1:18
P 1:17,17,22	104:17	54:11,12	piece 21:22	6:9
P.E 1:15	passing 12:15	people's 13:1	41:1	place 6:1
p.m 1:8	path 14:8	percent 79:17,25	piecemeal 44:6	112:4
107:16	15:7 21:16	81:21	pieces 31:9	placed 21:3
108:17	24:14,17	90:14	44:6	92:3
111:17	81:5,14	percentages 90:20	Piermont 3:3	plain 63:13
page 2:2 3:2	82:7,23	perfect 15:16	3:6 18:15	96:3,25
8:17,21,22	pathway 81:9	permitted 70:16 71:5	19:2,4,10	plan 1:4 3:9
8:23,24,24	pathways 15:4	71:15,20	19:18,22	3:10 6:10
8:25 9:11	pattern	72:7,9,12	20:5,12,21	7:20,21
13:16		72:20		20:19 23:7
17:19				26:22

69:2,3	21:11 30:9	10:4,21	77:16	110:3
77:23	31:1,16	11:3,4,5,7	prior 7:8	properties
81:24 83:2	32:2 35:25	39:13 55:7	87:12	29:12
85:12	75:22	55:7	private	56:17
93:14 97:7	77:17	prefer 54:8	30:13	76:15,15
97:18,22	78:20 83:3	54:9	56:13	76:16
108:16	88:14	preferable	probably	90:22
planner	pointed 87:3	38:18,19	10:22 25:9	property
75:21,23	pole 54:5,22	88:11	55:11 62:3	11:24 13:4
76:2 108:2	55:3,15,17	preference	problem	16:20 17:3
108:9,21	58:8	10:15 88:4	14:23 15:5	17:13
planning 1:1	pole's 55:5	premium 36:1	31:15	24:19,21
4:4 37:19	poles 54:15	36:2	37:17 62:2	24:24 26:9
40:11 41:9	54:16 55:9	prepared 3:4	110:12	28:6,8
41:10	police 12:15	5:19 19:19	problems	31:15
107:10	23:12 42:2	106:24	16:16	32:19,20
108:1,3	42:3,10	108:12	37:12	33:9 34:8
plans 3:6	pond 23:25	present 4:11	proceedings	44:3 69:9
6:13 7:10	23:25	4:13 99:22	112:3	71:10
7:11 9:10	50:14	108:6	produced	76:19
14:1 21:9	60:12	pressure	69:18	propose 18:4
24:13,22	62:17,21	50:18	professi...	27:22
45:3 55:23	63:3	pretty 17:3	6:8 7:7,12	proposed
69:17,24	ponds 24:8	24:22	17:24	8:19 9:3,9
69:25 78:9	50:6 62:8	47:16	program	9:10 13:17
78:11	62:8	98:19	81:24	14:4 19:3
79:15 80:3	Pontell 1:21	107:22	progress	19:6 21:15
93:17 94:2	77:8	prevent	76:5	22:15,17
94:2 97:10	poor 47:3	17:14	prohibits	25:13 26:4
plant 84:8	portion	63:16	34:2	26:7,12
planted	36:19	previous	project 7:17	38:5 42:12
39:16	portions	7:13 9:5	7:18 8:19	46:5,8,11
planting	42:15	21:11,16	24:15	46:25 47:9
37:24	position	24:5,21	25:16	48:21
plantings	35:6 42:21	28:22	26:19	50:12
80:4	possibility	58:23 59:6	29:20	52:23
plates 38:2	61:9	59:12	43:12,22	53:21
38:9	108:19	91:25 92:6	43:25	54:15 60:8
play 30:13	possible	93:4	44:14,23	65:24 68:7
30:14,15	61:11	106:10	45:25	69:10
30:16	76:19	previously	50:24	77:25
Plaza 1:22	82:22	8:5 11:15	83:18	79:22
please 4:5,9	88:13	26:4 43:11	91:11	85:20 86:3
43:8 89:5	103:10	65:8 86:3	98:11	97:6
104:9	110:11,25	91:2	99:16	proposing
pleasing	possibly	primarily	projection	26:16
100:5	12:5	101:19	105:10	98:16 99:1
plus 10:23	posting	primary	promise	99:12
42:2 59:24	13:18	98:13	57:20	105:4
point 20:23	power 9:14	principal	promptly	prorated

55:12	pushed 15:5	27:22 28:3	real 31:24	24:13
protocol	16:18,22	36:15	88:25	reconvene
49:13	17:1 19:2	40:24 43:6	realize	89:4
provide 7:24	19:5	43:7 51:12	45:13	record 43:8
9:8 14:7	put 12:7,9	57:19,19	52:12	51:7 74:15
15:9,23	15:6 42:24	58:4,20	really 5:19	89:4 90:4
19:21	46:18,22	63:21	10:12	RECROSS 2:2
23:17	55:7 74:9	64:22 76:1	17:24 20:2	RECROSS-...
