

TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
TUESDAY, NOVEMBER 23, 2021  
7:30 P.M.

-----  
IN THE MATTER OF: ) TRANSCRIPT OF  
)  
APPLICATION OF ) PROCEEDING  
EDGEWOOD GOLF COURSE REALTY, LLC )  
BLOCK 1201, LOT 6.01 )  
449 RIVERVALE ROAD )  
-----

B E F O R E:  
SCOTT LIPPERT, CHAIRMAN  
GLEN JASONOWSKI, MAYOR (ABSENT)  
JOHN DONOVAN, COUNCILMAN  
ROBERT ADAMO, MEMBER  
DELIX ALEX, MEMBER  
ROBERT FORTSCH, MEMBER  
MATTHEW ROSS, MEMBER  
SUSAN VACCARO, MEMBER  
PETER WAYNE, MEMBER

HUDSON COURT REPORTING & VIDEO (732) 906-2078

1 A P P E A R A N C E S:  
2 MARC E. LEIBMAN, ESQUIRE  
3 KAUFMAN, SEMERARO & LEIBMAN, LLP  
4 2 Executive Drive, Suite 530  
5 Fort Lee, New Jersey 07024  
6 Counsel for the Joint Planning Board  
7 KATHARINE A. COFFEY, ESQUIRE  
8 DAY PITNEY, LLP  
9 One Jefferson Road  
10 Parsippany, New Jersey 07054-2891  
11 Counsel for the Applicant  
12  
13 JOHN A. CONTE, JR., ESQUIRE  
14 LAW OFFICES OF MYERSON, FOX, MANCINELLI & CONTE, PA  
15 One Paragon Drive, Suite 240,  
16 Montvale, New Jersey 07645  
17 Counsel for the Interested Party  
18  
19  
20  
21  
22  
23  
24  
25

A L S O P R E S E N T:  
12  
13  
14 MARIA HAAG, LAND USE SECRETARY  
15 CHRISTOPHER STATILE, P.E., BOARD ENGINEER  
16 CAROLINE REITER, BOARD PLANNER  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 I N D E X  
2 WITNESS SWORN TESTIMONY  
3 DAPHNE GALVIN, PE, PP, LEED 14  
4 Direct Examination by Ms. Coffey 14  
5 Board/Professional Questions  
6 Chairman Lippert 18  
7 Mr. Statile 20, 27,  
8 43  
9 Councilman Donovan 26  
10 Mr. Adamo 28  
11 Mr. Fortsch 33  
12 Public Questions  
13 Beth Friedhoff 38  
14 525 Rivervale Road  
15 Howard Weber 45  
16 525 Dorchester Drive  
17 Lawrence Friedhoff 48  
18 525 Rivervale Road  
19 THOMAS S. CARMAN, L.A. 51  
20 Direct Examination by Ms. Coffey 51  
21 Board/Professional Questions  
22 Mr. Adamo 66  
23 Councilman Donovan 69  
24 Mr. Statile 75  
25 Public Questions  
Steve Burns 83  
513 Rivervale Road  
Lawrence Friedhoff 84, 101  
525 Rivervale Road  
Beth Friedhoff 89  
525 Rivervale Road  
Florence Morganstein 93  
9 Holiday Court  
JOHN TAIKINA, PP 105  
Voir Dire Examination by Ms. Coffey 105  
Direct Examination by Ms. Coffey  
Board/Professional Questions  
Ms. Reiter 143  
Chairman Lippert 153  
Mr. Fortsch 161  
Mr. Wayne 164  
Mr. Adamo 169

1 I N D E X (continuing)  
2 WITNESS SWORN TESTIMONY  
3 ERIC WITMONDT 166 166  
4  
5  
6  
7  
8  
9  
10  
11

12 E X H I B I T S  
13 NO. DESCRIPTION PAGE  
14 A-6 2008 Historic Aerial with  
15 Tennis Courts 16  
16 A-7 Reconstructed Tennis Court  
17 Exhibit prepared by Partner  
18 Engineering 17  
19 A-8 Supplemental Planting Package  
20 Prepared by Melillo Bauer and  
21 Carman dated 11/19/2021 52  
22 A-9 Group Photo Array of Seven Photos 130  
23 A-10 Preliminary and Final Major Site  
24 Plan, Overall Site Plan, Sheet 4  
25 of 61 Prepared By Partner dated  
8/31/18, Last Revised 10/22/21 174

1 CHAIRMAN LIPPERT: We have one hearing  
 2 on tonight, it's the continuation of the application  
 3 for Edgewood Golf Club Realty, LLC, Block 1201,  
 4 Lot 6.01, 449 Rivervale Road.  
 5 This is continued from the November 11  
 6 meeting. We met in person on November 11th. There's  
 7 been a variety of opinions about whether or not we  
 8 should conduct our meetings in person or virtually  
 9 and so we decided to try to do both.  
 10 So at the first hearing on November 11,  
 11 the applicant presented witnesses and testimony and  
 12 evidence, and there's a transcript of that proceeding  
 13 up on the website that's available to everybody, and  
 14 all the documents, the evidence, is also available on  
 15 the website to everybody.  
 16 Tonight the applicant is going to  
 17 continue with its presentation. I understand that  
 18 the applicant will recall their landscape architect  
 19 and their architect to review some revisions to the  
 20 plans that were made as a result of some of the  
 21 discussion at the last meeting. Those witnesses will  
 22 have a chance to ask questions of -- sorry, to answer  
 23 questions by board members, and then the public will  
 24 be able to ask those witnesses questions as well.  
 25 Okay. And so we'd like to have

1 everybody muted, please, until it's your turn to  
 2 speak.  
 3 If you wish to speak and ask questions,  
 4 you will raise your hand and we'll recognize  
 5 everybody.  
 6 The final witness, I understand, will  
 7 be the applicant's planner, and you'll have a chance  
 8 to ask questions of the applicant's planner as well.  
 9 And then when the applicant has  
 10 finished the applicant's presentation, then members  
 11 of the public can then speak and give testimony and  
 12 say what they'd like about the application. And  
 13 that's the way we're going to proceed tonight.  
 14 Mr. Leibman, did I miss anything?  
 15 MR. LEIBMAN: No, you got it all.  
 16 CHAIRMAN LIPPERT: Okay. All right.  
 17 So with that, I will recognize  
 18 Ms. Coffey and you can proceed.  
 19 MS. COFFEY: Thank you, Chairman.  
 20 Are you able to hear me all right?  
 21 CHAIRMAN LIPPERT: Yes.  
 22 MS. COFFEY: Excellent.  
 23 Good evening, everybody. This is Kate  
 24 Coffey from Day Pitney --  
 25 CHAIRMAN LIPPERT: Actually you're

1 breaking up a bit.  
 2 MR. LEIBMAN: Yes, it's not very loud.  
 3 MS. COFFEY: All right. Let me see if  
 4 I can make this louder.  
 5 Is this better?  
 6 CHAIRMAN LIPPERT: No, you're breaking  
 7 up.  
 8 MS. COFFEY: No, all right.  
 9 CHAIRMAN LIPPERT: Maybe you can try  
 10 and reconnect?  
 11 MS. COFFEY: Let me try to reconnect.  
 12 Bear with me one second, I will be right back.  
 13 CHAIRMAN LIPPERT: Okay. All right.  
 14 (Brief recess.)  
 15 MS. COFFEY: Okay. Can you hear me  
 16 now?  
 17 CHAIRMAN LIPPERT: That's a lot better.  
 18 MR. LEIBMAN: Yes.  
 19 MS. COFFEY: Good. Okay. Thank you.  
 20 And I'm sorry for the bad connection.  
 21 So from the top, good evening,  
 22 everybody, I am Kate Coffey.  
 23 I'm here this evening on behalf of the  
 24 applicant, Edgewood Golf Course Realty, LLC, in  
 25 connection with its application for preliminary and

1 final major site plan approval; a major soil movement  
 2 permit; and a variance approval, including variances  
 3 to permit the midway building height of 35 feet and  
 4 two stories where 25 feet and one story is permitted;  
 5 to permit the tennis dome height to be 37 feet where  
 6 25 feet is permitted; to permit a setback of  
 7 17.58 feet to the tennis dome where a setback of  
 8 25 feet is required, to permit the tennis dome to be  
 9 approximately 26,136 square feet, exceeding the  
 10 maximum permitted square footage; to permit the  
 11 midway building to be approximately 13,750 square  
 12 feet which exceeds the maximum permitted square  
 13 footage, and to permit the tennis dome to be located  
 14 -- excuse me -- to permit more than three accessory  
 15 buildings on the property.  
 16 The Edgewood Country Club is located on  
 17 Block 2001 in -- Block 2001, Lots 26 and 31 in  
 18 Hillsdale, and Block 1201, Lot 6.01 in River Vale.  
 19 As you said, there were previous  
 20 hearings. This application only involves the River  
 21 Vale property, does not involve any of the Hillsdale  
 22 property.  
 23 As the Chairman indicated, we were last  
 24 before the board in person on November 11th. The  
 25 transcript from that hearing has been posted on the

1 board's website so as to be available for the public  
 2 to review in advance of this hearing.  
 3 On November 11th we provided testimony  
 4 from Eric Witmond who's a representative of the  
 5 applicant, Daphne Galvin of Partner Engineering and  
 6 Science who's the project engineer, Wayne Jacques of  
 7 Jefferson Group Architect who's the project  
 8 architect, Jan Ligas of Arizon Building System who  
 9 provided details on the proposed tennis dome, and Tom  
 10 Carman of Melillo Bauer Carman Landscape Architects  
 11 who is the project architect.  
 12 All of those witnesses are available  
 13 this evening to address any additional questions from  
 14 the public on their testimony from November 11th.  
 15 We will also be providing testimony for  
 16 the first time this evening from our professional  
 17 planner, John Taikina of All Things Planning &  
 18 Development.  
 19 Before we get to our new testimony from  
 20 our planner and questions from the public, first, we  
 21 have been hard at work trying to respond to a number  
 22 of the comments and questions that we received on the  
 23 November 11th hearing.  
 24 This included a number of improvements  
 25 to our plans which were depicted on exhibits that

1 have been filed with the board secretary and are also  
 2 available on the board's website and will be reviewed  
 3 in detail by our professionals this evening.  
 4 By way of preview before we get into  
 5 that testimony -- oh, and I should just add one  
 6 modification to the Chairman's opening comments. We  
 7 were expecting additional testimony from our engineer  
 8 and our landscape architect this evening with respect  
 9 to those new exhibits. We're not expecting  
 10 additional testimony from our architect, just to be  
 11 clear on who's coming.  
 12 By way of preview, there was some  
 13 question as to whether there had been tennis courts  
 14 in the area where we are proposing reconstructed  
 15 tennis courts and our engineer will confirm that  
 16 indeed there really were tennis courts previously in  
 17 that location and how it relates to what's being  
 18 proposed.  
 19 We had been asked about impervious  
 20 coverage and the change that this application would  
 21 cause in impervious coverage on the property. We had  
 22 testified on the 11th that impervious coverage would  
 23 be reduced and that it is less than what had been  
 24 anticipated when the detention basis had been sized  
 25 in connection with The Fairways application.

1 Our engineer is going to be testifying  
 2 this evening that the impervious coverage resulting  
 3 from this application is being reduced from what  
 4 currently exists on the property by approximately  
 5 17,000 square foot, which is approximately 0.4 acres.  
 6 We had also been asked about parking  
 7 demand, particularly associated with the midway  
 8 building. Per the zoning code, a total of 84 spaces  
 9 are required for the entire golf club use including  
 10 all of the associated facilities that we have on-site  
 11 and were proposing.  
 12 In connection with this application we  
 13 are proposing a total of 370 parking spaces. And as  
 14 the engineer will explain, this addresses demand from  
 15 the catering facilities which we estimate to be about  
 16 160 parking spaces, golf at approximately 80 spaces,  
 17 pool, tennis, the midway building and other  
 18 facilities at 80 spaces, as well as employee and  
 19 vendor parking at about 40 spaces.  
 20 And our engineer and our planner will  
 21 explain that we expect that a lot of the demand for  
 22 these various facilities will overlap as members and  
 23 their guests are utilizing the club together.  
 24 With regard to the reconstructed tennis  
 25 courts, our engineer and our landscape architect will

1 explain that the reconstructed tennis courts have  
 2 been shifted 25 feet from the property line and that  
 3 a landscape buffer has been added into that 25-foot  
 4 area to provide screening from Rivervale Road and the  
 5 properties across the street.  
 6 We have also coordinated with  
 7 Mr. Statile's office to provide an infiltration  
 8 system and swales to address drainage from the runoff  
 9 associated with the proposed reconstructed tennis  
 10 courts.  
 11 With regard to the existing tennis  
 12 courts, our engineer will also explain that she's  
 13 been -- she's coordinated with Mr. Statile on  
 14 drainage and will be addressing the drainage and  
 15 installing a drain on the property to address runoff  
 16 onto Rivervale Road.  
 17 With regard to landscaping, our  
 18 landscape architect will be walking through the new  
 19 exhibits we submitted which depict additional  
 20 landscaping that are proposed in multiple areas  
 21 including the new landscape buffer between the  
 22 reconstructed tennis courts and Rivervale Road which  
 23 include plantings and a berm, as well as north of the  
 24 reconstructed tennis courts, new landscaping between  
 25 the tennis dome and Rivervale Road, as well as plans

1 that call to replace the arborvitae with a more  
 2 deer-resistant species, along -- landscaping along  
 3 the northern property line to fill in where existing  
 4 plantings are thinner and/or trees are going to be  
 5 removed.  
 6 And then a continuous landscape buffer  
 7 along the fence with 461 Rivervale Road extending  
 8 from the ceremony space, along the playground, behind  
 9 the snack stand and the neighbor's garage, a single  
 10 tan vinyl fence will also be installed and the  
 11 existing fencing will be removed.  
 12 And we've also agreed to install  
 13 additional plantings on the 461 Rivervale Road  
 14 property to provide additional screening beyond that  
 15 shown on the exhibits in our communications with the  
 16 property owner there.  
 17 Our landscape architect is also going  
 18 to be explaining the lighting plan for the lighting  
 19 along the path to the tennis dome.  
 20 Just a few other items I'll note. At  
 21 the hearing on November 11th a member of the public  
 22 had commented about a tree stump on our property  
 23 along Rivervale Road and the applicant has removed  
 24 it.  
 25 And we also submitted the recorded

1 declaration of covenants, restrictions and easements  
 2 which sets forth responsibility for maintenance of  
 3 the detention basin that was part of The Fairways  
 4 application which had been requested by Mr. Statile.  
 5 At this point, if it's acceptable to  
 6 the board, I'd ask that we have Ms. Galvin provide  
 7 additional testimony as to the new exhibits that were  
 8 submitted.  
 9 CHAIRMAN LIPPERT: Yes, that's fine.  
 10 And she's already been sworn.  
 11 MS. COFFEY: Thank you.  
 12 D A P H N E G A L V I N, P.E., P.P., LEED, AP  
 13 611 Industrial Way West, Suite A, Eatontown,  
 14 New Jersey, having been previously sworn,  
 15 testifies as follows:  
 16 DIRECT EXAMINATION  
 17 BY MS. COFFEY:  
 18 Q. Hi, Ms. Galvin.  
 19 So I think we'll start with the  
 20 question of the reconstructed tennis courts and  
 21 whether there ever really were tennis courts on the  
 22 property.  
 23 We had said that we were calling them  
 24 reconstructed tennis courts because there had been  
 25 tennis courts there, but a lot of folks were not

1 remembering them, so can you remind us as to where  
 2 they were, please?  
 3 A. Sure.  
 4 I'm actually going to share my screen  
 5 if somebody will let me.  
 6 MR. LEIBMAN: Okay, so I'm going to let  
 7 you share the screen, I'll just ask you -- when we  
 8 ask you to return the screen, obviously return it to  
 9 us.  
 10 THE WITNESS: Okay.  
 11 MR. LEIBMAN: If people abuse the  
 12 screen sharing then I will shut it down.  
 13 So hold on a second, I'm going to hit  
 14 that right button there. I don't want to share the  
 15 screen, I want to let you share the screen.  
 16 Hold on. I did this yesterday without  
 17 any trouble.  
 18 MR. STATILE: I hope everybody's  
 19 emergency generator is ready in case Marc shuts off  
 20 the power in River Vale on his computer.  
 21 MR. LEIBMAN: All right, try it now.  
 22 THE WITNESS: Okay.  
 23 MR. LEIBMAN: There we go.  
 24 Look what you get for 49.99 a month on  
 25 Zoom.

1 THE WITNESS: Okay. So I -- is  
 2 everybody seeing an aerial display right now.  
 3 MS. COFFEY: Yes.  
 4 THE WITNESS: Okay, fine.  
 5 I think this would be -- is this going  
 6 to be considered A-6?  
 7 Is that the next exhibit?  
 8 MR. LEIBMAN: Let me just look at my  
 9 notes.  
 10 MS. COFFEY: That's what I have.  
 11 MR. LEIBMAN: Yes, A-5 was the overall  
 12 landscape plan, so this would be A-6.  
 13 THE WITNESS: Okay.  
 14 So this is Exhibit A-6, and it would be  
 15 identified as a 2008 Historic Aerial with the tennis  
 16 courts shown.  
 17 (Whereupon, 2008 Historic Aerial with  
 18 the Tennis Courts is marked as Exhibit A-6  
 19 for identification.)  
 20 THE WITNESS: So just to orientate  
 21 everybody, where my hand is right now running up and  
 22 down on the screen is Rivervale Road (indicating).  
 23 These are the tennis courts that are in  
 24 question right now. Again, this aerial is from 2008,  
 25 and we can see that there are three tennis courts in

1 this location right now (indicating).  
 2 Also, you'll see on the -- the tennis  
 3 court plan for the proposed tennis courts, we've  
 4 identified the location of those previous courts.  
 5 I do want to make a couple of comments  
 6 about these tennis courts. They are slightly south  
 7 of the location where the proposed tennis courts are,  
 8 which would be up in this area here (indicating).  
 9 They're only about 9 feet from the right-of-way of  
 10 Rivervale Road whereas the proposed tennis court is  
 11 going to be 25 feet from Rivervale Road.  
 12 And they're also larger than the tennis  
 13 courts that are proposed. There's three tennis  
 14 courts in the previous condition and only two tennis  
 15 courts are proposed with the new location.  
 16 So did you want -- Kate, did you want  
 17 to move right on to the proposed tennis courts then?  
 18 MS. COFFEY: I think so.  
 19 So if you can walk us through the  
 20 changes to our proposal for the reconstructed tennis  
 21 courts, please.  
 22 THE WITNESS: Sure.  
 23 So this will be Exhibit, I assume, A-7.  
 24 (Whereupon, Reconstructed Tennis Court  
 25 Exhibit prepared by Partner Engineering is