86:15	103:12	84:22 91:7	20:25	105:1
provided 7:6	putting	100:8	31:23	REDIRECT 2:2
52:11 66:1	35:21 38:1	104:6,8	32:17	8:6 92:2
67:6 83:11	87:7	Quick 30:19	37:11	reduce 26:23
provision		quickly 32:1	40:12	58:25
65:22	Q	quiet 35:4	48:24 57:5	90:11,14
86:25	quadplexes	quietly 34:7	74:5	94:18 95:1
public 2:5	101:16	quite 21:25	rear 101:1	reduced 18:8
2:16 4:7	quads 106:3	71:12	reason 37:3	18:10 24:6
6:24 7:7	quality	quorum 5:8	37:9 40:8	50:11
12:11,15	24:11		66:13	60:20 79:7
43:7 61:16	quantity	R	67:12	79:11
61:20	24:11	R 1:8,17	98:24	87:25 88:3
63:17 90:3	86:10	43:10 45:6	reasons 49:2	104:3
104:8	90:11	51:10	109:3	reduces
107:20	question	58:21	rebuttal	18:14
110:5,5,13	10:7 12:14	112:1	108:6	reducing
publicized	12:24	radii 27:6	recall 6:23	59:3 78:24
108:25	30:19 31:2	radius 27:5	8:2 14:17	79:5 90:19
Puccio 1:13	35:5,19	rain 62:24	27:19	94:22
4:24,25	43:16,19	raised 18:17	65:18,19	reductions
17:8 30:19	43:19,25	19:9 23:22	87:21	60:20
37:25 38:8	44:5,6	rate 59:7,16	91:11	85:22
38:14	45:7,8	60:2,7,9	103:9	86:15
89:15,16	46:12,24	60:10,11	recapped	90:16
pull 14:9,10	47:20 48:2	60:13,15	26:22	refer 73:7
27:2,3	48:23	60:16,17	received 8:7	73:13 93:8
64:2 66:12	49:17	85:9,13,15	18:6	referenced
95:8	51:13,22	85:21,23	recess 89:2	7:23
pulling	52:19,20	rates 59:14	recognize	referring
83:12	58:5,6	60:19	30:24	21:11
pump 106:3	59:19 60:5	reach 7:19	recommend	49:22
purchase	64:5,6	59:20	9:18 41:4	66:10
31:17	68:5 73:10	reaction	41:20	reflected
purpose 10:2	73:16	62:19	recommen...	69:15,16
102:1	75:17	reactions	12:6,14,20	94:10
purposes	86:19,21	62:19	38:7 45:16	reflecting
12:11	87:16	read 21:7	recommended	34:20
37:15	104:25	74:14	8:12,18	regard 77:18
57:13,14	105:22	77:13	17:20 39:4	91:21
push 14:6	107:1	reading	reconstruct	regarding
15:12	questions	84:17	21:17	7:17 19:9

53:13	96:10	respectful	revision	10:9 12:3
regraded	represented	35:22	7:24 80:3	13:8 17:2
23:16	18:3 81:12	respectf...	92:24 93:1	19:24
regrading	request	61:12,17	93:6	50:18,24
97:6	23:11,19	61:19	revisit	51:10
regular	26:9 36:18	response 7:6	75:19	53:19
109:7	57:16	44:21	Rich 67:21	54:10
reimburse	requested	responsi...	Richard 2:13	59:21
56:25 57:4	14:6,10	9:15,22	7:15 91:18	61:21 62:3
reiterate	37:1,4	10:4 44:16	92:25	67:13 77:9
26:3	required	51:19 55:5	100:1	87:6
related 7:24	41:7 60:20	responsible	ridge 94:20	101:24
26:19	73:23,24	51:23 55:8	Ridgewood	105:24
relative	80:17	rest 23:8	30:15	107:6
91:12	90:16,20	53:18 57:1	right 5:9	Rivervale
112:7,9	requirement	57:8	6:12,17	1:7 14:4
relief 65:24	80:5,11	restaurants	14:5,17	16:25
relocated	81:21 84:5	35:20	15:2 17:4	17:11
18:24 24:2	107:3	restrict	17:10,13	25:16,17
remain 91:15	requirem...	20:2	20:18,19	25:19
remainder	24:10	restrict...	21:12,13	36:25 47:6
17:19,20	40:12 59:5	72:8	22:10	50:16
remains	60:3 90:20	result 61:6	23:24 24:4	road 1:7,19
61:18	107:7	63:7 90:10	25:5 27:4	14:4 17:1
remediate	requires	97:6	27:11	17:11
44:24	36:7,7	resultant	30:21	18:15 19:2
remember	86:13	94:2	31:10	19:4,10,22
68:18	rerouting	resulting	33:17 35:6	20:5,12,22
remind 33:25	86:1	94:22	36:12,25	20:23
removed	rescue 23:18	results	38:4 43:4	21:25
25:20 27:1	research	85:20	46:7,13,25	22:13,14