1 marked as Exhibit A-7 for identification.)  
 2 THE WITNESS: It's identified as the  
 3 reconstructed tennis court exhibit which is prepared  
 4 by Partner Engineering.  
 5 This is in generally the same  
 6 configuration we were just looking at on the aerial.  
 7 Along here on the right side is  
 8 Rivervale Road running north and south (indicating).  
 9 At the bottom of the exhibit there is a  
 10 dashed line. Those are the previous tennis courts  
 11 that were shown on the 2008 aerial, and then shaded  
 12 in gray is the proposed tennis courts.  
 13 So as I mentioned, the proposed tennis  
 14 courts are 25 feet away from Rivervale Road as  
 15 compared to the existing tennis courts at 9 feet, and  
 16 it's also smaller because we're only proposing two  
 17 tennis courts in this condition, in the proposed.  
 18 CHAIRMAN LIPPERT: If I could just  
 19 interrupt for a minute.  
 20 Does that 25 feet meet the setback  
 21 requirement or is a variance required?  
 22 MS. COFFEY: It does meet the setback  
 23 requirement.  
 24 Our planner can provide additional  
 25 testimony, but we are not seeking a variance with

1 regard to proximity of the proposed tennis courts to  
 2 Rivervale Road.  
 3 CHAIRMAN LIPPERT: Okay.  
 4 MS. COFFEY: Thank you, Mr. Chairman.  
 5 THE WITNESS: So as I mentioned  
 6 previously, the tennis courts are proposed to be  
 7 25 feet from the right-of-way line.  
 8 There is a landscape buffer proposed  
 9 within that 25 feet, we've shadowed in the plantings  
 10 that are proposed by the landscape architect and  
 11 he'll provide greater detail regarding the proposed  
 12 landscaping buffering.  
 13 In addition we're proposing, at the  
 14 south end of the tennis court where my hand is now  
 15 (indicating), a stormwater infiltration system along  
 16 the south edge. It's designed to collect and retain  
 17 the increase in runoff that's generated from a  
 18 25-year storm event.  
 19 The system is a combination of a  
 20 perforated pipe and a stone trench, and that allows  
 21 for the infiltration of the stormwater into the  
 22 ground.  
 23 In addition, we provided drainage  
 24 swales along the outer edges of the tennis court to  
 25 direct the flow into that infiltration system as

1 opposed to going out to Rivervale Road.  
 2 Mr. Statile had requested some minor  
 3 grading adjustments regarding the swale which we will  
 4 accommodate, and that's our proposal -- oh, there is  
 5 a detail in the upper left-hand corner which is a  
 6 cross-section of the infiltration system that we're  
 7 proposing; again, the perforated pipe surrounded by a  
 8 stone trench.  
 9 MR. STATILE: Mr. Chairman, to go back  
 10 to your question, go back a second, regarding tennis  
 11 courts, tennis courts are not permitted within the  
 12 front yard setback area. Because this is a through  
 13 lot, it has a frontage on Rivervale Road as well as a  
 14 local street up around the back property, the tennis  
 15 courts cannot be within the area of the front yards  
 16 of the adjacent properties. So I know there's a home  
 17 just north of here.  
 18 So in theory, while there's no setback  
 19 requirement from the right-of-way line, tennis courts  
 20 aren't allowed within the front yard setback area.  
 21 That's in our report, No. 8 under the list of  
 22 variances.  
 23 So, yes, there is a variance for the  
 24 tennis court and the front yard setback area. That's  
 25 all.

1 CHAIRMAN LIPPERT: Thank you.  
 2 MR. STATILE: Okay. That's not a  
 3 problem.  
 4 And, Daphne, on your exhibit, I think  
 5 you got a 30-inch diameter pipe along one area and 30  
 6 -- I think there's a difference in the diameter of  
 7 the pipe between the detail and what's -- am I  
 8 correct about that?  
 9 THE WITNESS: Well, no, you know what,  
 10 we've identified on the detail that the outer  
 11 diameter, the total diameter, is 36 inches.  
 12 MR. STATILE: Okay.  
 13 THE WITNESS: So it does reference the  
 14 30-inch pipe, it has 3-inch walls, the total diameter  
 15 is 36 inches.  
 16 And that's relative to the fact that  
 17 we're providing another 18 inches of stone outside of  
 18 the outer portion of the pipe.  
 19 MR. STATILE: Very good.  
 20 Thank you.  
 21 THE WITNESS: Yep.  
 22 BY MS. COFFEY:  
 23 Q. Okay. Ms. Galvin, the next question  
 24 that we had from November 11th was with regard to  
 25 what our proposal was doing to impervious coverage on

1 the property.  
 2 Can you please explain what impact  
 3 we'll have to impervious coverage.  
 4 A. Sure.  
 5 I'm just going to go back to the  
 6 overall exhibit just so there's something to look at.  
 7 So with respect to the overall  
 8 reduction in impervious, we have looked at the area  
 9 that's actually being disturbed as part of the  
 10 project.  
 11 As everyone knows, the entire site is  
 12 142 acres, but of that, only 15 acres is being  
 13 disturbed, which is about 10 percent of the site.  
 14 Within that 15 acres there is about  
 15 three acres of existing impervious surfaces,  
 16 primarily in the southeast, which is the area down  
 17 where I'm circling right now (indicating). And  
 18 that's because that's where the buildings, the  
 19 parking lots, the amenity space, the tennis courts,  
 20 that's where most of the impervious surfaces are  
 21 located.  
 22 Very little impervious is associated  
 23 with the existing -- the balance of the site, which  
 24 is the golf course.  
 25 In the proposed (Audio Distortion) as a

1 result of the various improvements, there will be a  
 2 reduction in impervious of about 4/10ths of an acre,  
 3 which is the 17,000 square feet that you had  
 4 mentioned earlier.  
 5 As part of that reduction, the  
 6 impervious surfaces -- and let me zoom in a little  
 7 bit on this -- the impervious surfaces routed to the  
 8 retention pond which is located over on the left side  
 9 of the sheet, this is the retention pond for The  
 10 Fairways development, with respect to that pond, that  
 11 was approved during the townhouse application, we're  
 12 reducing the amount of impervious that had been  
 13 designed into that system. That results in a reduced  
 14 volume of stormwater running to the pond.  
 15 In addition, there's some surface  
 16 drainage up in the -- over in the easterly portion of  
 17 the site here (indicating) that just drains  
 18 undetained into the Rivervale Brook and there's a  
 19 slight reduction in impervious there also.  
 20 So overall, you've got about a 4/10ths  
 21 of an acre reduction in impervious surfaces.  
 22 Q. Thank you.  
 23 Ms. Galvin, another question that we  
 24 had was asking about the parking program for the  
 25 property. Pursuant to the current -- or pursuant to

1 the existing zoning ordinance, 84 spaces are  
 2 required. Correct?  
 3 A. That's correct.  
 4 Q. And can you tell us about how many  
 5 spaces the applicant is proposing and how we see that  
 6 matching up to anticipated parking demand at the  
 7 club?  
 8 A. Sure.  
 9 The applicant anticipates that they  
 10 need a total of 360 parking spaces. That's the total  
 11 number that I had testified to last time.  
 12 The breakdown of that 360 spaces is 160  
 13 spaces for the maximum 350-person wedding or banquet  
 14 event; another 80 spaces for the golf course; another  
 15 80 spaces for the pool, tennis, midway building and  
 16 other amenity spaces; 40 spaces to the south of the  
 17 main driveway which would be just off the bottom of  
 18 the sheet right here, the bottom of Exhibit A-1  
 19 (indicating).  
 20 And that's for employees or vendors  
 21 should they need those spaces if the rest of the  
 22 parking area is -- is full.  
 23 I did want to mention that the  
 24 breakdown -- the total number that I just discussed,  
 25 that 360, is the same that I discussed the last time,

1 but we did modify the breakdown between the amenity  
2 spaces and the spaces to the south just based on  
3 further communications with the -- with the applicant  
4 and coordination on the demand for the spaces.

5 I also wanted to note that it's  
6 anticipated that there will be an overlap between the  
7 various uses.

8 For example, one car could bring into  
9 the site adults to play golf, children to -- to use  
10 the pool facility and then later on the family meets  
11 and has a meal together in the restaurant.

12 The demand is also lessened by  
13 different ride-share services and also because some  
14 of the members will be coming from The Fairways  
15 townhouse development and some of them will walk.

16 So overall we expect that the demand  
17 will be a little bit less.

18 And then the total number of spaces  
19 proposed is 370 which is consistent with what I had  
20 testified before. There's 309 spaces in the main  
21 parking lot, as you enter the site, and then there's  
22 another 61 spaces in the southern lot, again, down  
23 off the edge of the sheet here (indicating) just  
24 beyond the main entrance.

25 And that area can also be used for

1 valet parking which could probably -- could handle  
2 more parking spaces because they can park more  
3 efficiently during a valet -- with a valet service.

4 So 370 spaces proposed and a demand --  
5 maximum demand of 360.

6 Q. Thank you, Ms. Galvin.

7 MS. COFFEY: Mr. Chairman, those were  
8 the items that we were planning on covering that were  
9 new from Ms. Galvin's testimony on November 11th.

10 I am happy to pause here, where we can  
11 move on to the new materials that our landscape  
12 architect submitted and have him explain those.

13 CHAIRMAN LIPPERT: Well, I think I want  
14 to open it up to questions from board members --

15 MS. COFFEY: Sure.

16 CHAIRMAN LIPPERT: And then we'll open  
17 it up to questions from the public for this witness.

18 MS. COFFEY: Okay.

19 CHAIRMAN LIPPERT: So board members  
20 have questions?

21 COUNCILMAN DONOVAN: Mr. Chairman, it's  
22 Mr. Donovan. I have one, and the question is the  
23 change in impervious coverage, is that -- can you  
24 tell me is that a change in the materials you're  
25 using or are you actually eliminating some kind of

1 concrete walkways or patio --

2 THE WITNESS: Sure.

3 COUNCILMAN DONOVAN: -- or is it simply  
4 a change to some sort of a pervious paver or --

5 THE WITNESS: No, it's primarily  
6 associated with converting a hard surface such as a  
7 walkway or a pavement area or a building, rooftop  
8 building, to a grass-type surface.

9 So there is no -- at this point I don't  
10 think any of the areas are intended to be grass  
11 pavers or any type of different surfaces --

12 COUNCILMAN DONOVAN: Okay.

13 THE WITNESS: -- it's generally either  
14 concrete or asphalt versus a grass surface.

15 COUNCILMAN DONOVAN: Okay, thank you.

16 MR. STATILE: Also, the existing midway  
17 building, the runoff is not controlled.

18 The -- you can correct me if I am  
19 wrong, Daphne, the proposed midway building, I  
20 believe you've got that routed to the detention pond.

21 Is that correct?

22 THE WITNESS: Yeah, that's correct.

23 That's correct.

24 MR. STATILE: Okay. So it will be  
25 controlling up to the detention pond where the

1 existing building is uncontrolled runoff.

2 THE WITNESS: Correct.

3 MR. STATILE: Okay.

4 As well as portions of the extended  
5 parking lot. I think that's also being routed to the  
6 detention pond.

7 THE WITNESS: That's correct.

8 MR. STATILE: All right, thank you.

9 CHAIRMAN LIPPERT: Other board members  
10 with questions?

11 Mr. Adamo?

12 MR. ADAMO: Yes, please, thank you.

13 Question, is the current -- the current  
14 maintenance buildings that are on Piermont, are those  
15 part of this application in the sense of it's on the  
16 same lot and block?

17 THE WITNESS: It's -- it is on the same  
18 lot. It's on Lot 6.01. There's no -- it's off the  
19 sheet, just to orientate everybody. It's down in  
20 this area over here (indicating).

21 It's off the lower corner of the sheet,  
22 left corner of the sheet.

23 But there's no proposed changes to that  
24 area as part of this application.

25 MR. ADAMO: But that facility has

1 parking spaces.  
 2 Is that correct?  
 3 THE WITNESS: That's correct.  
 4 MR. ADAMO: So wouldn't -- would those  
 5 parking spaces be part of this application's total  
 6 number of parking spaces?  
 7 THE WITNESS: Those parking spaces,  
 8 because they're associated with the maintenance  
 9 facility, were not counted in the -- in the spaces  
 10 being provided over on the -- the -- I'll call it the  
 11 amenities side of the facility, over in the main  
 12 parking lot where the clubhouse, the midway building,  
 13 pool facility, the tennis courts, those parking  
 14 spaces are -- are dedicated to the -- to the  
 15 maintenance facility.  
 16 MS. COFFEY: And, Ms. Galvin, those  
 17 spaces aren't being counted towards the 370, correct.  
 18 THE WITNESS: That's correct.  
 19 They're not counted in the count.  
 20 MR. ADAMO: But isn't -- isn't that  
 21 property -- aren't those facilities part of this  
 22 application in the sense that they're part of the  
 23 whole application.  
 24 THE WITNESS: No --  
 25 MR. ADAMO: Shouldn't they -- shouldn't

1 they be part of the application so in -- in  
 2 calculating the total number -- so when this moves  
 3 forward or however the vote goes and it goes in a  
 4 resolution, isn't that all part of the parking of  
 5 this property and the application should be complete  
 6 in the sense of showing the entire property and all  
 7 the parking that's associated with the property.  
 8 THE WITNESS: Technically those parking  
 9 spaces were approved as part of the previous  
 10 application.  
 11 I think we could add to the plan a note  
 12 indicating how many parking spaces are associated  
 13 with the maintenance facility even though there's no  
 14 changes to that -- to the number of spaces.  
 15 MR. ADAMO: Well, I guess I'll ask it  
 16 to our board consultants.  
 17 When we normally hear an application,  
 18 don't we hear the application to its complete metes  
 19 and bounds and all the coverages and parking and  
 20 setbacks as -- as one piece of property and it's all  
 21 treated as one?  
 22 MR. STATILE: Well, you can.  
 23 The only thing I prefer being  
 24 compartmented is I do not want any use of those  
 25 spaces by the maintenance building or the COAH

1 building to be commingled with anything going on at  
 2 the amenities area.  
 3 In other words, if the applicant falls  
 4 short on their estimate of demand for parking, I  
 5 don't want the valets thinking they can run the cars  
 6 around the corner down to the affordable housing area  
 7 which may have excess parking or around the back of  
 8 the maintenance building and start stacking vehicles  
 9 down in that area there.  
 10 Yes, it's all one property. I mean,  
 11 the uses are all pretty distinct. The maintenance  
 12 building is certainly different than the COAH -- the  
 13 COAH building's on a separate property. Excuse me.  
 14 The maintenance building is distinct in its use  
 15 compared to the -- the amenities areas, the dining  
 16 areas as well as the midway building.  
 17 So, I mean, yes, Daphne can certainly  
 18 add an extra table to that effect, you know, it is  
 19 one piece of property in totality, all the buildings  
 20 should be counted together as accessory buildings  
 21 or the principal buildings and the accessory  
 22 buildings, so there's a little bit of a mix in that  
 23 respect, yes.  
 24 MS. COFFEY: And, Ms. Galvin, the  
 25 number of spaces associated with the maintenance

1 buildings is 14 parking spaces, correct.  
 2 THE WITNESS: That's correct.  
 3 MS. COFFEY: So if we wanted to up --  
 4 the grand total of parking spaces on the property,  
 5 inclusive of the maintenance buildings, that would  
 6 put us at 384 parking spaces.  
 7 THE WITNESS: That's correct.  
 8 MR. ADAMO: All right. So my next  
 9 question is how many -- how many -- how many primary  
 10 buildings and accessory structures are on the overall  
 11 property?  
 12 THE WITNESS: Can we defer that to the  
 13 planner?  
 14 MS. COFFEY: Yes, I was just going to  
 15 say, I think that that may be a better question for  
 16 the planner in terms of being able to delineate  
 17 what's a principal versus what's an accessory  
 18 structure, but we will make sure he covers it.  
 19 MR. ADAMO: So when you've testified  
 20 that 84 parking spaces are required, how was -- and  
 21 that's -- that's not including the maintenance  
 22 buildings because that wasn't part of that  
 23 conversation, how was the 84 calculated?  
 24 THE WITNESS: Yes, the 84 is based on  
 25 the ordinance requirement, and the ordinance requires

1 four parking spaces per golf hole and then one per  
 2 driving range tee, so that comes to a total of 84  
 3 spaces.  
 4 MR. ADAMO: And our zoning code doesn't  
 5 have a requirement for a restaurant.  
 6 THE WITNESS: That's correct.  
 7 MS. COFFEY: Just to clarify, it  
 8 doesn't have any requirement associated with the  
 9 clubhouse restaurant.  
 10 THE WITNESS: Right.  
 11 MS. COFFEY: You have requirements for  
 12 your restaurants open to the public.  
 13 THE WITNESS: Right. But not for this  
 14 parcel.  
 15 MR. ADAMO: And if we were to --  
 16 obviously it's a private club, but what would the  
 17 zoning ordinance require for parking for a restaurant  
 18 and a catering facility.  
 19 THE WITNESS: I don't know. I don't  
 20 know what the ordinance says for those standards.  
 21 MR. ADAMO: I don't know, I just find  
 22 it interesting that -- you know, I know it's a  
 23 private facility, don't get me wrong, these are  
 24 multiple accessory buildings.  
 25 They, obviously, have a use and a

1 function. And, you know, to say you have 373 or 77  
 2 parking spaces in total and not having something to  
 3 judge that on -- and fair enough if the ordinance is  
 4 based on a golf course just having tees and driving  
 5 ranges, fair enough.  
 6 But it just seems to -- to know if  
 7 there's enough parking it would be, kind of, adequate  
 8 to know, based on the facility usage and I just -- I  
 9 find that interesting.  
 10 MR. FORTSCH: Robert, Bob Fortsch.  
 11 Can you hear me?  
 12 MR. ADAMO: Yes.  
 13 MR. FORTSCH: Okay. I think they have  
 14 more parking than their competitors. They've got  
 15 more parking than White Beeches, Knickerbocker,  
 16 Arcola.  
 17 From what I can see right now they've  
 18 got more parking than those other competitors.  
 19 MR. STATILE: Yes, the parking  
 20 standards -- parking standards, our ordinance  
 21 provides for restaurants, taverns, bars, lounges and  
 22 similar establishments, the greater of one space per  
 23 two-and-a-half seats or one space per 50 square feet  
 24 of gross floor area.  
 25 Also, if you didn't classify in those

1 terms, the ordinance says any other use not otherwise  
 2 herein provided, one space for each 150 square feet  
 3 of gross area.  
 4 So if it's not on the list, it's 150  
 5 per -- one space per 150 square feet area. So you  
 6 could use that standard, apply it to the midway  
 7 building, I suppose, as well as the existing banquet  
 8 hall.  
 9 You could do that as a gross total. I  
 10 doubt there's enough -- I doubt there's enough space  
 11 to meet that -- spaces to meet that standard if both  
 12 uses were to be deemed, you know, used  
 13 simultaneously.  
 14 We could certainly run those numbers  
 15 and come up with those numbers and see where that  
 16 puts us.  
 17 MR. ADAMO: So is it -- Mr. Statile, is  
 18 it required to figure the -- those facilities to a  
 19 parking count to -- to clean up the application or is  
 20 it not required?  
 21 MR. STATILE: You know, I would -- I  
 22 would have to -- I think the board would have to make  
 23 a determination whether they believe there's enough  
 24 division between the uses in -- let's say just  
 25 talking about the amenities side first, you know, is