47:2,5	56:15	retail 95:15	47:4,14,15	25:13,16
66:15	residence	retention	50:17 51:2	25:17,19
repeat 65:1	17:5	49:24 50:3	60:8 63:10	26:6 40:12
replace	residences	50:19	63:22	41:19 42:4
38:13 39:5	33:13	60:12 62:8	68:12	47:2,6
replaced	residential	62:8	69:11,20	49:4,4
25:21	10:1 11:17	rev 34:8	73:15 77:5	50:7,9,11
report 65:9	17:4 26:11	review 8:8	78:21,22	50:13,16
85:4	28:20	38:17	84:23	51:1 69:12
reported	29:12	44:15,17	88:24 98:2	70:20 71:8
112:4	34:12	reviewed	99:9	78:18,22
reports	35:16,20	39:25	102:20,23	78:23
67:24	residents	revised 6:13	103:4	roadway 23:1
represent	31:14 32:8	7:4 14:1	104:8,23	23:10
99:11	resolution	26:25 69:3	107:13,15	39:18 53:5
105:11	41:21	86:9 92:20	109:2	roadways
represen...	respect	92:22	110:24	53:3
22:8	23:20 36:3	revising	river 1:1,7	ROBERT 1:10
represen...	49:9	79:15	1:25 4:4	1:10

roll 4:9 89:5	S 1:17 2:1,1 2:1 3:1 45:6	scheme 96:10	31:8 37:16	set 23:4 24:13 71:11 72:13 74:13 108:23 112:5
rolling 34:7	safe 9:7 16:14 31:7 46:9 53:18 57:8	school 33:22 109:17	38:16 39:2 40:12 41:12,21 54:5 56:12 57:16 63:25,25 79:16 81:18 94:17 95:14 97:1 99:9,12 100:23 102:2,4,9 102:11 104:11 105:12,14 105:17 106:1,1,2 106:2,3,14 106:18 107:5,5,12	setback 19:4 72:3 setbacks 72:5 Setion 84:15 seven 17:19 sewer 53:1,2 shaded 20:8 81:19,23 shape 31:4 shed 103:11 sheet 13:25 17:25 23:4 23:7 47:12 47:13 77:23 93:2 93:3,4,6,6 93:16,16 94:10 97:18 100:24 102:3 sheets 13:22 92:8 shielding 103:5 shift 62:11 shingle 94:5 shingles 101:20 shining 11:21 short 20:11 50:7 62:19 62:19 88:22 shortening 105:12 shorter 50:7 show 20:15 21:14 27:12 81:11
roof 94:2,2 94:8,20,22 94:22,24 98:3,23 100:11,12 101:14 102:6,14 103:19,20 103:22,23 103:24,24 104:4 105:3,4,7 105:15,16	safer 57:8 safety 11:20 12:11,15 13:7 15:24 53:14,16 54:1,13 57:13 88:14 salute 4:5,6 sanitary 53:2	schoolyard 33:22,24 scope 27:23 SCOTT 1:9 screen 25:16 26:10 screened 48:17 screening 12:10 48:20 second 6:4 9:11 13:15 23:18 52:20 65:17 72:21 102:24 Secondly 93:6 SECRETARY 1:16 section 16:22 20:11 34:1 36:23,24 36:25 37:6 37:12,17 38:4 42:12 42:22 47:4 50:7,8 77:9,14 84:7,14,16 94:8 103:20,21 sections 78:8 security 87:25 sediment 43:20,21 see 15:5 16:10,23 20:7,8,10 20:17,25 21:20,22 22:14 28:1	102:11 104:11 105:12,14 105:17 106:1,1,2 106:2,3,14 106:18 107:5,5,12 seeing 100:13,21 102:8 seen 48:16 sees 43:25 105:11 select 95:25 selected 90:17 96:11 sense 19:15 42:13 48:25 sent 105:3 separate 76:8 series 94:7 seriously 35:5 service 5:13 5:14 services 52:9 serving 84:11 session 67:24 75:21	
rooms 65:15 room 107:20 108:20 109:10 110:1 rotated 94:19 rough 95:13 route 32:2 routed 50:13 Rudy 2:6 43:9 run 62:12 94:9,22 runoff 24:11 43:14,20 43:24 59:3 59:5,14 62:12 76:15,16 76:20 85:6 85:9,13,15 85:21 90:11,12 90:14,15 90:19 runs 20:20 43:22 70:10 71:7 78:5 82:11 93:24 rural 42:16	Santola 22:24 30:22,24 35:9 67:21 87:23 88:2 88:12,17 100:17 104:1,14 106:23 108:19 109:20 111:14 sat 40:10 Saturday 28:11 Saturdays 34:4 save 38:22 38:23 saying 47:16 72:24 says 34:1 66:3 69:3 69:16 73:1 77:14 scale 81:18 95:4 98:25 scattered 38:25 scheduling 35:14 110:16	roll 4:9 89:5 rolling 34:7 roof 94:2,2 94:8,20,22 94:22,24 98:3,23 100:11,12 101:14 102:6,14 103:19,20 103:22,23 103:24,24 104:4 105:3,4,7 105:15,16 rooms 65:15 room 107:20 108:20 109:10 110:1 rotated 94:19 rough 95:13 route 32:2 routed 50:13 Rudy 2:6 43:9 run 62:12 94:9,22 runoff 24:11 43:14,20 43:24 59:3 59:5,14 62:12 76:15,16 76:20 85:6 85:9,13,15 85:21 90:11,12 90:14,15 90:19 runs 20:20 43:22 70:10 71:7 78:5 82:11 93:24 rural 42:16 <hr/> S <hr/>		