1 there going to be a probability that both buildings  
 2 will be used simultaneously.  
 3 The applicant says no.  
 4 If that's the case, then I would use  
 5 the greater of the two buildings to make my  
 6 determination on parking. Obviously that would be  
 7 the greatest demand.  
 8 So whether the existing banquet  
 9 facility has -- I don't know how much space is in  
 10 that building -- requires X spaces versus the midway  
 11 building requires X spaces, whichever yields the  
 12 maximum would be the number you'd probably want to  
 13 use to see if there's a variance requirement for  
 14 parking. I think that's the -- I think that would be  
 15 the way to look at it.  
 16 Yes, if you just had purely a golf  
 17 course with just, you know, a golf course with a  
 18 driving range, you know, then you'd go back to -- you  
 19 fall back to the other standard.  
 20 But the fact that there's the golf  
 21 course, plus the midway building, plus the banquet  
 22 hall, you know, you got three distinct uses going on  
 23 here.  
 24 So I would leave it to the board if you  
 25 want them to make the -- work the count both ways and

1 see which one is the maximum, I suppose. That would  
 2 be the way to look at it.  
 3 MR. ROSS: Hey, Chris, if I may.  
 4 MR. STATILE: Sure.  
 5 MR. ROSS: The code, 142.273, doesn't  
 6 that also require factoring in one parking space per  
 7 employee as well when doing the calculation?  
 8 MR. STATILE: Well, it depends if you  
 9 -- it depends how you look at it.  
 10 If you're not going to classify it as a  
 11 restaurant or a tavern, a bar, et cetera, then you go  
 12 to the default is, you know, is one space for every  
 13 150 square feet. That's your default basically.  
 14 And it's pretty strict standard, 150  
 15 square feet is pretty strict.  
 16 MS. COFFEY: And I do think our planner  
 17 is going to be providing additional testimony as to  
 18 this question.  
 19 CHAIRMAN LIPPERT: Thank you.  
 20 Mr. Adamo, any more questions?  
 21 MR. ADAMO: No, I'm good right now.  
 22 CHAIRMAN LIPPERT: Any other board  
 23 members?  
 24 (No Response.)  
 25 CHAIRMAN LIPPERT: Mr. Leibman, I think

1 we should open up to questions from the public.  
 2 MR. LEIBMAN: I agree.  
 3 Can we get the screen released?  
 4 THE WITNESS: Yes.  
 5 CHAIRMAN LIPPERT: So if a member of  
 6 the public has a question, raise your hand, wave.  
 7 Ms. Friedhoff, I see you waving, so you  
 8 can unmute and proceed.  
 9 MS. FRIEDHOFF: Okay, thank you.  
 10 Well, first I want to thank you for  
 11 having this meeting as a Zoom meeting.  
 12 As you know, I was very -- I argued for  
 13 it strenuously.  
 14 I would like to ask the witness right  
 15 now, and maybe Mr. Statile can help with this  
 16 question --  
 17 MR. LEIBMAN: Ms. Friedhoff, can we  
 18 just get your first name for the record, please.  
 19 MS. FRIEDHOFF: Yes, it's Beth,  
 20 B-E-T-H.  
 21 MR. LEIBMAN: Thank you. And your  
 22 address, please.  
 23 MS. FRIEDHOFF: 525 Rivervale Road in  
 24 River Vale.  
 25 I about the golf course directly and I

1 am a historic property that's, like, federally, state  
 2 and locally.  
 3 MR. LEIBMAN: Okay.  
 4 MS. FRIEDHOFF: Okay. So I would just  
 5 appreciate an explanation of something, because I  
 6 have read through the land use law and the Master  
 7 Plans, et cetera.  
 8 It seemed to me that in an  
 9 A Residential District at one point, and I think  
 10 Mr. Statile even mentioned this in 2016, golf courses  
 11 had to have at least 164 acres if they were going to  
 12 be located within A Residential District.  
 13 And then I had read other requirements  
 14 that lowered that to 150, and now you're talking  
 15 about the golf course and I guess with all the  
 16 buildings and associated minutiae or whatever, is  
 17 only comprised of 140 acres.  
 18 So is there some standard that has  
 19 changed and have there been variances?  
 20 I just don't understand what happened  
 21 to those missing acres that were required for golf  
 22 courses that are right in a residential area.  
 23 That's my first question, and --  
 24 CHAIRMAN LIPPERT: So let's get an  
 25 answer to that one.

1 MS. FRIEDHOFF: Okay.  
 2 CHAIRMAN LIPPERT: Mr. Statile, do you  
 3 have an answer to that?  
 4 MR. STATILE: Mr. Chairman, I'd have to  
 5 look a little more carefully at that. I know that  
 6 the ordinance requires an 18-hole professional golf  
 7 course, that's the minimum standard.  
 8 In other words, you can't come in here  
 9 with an 18-hole miniature golf course and say I met  
 10 the standard, I want to use the rest of the property  
 11 --  
 12 MS. FRIEDHOFF: Right.  
 13 MR. STATILE: -- that was the  
 14 demarcation we had scribed with the ordinance --  
 15 MS. FRIEDHOFF: Right.  
 16 MR. STATILE: -- to ensure that the  
 17 golf course stays a professional, you know, golf  
 18 course --  
 19 MS. FRIEDHOFF: Right.  
 20 MR. STATILE: -- and it has to maintain  
 21 the 18-holes period.  
 22 CHAIRMAN LIPPERT: I guess the only  
 23 question is was there a variance associated when we  
 24 approved The Fairways residential development?  
 25 MR. STATILE: You know we --

1 MS. FRIEDHOFF: Because --  
 2 MR. STATILE: Go ahead.  
 3 MS. FRIEDHOFF: No, I'm sorry, I was  
 4 only going to say that I did -- looking today at  
 5 various documents that I could send you, some of them  
 6 are noted, but, you know, I don't want to, you know,  
 7 cite everything. I think it was 18 holes and  
 8 150 acres.  
 9 I am just worrying and concerned that  
 10 when you make all these appraisals of imperviousness  
 11 and other -- you know, and other considerations that  
 12 the actual amount has been reduced and, you know,  
 13 that's taken into consideration.  
 14 And I also wanted to mention that is  
 15 25-year flood storm's drainage adequate considering  
 16 the way River Vale floods almost every year.  
 17 Those are my two points on -- on this.  
 18 Thank you.  
 19 MS. COFFEY: If I may, as to the first  
 20 question, Ms. Galvin, the acreage of the property is  
 21 not changing, correct?  
 22 THE WITNESS: That's correct.  
 23 The 142 acres is the parcel that was  
 24 created through the last application which included a  
 25 subdivision.

1 There was no variance for the division  
 2 of the property.  
 3 That's correct.  
 4 MS. FRIEDHOFF: Okay. And what about  
 5 the 25-year storm drainage; is that adequate, given  
 6 the amount of rainfall -- we're noted for that. We  
 7 have been on television for that, the number of  
 8 floods that occur.  
 9 MR. FRIEDHOFF: In that exact area.  
 10 MS. FRIEDHOFF: Yeah, in that exact  
 11 area.  
 12 THE WITNESS: I believe that it's an  
 13 appropriate storm for the design of the tennis court  
 14 area. We are -- we are storing the volume that's  
 15 generated between the existing and the proposed  
 16 condition as a result of converting the grassed area  
 17 to the hard surface of the tennis courts.  
 18 And the system is an infiltration  
 19 system I described that there is a -- that it's a  
 20 combination of perforated pipe, which means the pipe  
 21 has holes in it and its own trench, so as the water  
 22 comes into -- as the stormwater comes into the  
 23 system, it infiltrates out of the system into the  
 24 surrounding soil area.  
 25 And when we did our calculations we

1 MS. FRIEDHOFF: All right. Okay.  
 2 So -- oh, I'm sorry. I would just ask  
 3 Mr. Statile then, or anybody that can answer this,  
 4 whether that reduction has any bearing on any of the  
 5 calculations about imperviousness and drainage, et  
 6 cetera.  
 7 Because, you know, you must have gotten  
 8 a variance, I would think, to allow the golf course  
 9 to be situated in an A1 residential area.  
 10 I have several different sources, you  
 11 know, that show that it was as high as 164 at one  
 12 point, then 160 --  
 13 CHAIRMAN LIPPERT: See, now you're  
 14 testifying. It's time for questions --  
 15 MS. FRIEDHOFF: Oh, I'm sorry.  
 16 CHAIRMAN LIPPERT: It's time for  
 17 questions.  
 18 So can you answer that?  
 19 THE WITNESS: I think the planner is  
 20 the better person to answer that, but I can recall  
 21 for the last application that there was not a  
 22 variance needed for the lot area that was remaining  
 23 for the golf course. That, I do specifically  
 24 remember.  
 25 MR. STATILE: That's correct.

1 assumed that it wasn't infiltrating, which means we  
 2 created a volume that was sufficient to hold the  
 3 entire storm as if none of it was getting out.  
 4 So it's really designed for beyond the  
 5 25-year storm because we didn't take any credit for  
 6 the infiltration that is allowed through the  
 7 adjoining soils.  
 8 MS. FRIEDHOFF: Okay, thank you very  
 9 much.  
 10 MR. STATILE: Also, Daphne, again, back  
 11 to the midway building, you're taking the midway  
 12 building down, it has no stormwater management, and  
 13 you are now building a new midway building which has  
 14 stormwater management.  
 15 So you're not taking credit for that  
 16 runoff, correct? That rooftop.  
 17 THE WITNESS: Correct.  
 18 MR. STATILE: Am I wrong?  
 19 THE WITNESS: Correct.  
 20 In the existing condition that didn't  
 21 -- that drained uncontrolled to actually the  
 22 Rivervale Brook.  
 23 And in the proposed condition, as a  
 24 combination of being able to move the building south  
 25 a little bit, we were able to direct the runoff now

1 from the building over to the pond where it's  
 2 controlled through the pond discharge.  
 3 MR. STATILE: So that it's really a --  
 4 you have reduced runoff towards the other brook to  
 5 Rivervale Road.  
 6 THE WITNESS: Correct.  
 7 MR. STATILE: Okay.  
 8 CHAIRMAN LIPPERT: Other members of the  
 9 public have questions for this witness?  
 10 (No Response.)  
 11 CHAIRMAN LIPPERT: I am not seeing  
 12 anybody.  
 13 MR. LEIBMAN: Let me just scan through.  
 14 All right. I am not seeing anyone  
 15 else, Mr. Chairman, raising their hand or signaling  
 16 in any fashion.  
 17 Wait, Howard Weber has raised his hand,  
 18 Mr. Chairman.  
 19 CHAIRMAN LIPPERT: Okay.  
 20 Mr. Weber?  
 21 MR. WEBER: Good afternoon -- or good  
 22 evening, everyone.  
 23 Howard Weber --  
 24 CHAIRMAN LIPPERT: Excuse me. Excuse  
 25 me.