83:12 92:9	15:8 16:6	sleep 11:21	speaking	start 5:25
96:17,18	signage	28:11	35:8	34:11
showed	26:16,19	sleeping	special	44:12 78:2
103:10	significant	29:4 33:19	109:1	110:2
showing 40:1	104:3	slight 69:12	specific...	111:10
98:24	signs 13:17	slightly	72:15	started 4:4
shown 78:11	14:4,7,9	33:13 97:8	74:25 75:7	5:10 6:24
81:17	14:14 15:6	slope 42:20	79:12	31:10 32:3
96:21 97:7	26:19,20	slow 8:20	specified	56:15
98:14	silt 43:23	slowly 11:2	55:19	starter
102:3,18	44:1,9,10	62:10,10	specs 84:12	34:24
107:3	44:11,24	62:22	Spell 91:16	state 43:8
shows 21:15	siltation	small 14:15	spent 61:17	60:21 90:8
77:23	44:19	24:1	split 95:11	stated 34:3
107:4,5	similar 22:9	smaller 18:8	95:12	82:3
shut 42:5	98:10	96:7	splitting	Statile 1:15
side 16:15	101:10	smart 5:12	97:13,20	5:4,5 9:13
21:12 26:7	simple 6:4	5:18	spoke 107:18	9:25 10:8
34:16	simulation	snow 52:10	spreading	10:14,20
39:13 46:1	22:5,6	soil 7:9	13:3	11:3,11
46:3 50:16	single 23:24	26:21	spreads	12:6,17
70:10,12	Sir 37:5	44:15,20	31:25	13:5,10
70:13	site 1:4	44:24	square 14:19	14:6,10,12
92:15	6:10 7:10	Sonnefeld	66:6,7,25	14:19,23
94:21	7:20 9:16	7:16	67:3,8,11	15:19,22
97:15 98:1	14:1 21:13	Sonnenfeld	67:19,20	16:1,5,11
98:2	23:7,7,13	91:19	67:25 68:2	16:17,21
100:20	27:1,8	sooner 17:14	68:8,9	17:7,17,23
101:2	39:17	sorry 26:2	82:15,18	18:25
102:15,18	40:15	64:20,20	83:25	22:20,25
102:24	44:18 45:2	64:23 65:1	stabilized	23:22
103:14	60:7 63:23	77:4 79:23	44:18	24:25 25:5
sidewalk	64:1,12,13	sort 29:8	stage 62:3	25:9,23
83:12	67:4 79:15	58:24	63:9	26:2 27:2
sidewalks	80:24	sounded 44:8	staging 62:2	29:21
10:3 37:13	81:24	soundpro...	62:11,23	32:15,19
51:19	84:19	34:21	87:5	32:23 33:8
siding 94:4	93:24	sounds 15:14	stand 22:21	33:17
94:5,5	sitting 5:16	19:16	92:11	34:14
96:1 98:21	62:10	south 16:15	107:7	36:19 37:1
101:15,15	situation	17:10	standard	37:5,8,11
101:17	15:13	43:22	53:6 54:16	37:22 38:7
102:5	31:22 35:9	space 110:11	55:20	38:10,15
103:13,13	size 14:14	speak 5:21	86:11,13	38:21 39:1
sight 15:5	14:16	18:23	87:1	39:5,9,13
15:24 16:7	25:11	45:18 59:7	standards	39:16,23
17:12	66:15 99:8	63:18	59:17 60:4	40:2,10
19:22 20:3	107:21	SPEAKER	60:21	41:4,8,16
47:3	sizes 67:6	104:11,16	85:21 90:9	41:20,24
sign 14:16	slab 98:3	104:19	90:19,21	42:6,9

43:4 45:8	56:17	streams	structur...	90:4
52:1,4,7	stones 99:19	62:18	65:14	sure 5:21
52:17 53:8	stop 9:13	street 1:23	stuck 40:6	8:17 10:20
53:11 55:1	15:6,8,10	8:19 9:14	stuff 32:6	10:24,25
55:4,11,16	15:24 16:1	9:21,25,25	style 95:11	11:18
55:22 56:2	16:4,6	10:3,9,14	95:17	13:14 18:4
56:5 58:13	17:14	11:18 12:2	subdivision	21:6 28:2
61:14,14	22:10 25:7	13:10 15:2	1:5 6:10	31:13
61:23 62:1	26:19	15:11	7:21	54:20
62:15 63:1	30:23	18:22	subject	65:19 75:3
63:5,8	80:21 83:7	22:10	44:14	75:3,6