1 MR. WEBER: Yes.  
 2 CHAIRMAN LIPPERT: You have to state  
 3 your name for the record and your address, please.  
 4 MR. WEBER: Yeah, I was just about to  
 5 do that.  
 6 So, Howard Weber, 525 Dorchester Drive,  
 7 River Vale.  
 8 MR. LEIBMAN: You said 525 what road?  
 9 MR. WEBER: Dorchester Drive.  
 10 MR. LEIBMAN: Dorchester Drive.  
 11 MR. WEBER: Just -- just a quick  
 12 question. I apologize, I missed last week's meeting.  
 13 I tried reading through the testimony.  
 14 The seasonal -- the dome tennis court,  
 15 I don't know if this is still an issue, is being  
 16 built, my understanding, 25 feet off the road?  
 17 THE WITNESS: No, the -- the dome is  
 18 being constructed over the existing tennis courts  
 19 which is about 17-and-a-half feet from the  
 20 right-of-way line.  
 21 CHAIRMAN LIPPERT: Two different sets  
 22 of tennis courts.  
 23 One has a dome --  
 24 THE WITNESS: Correct.  
 25 CHAIRMAN LIPPERT: One that has a dome,

1 this other -- the one we were talking about tonight  
 2 does not have a dome.  
 3 MR. WEBER: Okay.  
 4 THE WITNESS: Correct.  
 5 MR. WEBER: So -- yeah, so the -- the  
 6 one with the dome is the -- the one that's being  
 7 redone, I guess, right? They were there that people  
 8 didn't realize were there, correct.  
 9 THE WITNESS: No. No, the -- the one  
 10 that is proposed -- the tennis courts proposed to  
 11 have the dome are near the intersection of Rivervale  
 12 and Old Tappan Road, and the proposed tennis courts  
 13 that I was referring to a few minutes ago are north  
 14 on Rivervale Road.  
 15 MR. WEBER: Gotcha.  
 16 THE WITNESS: Headed up the hill, as  
 17 you go up the hill.  
 18 MR. WEBER: Okay, thank you for the  
 19 clarification.  
 20 So I guess this is a question for the  
 21 board maybe, what's the variance -- so if I own a  
 22 house, right, and I want to build a fence, it has to  
 23 be 45 feet off the -- from the -- the setback's got  
 24 to be 45 feet, correct?  
 25 MR. LEIBMAN: Right, so the board is

1 not here to answer your zoning questions, sir.  
 2 This is your opportunity to ask  
 3 questions of the witness.  
 4 MR. WEBER: Oh, gotcha, okay. So I'll  
 5 -- I'll save that for the board then.  
 6 CHAIRMAN LIPPERT: Okay.  
 7 MR. LEIBMAN: Mr. Chairman, it looks  
 8 like Mr. Friedhoff has some questions.  
 9 CHAIRMAN LIPPERT: Yes, go ahead, sir.  
 10 MR. LEIBMAN: We need his first name  
 11 for the record.  
 12 MR. FRIEDHOFF: Yes, my name is  
 13 Lawrence Friedhoff, that's Lawrence with a "W."  
 14 I live also at 525 Rivervale Road.  
 15 So I went and took a look at the area  
 16 where the tennis -- existing tennis courts as there  
 17 proposed for the dome, and so my question is how far  
 18 is the fence around the tennis courts from the  
 19 sidewalk?  
 20 You said it's 17 feet or whatever from  
 21 the right-of-way line, but how far is it from the  
 22 actual sidewalk, from the edge of the road or the  
 23 sidewalk that goes by there?  
 24 THE WITNESS: I think -- I'm going to  
 25 look. I think the right-of-way line is very close to

1 running right behind the sidewalk, but if you give me  
 2 a second I will let you know.  
 3 (Brief Pause.)  
 4 THE WITNESS: Yes, near -- near the  
 5 intersection of Old Tappan, the right-of-way line --  
 6 well, it's kind of inconsistent. Right at that point  
 7 where the tennis court is close to the right-of-way  
 8 line, the right-of-way line is very close to the --  
 9 to the wall. So right about at the back of the  
 10 sidewalk where the wall is, that's about where the  
 11 right-of-way line is, that location.  
 12 MR. FRIEDHOFF: So how far back from  
 13 that line is the actual tennis court.  
 14 THE WITNESS: It's 17-and-a-half feet.  
 15 MR. FRIEDHOFF: You said 17-and-a-half  
 16 feet.  
 17 THE WITNESS: Yes. For the existing  
 18 tennis court, yes.  
 19 MR. FRIEDHOFF: Are we going to have a  
 20 chance to ask further questions about the dome later  
 21 on or do we have to do them all now?  
 22 CHAIRMAN LIPPERT: Well, these are  
 23 questions for the engineer, so if you have a question  
 24 for the engineer relating to the dome you can ask  
 25 that now.

1 But I -- you know, you may want to wait  
 2 and hear the planner's testimony.  
 3 MR. FRIEDHOFF: Well, that's my  
 4 question. Can -- can we address questions to the  
 5 engineer later after we hear all the testimony.  
 6 CHAIRMAN LIPPERT: I don't want to --  
 7 the answer is -- is yes, but I don't want to keep  
 8 going back and forth all night, so...  
 9 MR. FRIEDHOFF: Neither do I.  
 10 CHAIRMAN LIPPERT: Yes.  
 11 So let's see how it goes.  
 12 All right. Any other members of the  
 13 public have questions for the engineer?  
 14 (No Response.)  
 15 CHAIRMAN LIPPERT: All right, I don't  
 16 see any.  
 17 So I guess, counsel, you can proceed  
 18 with your next witness.  
 19 MS. COFFEY: Thank you.  
 20 Our next witness is going to be Tom  
 21 Carman of Melillo Bauer Carman, he's our landscape  
 22 architect.  
 23 MR. CARMAN: Good evening.  
 24 MS. COFFEY: And Mr. Carman was sworn  
 25 on November 11th.

1 CHAIRMAN LIPPERT: Correct.  
 2 THOMAS S. CARMAN, L.A.,  
 3 200 Union Avenue in Brielle, New Jersey, having  
 4 been previously sworn, continues to testify as  
 5 follows:  
 6 MS. COFFEY: Okay.  
 7 DIRECT EXAMINATION  
 8 BY MS. COFFEY:  
 9 Q. Mr. Carman, do you want to tell the  
 10 board and the public about our new exhibits and the  
 11 new proposed landscaping that we are proposing?  
 12 A. Sure. That would be great.  
 13 So if I could share the screen, that  
 14 would be...  
 15 MR. LEIBMAN: Go right ahead.  
 16 THE WITNESS: All right.  
 17 All right. So this is a supplemental  
 18 planting package that we prepared based on last --  
 19 the previous meeting we had.  
 20 So this is --  
 21 MR. LEIBMAN: Let's call this A-8,  
 22 please, for the record, and just tell me the date of  
 23 it and who prepared it so the record is clear.  
 24 THE WITNESS: This is prepared by  
 25 Melillo Bauer and Carman.

1 This is a Supplemental Planting  
 2 Package. It is dated 11/19/2021. It's a 13-page  
 3 document.  
 4 (Whereupon, Supplemental Planting  
 5 Package prepared by Melillo Bauer and Carman  
 6 dated 11/19/2021 is marked as Exhibit A-8 for  
 7 identification.)  
 8 THE WITNESS: So this evening what I  
 9 will do is I will walk you through really four areas  
 10 of focus: First area being the northern buffer which  
 11 is along Green Road; and then along Patriot Way as  
 12 well as it turns the corner. So this is broken up  
 13 into two sheets that I will explain.  
 14 Then what we will do is we will look at  
 15 the reconstructed tennis courts, then supplemental  
 16 planting and lighting associated with the tennis  
 17 dome.  
 18 And then, lastly, some landscape  
 19 buffering associated with the -- the kids play area  
 20 and the snack stand.  
 21 So I will just make my way around this  
 22 exhibit. This exhibit right here (indicating), what  
 23 we're using is the overall exhibit that was  
 24 previously testified by the civil engineer,  
 25 Ms. Galvin.

1 We used that as a background and then  
 2 we layered in our supplements on top of that.  
 3 So moving to Sheet No. 2, this is an  
 4 enlargement of this west area right here  
 5 (indicating). So we're zooming in with road -- Green  
 6 Road and Forest Court coming off.  
 7 So on Sheet 2 we have -- this is really  
 8 a reaction or response to Mr. Statile's comment  
 9 letter from September the 22nd. He had comment No.  
 10 11 where -- identifying some additional evergreen  
 11 plant material for some visual separation.  
 12 So what we did was after the past  
 13 meeting, on November 15th had a site visit, walked  
 14 all of these areas that we're going to be presenting  
 15 this evening, and identified some areas where there  
 16 are some holes, there are some gaps within the  
 17 existing edge within the fringe area.  
 18 So here we have two images, these are  
 19 photos taken the day I was out there, Image A, Image  
 20 B (indicating).  
 21 So standing looking across, these are  
 22 the homes that are on Forest Court (indicating). And  
 23 we have identified that there are some areas where  
 24 the existing vegetation is -- is thinner. And we  
 25 have identified some plant material, native plant

1 transitions to Patriot Way. And we're seeing two  
 2 different images; Image D, where again we're  
 3 proposing a tree within that location.  
 4 And then Image E is one of the areas  
 5 where the golf tee is relocated, which means that  
 6 some trees are being removed within that area.  
 7 So what we're proposing is to plant,  
 8 within Image E there are three evergreen trees, three  
 9 native flowering trees, as well as one shade tree  
 10 within that location.  
 11 You see a green line that we're showing  
 12 that comes around, and that really just identifies  
 13 the edge of the existing woodland.  
 14 Now, on the further to the east side  
 15 I'm going to go to the next drawing, which is  
 16 Sheet 4.  
 17 And here we have two images; Image F,  
 18 which is looking right across -- it's really,  
 19 approximately, 150 foot of existing woodland that  
 20 we're looking across, from the woodland edge to the  
 21 back property line or to the -- to the neighboring  
 22 property line.  
 23 And then we have Image G, which looks  
 24 down along the woodland edge, and you can actually  
 25 just start to make out the clubhouse in the

1 material to supplement the existing.  
 2 Now, as you'll see in a lot of these  
 3 photos, it's primarily deciduous plant material that  
 4 exists out there today.  
 5 And what we're using is -- is a balance  
 6 of evergreen trees, evergreen shrubs, as well as some  
 7 additional deciduous material.  
 8 We do feel like the idea of creating  
 9 this filtered view in and out of the course is a  
 10 better strategy than creating just a continuous green  
 11 wall.  
 12 The course, itself, views in of it --  
 13 into the course, views out of the course are all  
 14 pleasant views, so we're really looking to create  
 15 that filter view look.  
 16 So along Image A and B what we've done  
 17 is we've added four evergreen trees and four  
 18 deciduous trees.  
 19 And then as we move to Image C, we've  
 20 identified another, kind of, gap within some of the  
 21 vegetation and we're proposing another tree within  
 22 that location there.  
 23 Now we will move further to the -- to  
 24 the east.  
 25 So now we have where Green Lane

1 background (indicating).  
 2 So now along this edge (indicating),  
 3 this is really what we're doing is we're  
 4 supplementing the existing vegetation, supplementing  
 5 the understory. So we're proposing some hollies,  
 6 some American hollies, which is an evergreen tree,  
 7 native tree.  
 8 Again, we have some deciduous trees  
 9 which are some service berry ornamental tree that  
 10 flowers, and additional holly.  
 11 Now, there are three masses of the  
 12 viburnum. These are a large shrub that would be  
 13 located within the woodland to -- to create a little  
 14 bit more of -- just supplement that area.  
 15 It's -- it's a pretty dense area, it's  
 16 150-foot primarily of deciduous material, and should  
 17 also note that it does slope down considerably down  
 18 to the edge.  
 19 Now moving to the reconstructed tennis  
 20 courts. So this is -- this is an aerial image that  
 21 we have with Rivervale Road and then the proposed  
 22 tennis courts. And then you're seeing the property  
 23 line towards the -- towards the top.  
 24 During the -- during the last meeting I  
 25 believe it was the neighbor from 513 Rivervale Road

1 did ask the question related to his property up top  
2 here (indicating), which -- and just asking what he  
3 would be seeing looking down towards the -- towards  
4 the tennis court.

5 This image right here (indicating),  
6 Image H, is looking back at that neighboring piece of  
7 property.

8 And here again (indicating) we kind of  
9 identified where there were some -- some gaps within  
10 the existing vegetation. So proposing four white  
11 pine to fill in that -- those gaps.

12 Now, in terms of the tennis courts  
13 itself, as Ms. Galvin just testified to, those are  
14 moving 25 foot off of the right-of-way line.

15 There is approximately a 2-foot-high  
16 berm that is between the -- the existing fence there  
17 and the tennis court, and I have a section through  
18 there that I will show you that depicts that.

19 But during -- again, during that last  
20 meeting, I believe it was a neighbor from  
21 486 Rivervale Road which is, I believe, the house  
22 right over here (indicating) that's showing up in  
23 this aerial.

24 The question was looking across his  
25 front yard to the course, what would he see when this

1 was constructed.

2 So while we were out there past Monday,  
3 we took an image from, essentially, at his curb line  
4 looking back across. And what we've done is we've  
5 superimposed what would be a 10-foot-high tennis  
6 court fence and just shaded that in gray, and then  
7 we're showing the ten white pine that we are  
8 proposing to soften that, as well as three  
9 ornamental -- native ornamental trees.

10 I mentioned that we created a section,  
11 so here from Rivervale Road, the existing sidewalk,  
12 the existing 6-foot fence, and then there are some  
13 ornamental grasses out there that we could  
14 supplement, and then the 2-foot berm swaling down, as  
15 Ms. Galvin indicated the drainage that's proposed,  
16 and then the tennis court itself.

17 Next, moving to the tennis dome, so  
18 just for context, here we have Rivervale Road and  
19 then the existing court that would have the proposed  
20 dome over it.

21 During the previous meeting there were  
22 questions related to lighting associated to the use  
23 of the dome during the evening hours.

24 So the lighting behind the clubhouse,  
25 the existing landscape lighting plans did indicate

1 that proposed lighting, but we have supplemented to  
2 provide six bollard lights. These are low level  
3 lights, but bollard lights that will provide safe  
4 access for pedestrians to the tennis courts.

5 You also see that we have four other  
6 lights that we have not highlighted as intensely as  
7 these six (indicating), and these are at four door  
8 locations that are really emergency egress doors.

9 So the way we anticipate these lights  
10 to be controlled is they would only be triggered when  
11 that door is opened.

12 Then they would be illuminated when the  
13 door is -- is closed, or they would stay on for a  
14 period of time, but then they would no longer be  
15 illuminated.

16 As we had done with some of the other  
17 areas that I just spoke about, while we were by these  
18 tennis courts we identified some areas where there  
19 may be some gaps within some existing vegetation. We  
20 identified that the existing arborvitae that are to  
21 the south here right at the corner of the property  
22 line, and I have an image that shows these, these are  
23 very thin, and there are actually some that are  
24 missing.

25 We also identified two locations where

1 others are missing as well.

2 So the idea is to replace them, replace  
3 them with Green Giant arborvitae which is much more  
4 deer tolerant than the plant that's out there today.

5 And what we've also done is during the  
6 last meeting we spoke about the arborvitae in terms  
7 of that specific variety in terms of its maturity and  
8 how it continues to grow and fully mature into a full  
9 evergreen. And white pine do that better than the  
10 arborvitae, so what we've done is we've created a  
11 secondary row of evergreens, proposing some white  
12 pine along here, that again will mature over time and  
13 really supplement these existing arborvitae.

14 We move to the next exhibit or next  
15 sheet, which is Sheet 9. Now, during my previous  
16 testimony there were -- I was asked by a couple of  
17 members of the board or the public as to the  
18 approximate height of the existing white pine out  
19 there, and I believe I indicated that it was 30 foot  
20 or 25 foot, being very conservative, right?

21 So what we did was we went out there,  
22 we confirmed that the existing fence, the fence  
23 that's in this photo is 10-feet high, and I think a  
24 correct approximation of these trees is that they're  
25 just about 40 foot or a little bit over 40 feet.

1 The other thing that I would like to  
2 clarify was related to the grade beam that  
3 essentially gets installed that the dome gets  
4 attached to. That grade beam happens at the  
5 perimeter of the existing fence. And we just wanted  
6 to confirm that the construction of that would not  
7 negatively impact the existing white pine that create  
8 a great screen along Rivervale Road.

9 And that certainly is the case that  
10 there is minimal amount of the existing trees extend  
11 into the drip line or the drip line of the tree  
12 extends minimally into the area of disturbance, so I  
13 do not think at all that the construction of that  
14 grade beam is going to negatively impact those  
15 existing white pine.

16 The next image, Sheet 10, so here we  
17 did another section as well, similar to what I just  
18 showed a bit up the street.

19 So now here we have Rivervale Road, we  
20 have the existing sidewalk, the existing retaining  
21 wall at approximately 5, 6 feet, the existing fence,  
22 arborvitae, and then the approximately 40-foot-tall  
23 existing white pine with the existing fence and dome  
24 beyond.

25 MR. LEIBMAN: Mr. Carman, I just want

1 to interrupt you for a moment.

2 THE WITNESS: Sure.

3 MR. LEIBMAN: All right. Everybody on  
4 the call, if you're not the witness speaking or the  
5 person asking questions, mute your phone. A few  
6 people just joined the Zoom and they are making noise  
7 in the background and it's disturbing the  
8 proceedings.

9 Thank you.

10 THE WITNESS: Thank you.

11 We're now looking at Sheet 11. This is  
12 a view over at that southern area where this is  
13 really the corner of the property line right here on  
14 the right-hand side. This is that existing portion  
15 of approximately 16 arborvitae that are very thin and  
16 some that are actually missing, so this whole row  
17 here would be replaced and then we would be  
18 supplementing the front of that with some white pine  
19 also as I indicated in the plan.

20 The last area that I'd like to review  
21 is over by the snack stand and then the children's  
22 play area which is identified in the color.

23 So we see that we have highlighted  
24 series of the Green Giant arborvitae that we're  
25 proposing to do a continuous planting from

1 essentially the -- the house that's shown in this  
2 image right here is 461 Rivervale Road. This is our  
3 neighbor's home.

4 At the rear of his property adjacent to  
5 the pool there is a building back there, so  
6 essentially from that building, east end of that  
7 building we're going to run a continuous row of the  
8 arborvitae and continue up to the ceremony space.