65:8,11,18	stopped	33:12	108:6	78:21
71:24 72:3	80:17 83:2	45:10 52:6	submission	87:24
72:17	stopping	52:10,13	18:3 81:11	104:13
73:20 74:5	15:25 41:2	52:24	submitted	surfaces
86:6 87:3	stops 15:7	54:11	6:13 7:4,5	105:13
89:21,22	storage 24:8	56:16	13:24 14:1	surround
93:2 94:11	storm 24:10	62:13	23:5,9	70:6,8
99:3	53:1 59:23	77:15	44:20 69:5	surrounded
110:21	62:4,6,24	103:7	85:12 92:7	29:12
Statile's	63:4 90:5	streets	92:10	SUSAN 1:13
8:8 45:16	90:13,18	51:14,17	Subsequent	Sussex 56:21
63:19	storms 62:19	51:24 53:3	79:15	swells 62:6
66:18	85:7 90:15	56:9	subtracting	sworn 8:5
stay 46:17	stormwater	streetscape	66:3 67:3	SYLVIA 1:16
staying	7:11 23:20	38:20	subtraction	
25:19	24:9 37:13	Strictly	66:6	T
steel 38:2,9	43:14,20	56:4	suggest	T 2:1 3:1
54:18	59:3,5,13	strip 23:2	75:16	45:6 112:1
Steinberg	60:3,21	36:16	suggested	112:1
1:21 77:8	76:16,20	stripped	9:9 15:6	Table 85:5
stenogra...	84:24 86:4	101:4	suggesting	take 10:8
112:4	86:25 90:8	strips 39:21	97:8	17:9 38:19
step 94:3	90:10,21	structural	suggestion	50:18
97:25	straight	87:11	86:6	65:25
stepped 94:4	69:11	structure	sum 73:16	73:25
stepping	stream 43:21	65:10	summary	88:25
97:19	43:23 44:2	74:17 79:8	17:25	94:17
sticking	44:2,19	structures	summons	97:17
72:22	50:17,20	6:21 63:24	34:13	taken 21:10
sticks 42:17	59:11,21	64:4,6,10	Sunday 28:11	32:19
75:10	60:4,23,24	64:25 65:4	Sundays 34:4	35:18
stockade	61:20,24	66:4,5	supercedes	68:25 89:2
25:19	62:7 63:7	67:6,7,18	93:4	98:10
stone 14:22	63:12,14	67:19 68:3	superior	105:15
96:1 99:3	86:9,12	71:19 73:1	5:15,23	talk 6:20
99:16,17	87:8,9	74:8 75:13	56:22,23	11:1 29:14
101:1,21	90:6,10,22	79:6 100:2	suppleme...	42:4
102:6	90:24	100:11	46:22	107:14
Stonehill	105:25	106:4,15	suppleme...	talked 34:12

40:13	testimony	109:15	109:25	71:21
41:10	7:15,24	think 10:17	Tices 106:11	107:9
talking	9:5 27:23	11:1,8,12	time 27:19	townhome
34:25 35:3	28:23 54:2	14:11	42:5 48:24	73:25
57:5	58:23 59:7	28:22 29:8	49:16	townhomes
talks 65:23	59:12	29:9 30:3	54:10	52:7
tall 39:7	64:14	31:1,3,7	60:15	townhouse
tax 68:20	65:20 67:5	31:16,21	61:17	76:11 77:9
taxes 52:8	77:18	35:7,18	62:18	81:3
taxpayers	79:24	36:12	67:22 80:7	townhouses
52:11	85:11	40:19,25	80:10	10:5 99:19
team 7:12	87:12,21	41:1 42:14	86:22	101:16
67:23	88:22 91:4	42:25 43:2	87:16 95:5	106:16
technical	91:21,25	49:10 52:2	97:10	township 1:1
109:3	92:6 93:8	57:5 58:10	112:4	9:4 11:6
techniques	97:5 99:25	65:16 72:4	timers 87:17	55:6 56:18
87:12	100:1	72:14	88:1,3	township's
tedious	104:9	73:15,19	times 34:3	10:3
80:16	106:10,21	74:3 76:4	41:24	townships
tell 8:15	107:24	76:6 78:25	82:25	62:8
11:22 60:2	108:3	86:13 88:6	timing 86:11	tractor
62:1 66:9	112:3	88:10,12	87:5	47:19 48:1
69:23	texture	88:14 91:1	tiny 21:22	tractors
80:23 99:4	96:19	91:9 92:10	today 19:19	28:12,18
tells 83:4	textured	95:3,5	29:2	31:11
tend 15:1	95:13	96:20	told 5:23	traffic
tennis 64:17	thank 9:1	104:17	81:25	26:18
64:24 65:3	13:12	106:24	tonight	trail 14:25
65:6,9	40:22 51:2	107:2,10	27:23	transcript
Terbell 2:9	58:18	107:21	107:4	112:3
51:10	76:25 77:1	108:4,11	tonight's	transferred
terms 49:13	77:4,7	110:10	7:1	9:23
103:10	88:17,18	thinking	top 55:23	transgre...
testified	88:19	100:18	103:23	13:3
27:20,21	104:19	third 27:19	topic 61:16	transgre...
46:19	105:19	76:12	tops 106:19	11:25
53:22	111:13,14	thorough	total 68:12	trash 18:24
67:16,21	111:15	5:19	68:12	traveling
67:24	Thanks 39:15	thought	84:12	100:10
78:24 80:7	40:4	37:10	tournament	treated
81:4,8,22	theme 99:15	40:14	33:4	93:25
82:25 86:8	thing 33:11	58:17 90:2	town 9:24	treatment
87:23 91:2	38:22 41:1	thousand	10:2 24:16	93:23 97:2
95:3 97:11	52:15,15	42:2 54:6	32:11	98:18
104:10	62:4 98:3	three 24:7	33:12 49:9	100:25
testify 51:5	103:18	52:10 66:5	55:8,15	tree 20:20
53:21 83:9	things 12:16	67:17,18	56:23,24	20:22
87:24	31:3 42:25	68:6 84:25	57:2 62:5	38:21 39:3
testifying	43:1 52:11	85:5,13	63:17 64:8	100:13
69:15	94:25	Thursday	69:16	102:13

trees 21:1 37:22 38:1 38:5, 6, 11 38:18 39:8 39:19, 23 46:14, 16 47:1 100:23 103:7 106:8, 18	104:4 108:22 110:17 type 101:10 101:15, 25 typical 9:4	101:21 110:11 uses 35:19 64:3 72:18 72:19 74:11, 21 74:23 107:8 usually 33:2 36:5 utilities 52:20, 22 53:1, 2, 4, 9 utility 53:8 53:11 54:16 55:6 55:12, 20 58:7 utilize 99:1	108:8, 10 108:12 variance 26:14 29:21 65:24 105:20 variances 29:18 varied 97:7 varies 60:15 60:15 78:14 variety 39:3 95:12, 21 96:21 vastly 56:22 56:23 Vedral 2:9 51:5, 9, 9 51:17, 22 52:5, 12, 18 52:24 53:6 53:10, 13 53:17 54:3 54:13, 18 54:21 55:3 55:10, 14 55:18, 24 56:4, 6, 12 56:19 57:7 57:11, 16 57:22 58:1 58:6, 17 vegetated 20:24 vegetation 20:13, 24 21:15 46:21, 22 vehicles 14:21 15:7 27:7 36:8 40:7 Verde 1:21 77:8 Vernon 56:18 versus 56:17 vertical 18:20	97:18, 25 VICE 1:10 89:12 view 3:3, 6 19:17 21:8 21:20 22:10 31:20 88:14 101:24 103:7, 11 views 19:9 31:20 35:11 36:14 54:8 virtue 79:6 visibility 14:7 visible 106:7 vision 20:12 visual 17:9 visualize 12:15 visually 42:17 94:6 visuals 48:21 volume 24:8 24:8 59:11 59:14, 16 60:23 63:6 63:12 86:12, 15 87:7 vote 43:2
triangle 47:3 tried 32:5, 7 Trocchia 7:16 91:19 true 48:19 64:17 88:9 112:2 try 35:15 69:20 84:19 110:11 trying 15:3 26:23 45:22 101:11 107:18 tucked 19:2 turn 88:10 101:1 tweaks 6:20 twice 51:6 99:10 two 6:4 15:7 17:18 23:23 24:7 31:11 34:18 45:10, 14 62:18 72:21 75:9 75:12 76:8 84:25 85:6 85:14, 15 86:2 90:13 91:21 94:7 94:9, 25 96:20 97:24 99:23	<hr/> U <hr/> ugly 96:23 unavailable 107:20 unclear 63:23 undedicated 51:24 52:6 52:13 underground 52:23 53:2 53:7 understand 6:14 11:20 36:13 60:5 73:9 understa... 53:25 57:12 64:9 106:5 understands 9:14 unit 30:4 31:21 35:7 units 29:6 31:24 43:13 47:22 48:5 95:9, 10 unseen 100:3 update 91:22 97:9 updated 7:9 79:16, 19 79:20 83:11 92:9 use 1:16 11:5 63:15 65:9 73:23 74:18, 19 75:4 76:19 86:25 95:10	<hr/> V <hr/> V 51:9 Vaccaro 1:13 5:1 Vale 1:1, 7 1:25 4:4 10:9 12:3 13:9 17:2 19:24 50:24 51:10 53:19 54:10 77:9 101:24 105:24 107:6 Vale's 67:13 valuable 90:3 Van 1:22 2:12, 15 77:5, 7, 8 77:10 84:14, 16 84:21 86:20 88:9 88:17 104:24, 25 105:1, 19 107:1	<hr/> W <hr/> W 2:1 58:21 wait 68:14 75:15 waiting 44:21 walk 6:14 23:14 47:25 walkway 21:15 wall 14:17 15:1 20:7	

34:19	watts 11:5	31:14	34:15	61:1,5
95:16 97:1	way 9:14,21	34:25	37:12 69:9	64:9,14
97:14	15:1 16:7	35:15 36:2	70:12 71:9	65:1,6
98:21	16:19	36:19	western	66:9,14,18
walls 14:5	19:24	42:21 43:1	24:19	66:21,23
95:8	21:19,23	44:21 57:5	wet 23:25,25	67:1,5
102:22	22:16	58:2,13	White 2:11	68:6,19
want 5:10,12	24:15,19	65:14	30:16	69:1,6,9
10:18	24:21	68:13	58:22	70:8,17,22
11:20 15:4	25:24 31:5	75:20	wide 24:17	70:25 71:3
35:4 41:16	32:4 34:21	83:12,25	82:8	71:6,17
42:11	41:6,13	85:9 88:25	widen 21:17	74:21 75:6
51:13	42:1 50:2	88:25 89:4	24:18	76:10,13
57:25	50:16	95:9 97:8	widened	76:17,21
63:13	52:14 62:1	97:13,14	36:24	76:24 80:1
69:14,23	88:10	97:19	widening	80:6 81:2
73:21,23	93:25	98:16,19	17:2 37:16	86:7,22
77:13,21	94:18,19	98:24	42:22	91:18
84:24 88:7	100:25	99:11	widest 17:7	92:22 93:3
109:1	101:5	100:22	willing 58:7	93:13,20
111:9	102:7	101:11,16	windows	94:12 95:3
wanted 99:11	Wayne 1:14	108:21	11:21,25	95:7,19,24
99:22	4:22,23	we've 23:10	28:14	96:6,11,16
107:9	14:14,22	25:11 27:5	94:13	96:18,25
wants 12:18	16:15,20	32:7 36:13	wing 93:23	97:25 98:9
39:19	16:25 17:6	86:16	102:5	99:5
53:12	25:3,7,18	website	wise 88:15	100:14,18
110:10	25:24	67:13 69:3	wish 5:21,22	100:24
wasn't 38:4	26:16	69:16,21	witness	101:11
48:24	40:25 41:6	70:4	17:12	102:2,11
67:23 70:4	41:12 42:4	Wednesday	27:17 28:7	102:17,23
95:4	42:8 89:13	1:6 4:3	28:9,22	103:5,14
106:20	89:14 96:4	week 17:24	36:18,23	103:18
water 24:11	97:23	weekdays	38:3 43:17	104:2,20
49:19 50:3	102:15,20	34:5	43:18	106:5,20
50:5,16,19	103:4,12	well-lan...	45:13,18	108:5,9
53:1 59:22	103:16	84:19	46:4,15,23	witnesses
60:7,12,24	we'll 12:21	well-versed	47:8,13,17	108:9,14
61:3,4,5,9	14:12 21:4	75:23	48:2,12	Wolfson 1:18
61:20 62:6	25:9 28:2	went 106:13	49:2,8,22	2:4,14 6:7
62:7,9,9	58:14 61:4	weren't 38:3	50:1,5,22	6:8,17,23
62:12,16	95:25	west 22:18	51:16,21	8:6 15:16
62:17,20	96:12	40:15	52:22,25	19:14
62:20,21	108:13	56:16	53:16,20	27:18 30:7
63:3,8,12	110:4	70:10,24	54:17,19	45:23
86:10,12	we're 5:11	102:22,23	54:24	46:18
87:5 90:5	5:19 21:5	102:25	55:21 59:1	47:11
90:18	21:17	westerly	59:4,9,12	49:10
wattage 13:2	24:23	24:15,21	59:25 60:9	61:12
55:13	27:12	24:24	60:14,19	65:22

66:16,20	112:18	79:3	1998 56:20	109:18,20
66:22		10 15:16	19th 109:9	31 95:5
67:16,23	Y	63:25		104:3
75:20	yard 26:11	64:10,24	2	32 95:5
79:14,24	26:13	85:7	2 18:12,12	104:3
80:2 81:1	70:18,20	10,000 68:13	18:14	33,000 67:3
86:5,19	71:2,23	10,204 67:20	59:22,24	67:8
88:20,21	72:1,8,20	10:00 110:3	59:24 79:3	33,579 66:7
90:1 91:6	72:20,22	10:06 111:17	79:3 80:13	66:25
91:10 92:2	74:18	100 2:15	82:18	67:11
92:19	75:10,14	105 2:15,16	83:20,25	
95:23 98:8	yards 12:10	2:17	85:7 97:20	4
102:9	70:16 71:5	106 72:3,5	103:21	4 6:25 13:25
103:9	71:15,20	11 14:2	2,000 82:11	23:7 24:17
105:21	72:12 73:2	11:00 88:7	20 14:11	26:9 47:12
107:18	yeah 14:23	11th 3:6	15:12 31:9	47:13
108:5	15:17	21:9	201 1:24	60:11 98:1
110:24	27:15,24	120 20:23	2019 1:6 3:6	4-on-12
111:13,15	29:16	1201 1:4 6:5	4:3 6:25	94:25
wood 54:18	63:20	128 2:9	8:8 14:2	4/11 69:4
54:20	88:24	51:10	19:19 21:9	43 2:5,6
word 9:16	89:16	13.3 80:11	66:21	43,700 67:18
10:12	110:7	13.4 80:21	21 3:5	43,783 67:19
30:22	year 85:7	13.5 80:8,10	24 62:4	45 2:7 19:4
words 5:10	90:13	80:19 81:1	25 35:1 95:1	466 2:11
work 14:12	years 35:1	81:2 82:24	106:25	58:22
21:19	Yep 93:19	83:1,7,10	25.8 104:4	489-0077
22:16		13th 109:6	26th 109:13	1:24
35:17 41:9	Z	109:10,10	28 2:4 6:25	4th 7:3
worked 7:12	zero 26:25	109:24,25	6:25	
21:6 41:9	59:20	110:14,20	29th 107:16	5
working 4:2	zone 74:2	111:7,8	107:16	5 1:4 6:5
19:23 48:1	101:25	14 8:8 64:3	108:13,16	8:18,21,25
wouldn't	zoned 29:17	14,000 82:15	110:23	25:1 66:19
13:5 29:16	zones 39:17	142-2.5 (f)	111:1,4	5-on-12
35:7 40:8	73:22,22	77:14		94:24
48:24	zoning 72:5	14th 66:21	3	5 (a) 9:2
87:18		15 1:6 78:19	3 2:6 8:17	5,700 68:9
wraps 70:12	0	78:21,23	8:22,23,24	5/15/2019
written 64:1	07054 1:19	15th 4:3	8:24 18:9	3:4
74:17	07601 1:23	19:19	18:10,14	5:00 34:11
wrong 81:5	07675 1:7	16 6:24	24:17	50 10:23
105:24	08/04/19	17:20 98:1	43:10	39:9 90:14
106:4	112:18	98:2,4	72:10 79:1	500 20:6
108:23		16,800 68:7	83:22 85:5	82:18
	1	17 14:19	3,000 41:24	51 2:9
X	1 98:1	170 20:10	30 20:9,11	578 6:1
X 1:3,5 3:1	1.2-1.1 84:7	172 68:7	79:17,25	58 2:10
59:24	84:15	18 7:5 36:6	81:21	
XI00991	1/2 18:12	19 1:23 3:3	30th 7:1	6

<p>61:4 6:6 8:21 9:11 13:15 26:6 66:19 97:25 6.02 68:21 68:22 6:00 33:4 34:4, 4, 5 60 19:5 600 21:24 628 1:7 65 11:5</p> <hr/> <p style="text-align: center;">7</p> <p>7 8:17, 24, 25 37:8 82:8 7:00 32:15 32:16, 18 33:1, 3 110:2, 15 110:21 7:30 1:8 107:16 108:16 110:15 111:3, 4, 6 111:9, 10 111:10 70 11:5 41:24 77 2:12</p> <hr/> <p style="text-align: center;">8</p> <p>8 2:4 95:1 105:20, 20 8:00 34:4 800,000 34:25 47:21 85,000 83:25 8th 93:1</p> <hr/> <p style="text-align: center;">9</p> <p>9 2:8, 17 45:5 105:23 9:00 32:13 33:4 34:3 34:4</p>	<p>9:40 89:4 90 2:3 91 2:14 92 3:7 93 3:8, 10 95 3:11 966-6300 1:20 973 1:20 98 3:12 98-5 34:1 9th 34:7</p>			
---	---	--	--	--