9 We -- during the last meeting, during  
10 the break we had the opportunity to speak with that  
11 resident. He identified the fence that's over in  
12 this location, that there is a portion of that fence  
13 that needs to be replaced. So we have another  
14 exhibit where the applicant is -- will be removing --  
15 what this shows is there's a variety of different  
16 fences here.

17 There's a chain-link fence that will be  
18 removed, there's a tubular aluminum fence that will  
19 be removed, and then there is this wood fence that  
20 will be removed that the neighbor had questioned.  
21 And we will use the same tan vinyl fence to complete  
22 that and replace that wood fence.

23 We also show where we're superimposing  
24 that continuous arborvitae screen that would be  
25 proposed also.

1 So we have gone through, we've  
2 supplemented a lot of the areas that were in  
3 question. And just in terms of the numbers and  
4 replacement numbers, if you recall there was  
5 testimony last time that we are required to replace  
6 116 trees. Previously we had -- we were indicating  
7 that we're proposing 140 trees.

8 With all that we've just spoken about  
9 now, we have -- that quantity has ticked up to --  
10 we're proposing 196 trees when only 116 are required  
11 from a replacement standpoint. Now, that 196 does  
12 not include any of the arborvitae that we're speaking  
13 about here, there were roughly 60 or so arborvitae,  
14 because we don't count them towards a replacement.  
15 And the 30 evergreen shrubs, the large viburnum that  
16 we're proposing, those also we don't count towards  
17 the replacement.

18 BY MS. COFFEY:

19 Q. Just --

20 A. So that concludes my --

21 Q. Hold on, Mr. Carman. Just before you  
22 move off of this exhibit, in addition to what's  
23 showing here, the applicant will continue to work  
24 with the owner of 461 Rivervale to provide some  
25 additional landscaping on the 461 property for

1 additional screening, correct?  
 2 A. That is correct. That is correct.  
 3 Actually this afternoon, myself and the  
 4 applicant had a call with that resident to talk about  
 5 some additional evergreen trees at the rear -- rear  
 6 yard.  
 7 MR. LEIBMAN: And that property owner  
 8 is represented tonight by Mr. Conte, who I think I  
 9 saw on the Zoom.  
 10 Mr. Conte, if you're on the Zoom and  
 11 present, can you just unmute yourself and confirm  
 12 that.  
 13 MR. CONTE: Yes. I will confirm. I  
 14 represent Mr. Nick Marcantis of 461 Rivervale Road.  
 15 MR. LEIBMAN: Are you satisfied with  
 16 the landscaping that has been proposed on both your  
 17 property and the applicant's property?  
 18 MR. CONTE: My client is certainly  
 19 satisfied that the applicant has made substantial  
 20 effort to make sure that there is proper screening.  
 21 I think it's still a little bit open-ended, but he's  
 22 satisfied that we'll come to a resolution.  
 23 MR. LEIBMAN: Okay. Thank you.  
 24 CHAIRMAN LIPPERT: Okay.  
 25 MS. COFFEY: I'm sorry, Mr. Chairman, I

1 just have one more item for Mr. Carman to touch on.  
 2 BY MS. COFFEY:  
 3 Q. Mr. Carman, can you also just talk  
 4 about lighting that's being proposed along the path  
 5 to get to the tennis dome, please?  
 6 A. I can.  
 7 I did review that. We have the --  
 8 Q. I'm sorry.  
 9 A. -- six bollards that are proposed that  
 10 provide a continued safe connection for times that  
 11 the tennis court is in use, and then there are those  
 12 four emergency access lights that would only be  
 13 triggered when the door is open.  
 14 Q. Thank you.  
 15 MS. COFFEY: Now I'm really done with  
 16 Mr. Carman.  
 17 CHAIRMAN LIPPERT: His direct is  
 18 concluded now?  
 19 MS. COFFEY: Yes, Mr. Chairman.  
 20 CHAIRMAN LIPPERT: Is that right? Yes?  
 21 Okay.  
 22 All right. So board members, questions  
 23 for the landscape architect?  
 24 MR. ADAMO: Mr. Chairman, it's  
 25 Mr. Adamo.

1 CHAIRMAN LIPPERT: Yes, sir.  
 2 MR. ADAMO: So, question, the lighting  
 3 that we were just looking at around the dome, would  
 4 that lighting only be used during the seasons that  
 5 the dome is up?  
 6 THE WITNESS: Yes.  
 7 MR. ADAMO: And would the lighting shut  
 8 off when the dome is -- I think it was until  
 9 11:00 p.m. I think was the testimony, if I recall;  
 10 would those be shut off within a half an hour, an  
 11 hour after that time.  
 12 THE WITNESS: That's the intention,  
 13 yes.  
 14 MR. ADAMO: Okay. Yeah, 11:00 p.m.,  
 15 yes, sorry, I found my notes.  
 16 Just a question, the improvements up in  
 17 the landscape buffer that we're looking up here at  
 18 the top of the screen, are those improvements  
 19 required to be presented before the Planning Board or  
 20 it is just because of all the other improvements that  
 21 those are being presented?  
 22 THE WITNESS: Yes, we were presenting  
 23 those purely because there was a question in -- or a  
 24 comment in Mr. Statile's letter, a recommendation to  
 25 provide some visual screening along that area.

1 MR. ADAMO: So the modifications to the  
 2 golf course, if we weren't doing any of the  
 3 structural modifications, the landscape modifications  
 4 up at the northern property, are you required -- if  
 5 you were to do future changes to the golf course,  
 6 would those come to the Planning Board.  
 7 MS. COFFEY: I'd suggest that's  
 8 probably not a question for Mr. Carman as a landscape  
 9 architect.  
 10 MR. LEIBMAN: Definitely.  
 11 MR. ADAMO: So I guess the question  
 12 then, I'll change it more for a landscape question  
 13 is, obviously there's improvements to the course  
 14 being done and those improvements are, I guess,  
 15 making some changes that are closer to the residents  
 16 at the northern part of this property line, so  
 17 therefore, the modifications and adding more  
 18 screening trees is appropriate.  
 19 Would it be possible that those trees  
 20 over time -- not the new trees, but maybe other trees  
 21 over time need to be replaced, is there a replacement  
 22 plan for the future use?  
 23 THE WITNESS: I can't speak to a  
 24 specific plan for, you know, future replacement, but  
 25 I believe the applicant is creating or has created a

1 very high end facility, so I think that they are  
 2 doing what is required to maintain a high end  
 3 facility. And if that means replacing some trees in  
 4 the future, I would think they probably would be  
 5 doing that.  
 6 MR. ADAMO: Okay, thank you.  
 7 CHAIRMAN LIPPERT: Other board members  
 8 with questions?  
 9 COUNCILMAN DONOVAN: Scott, it's  
 10 Councilman Donovan. I'm going to ask if -- and this  
 11 actually is probably not a landscape question as much  
 12 as a question for Chris real quick.  
 13 But I wondered if you could put Sheet 8  
 14 up for me.  
 15 THE WITNESS: I can.  
 16 COUNCILMAN DONOVAN: So, Chris, one of  
 17 the things that I think has been bothering a lot of  
 18 us is the proximity of the corner of that tennis  
 19 court to the right-of-way. And I -- those of you who  
 20 have been around me long enough through many of these  
 21 proceedings know that I tend to look at things from a  
 22 perspective of what did we change that may have made  
 23 this condition worse.  
 24 So what I'm curious is, clearly at --  
 25 when those tennis courts were built it wasn't only 17

1 feet from the property line, so I'm curious if you  
 2 can tell me or if you recall how much did they move  
 3 Rivervale Road to the left what we redid it from  
 4 where you see it all the way on the right there? Did  
 5 they take a lot of property from this lot?  
 6 MR. STATILE: Honestly, I couldn't tell  
 7 you. That -- the intersection improvements preceded  
 8 my term, so I wasn't around when these were made.  
 9 You know, John, I wish I could tell you, but -- get  
 10 that from the county, I don't recall.  
 11 COUNCILMAN DONOVAN: Okay.  
 12 So perhaps the question then to the  
 13 applicant's attorney, if -- does your engineer or  
 14 your planner have the ability to look at those  
 15 historical aerial shots that we saw prior?  
 16 MS. COFFEY: We can certainly pull up  
 17 the 2008 aerial. You may need to change who has  
 18 control of the screen to do it.  
 19 COUNCILMAN DONOVAN: I think you can  
 20 understand where I'm going -- where my line of  
 21 questioning is.  
 22 MS. COFFEY: Yeah, sure.  
 23 COUNCILMAN DONOVAN: It's that, you  
 24 know, your ask -- your ask on this one --  
 25 MS. COFFEY: Sure.

1 COUNCILMAN DONOVAN: -- and the  
 2 landscape changes, I think, are quite good. I think  
 3 that distance to the property line is still a concern  
 4 for a lot of folks. I am just curious -- certainly  
 5 it wasn't built that close to the road originally.  
 6 MS. COFFEY: Mr. Statile, I think if  
 7 Ms. Galvin can take control of the screen we can  
 8 probably put it back up and take a look.  
 9 MR. LEIBMAN: Your landscape architect  
 10 has to let go of it.  
 11 COUNCILMAN DONOVAN: And I'm sorry, I  
 12 know this is a little bit out of order, but that  
 13 slide or that sheet gave me the idea. If you don't  
 14 mind just humoring me or at least give me an  
 15 opportunity.  
 16 MS. GALVIN: Okay, so -- oh, sorry.  
 17 MS. COFFEY: Go ahead, Ms. Galvin,  
 18 you're headed where I am.  
 19 MS. GALVIN: Right.  
 20 So here's the 2008 aerial, and at the  
 21 bottom of the aerial you can see the tennis courts  
 22 where the dome is proposed.  
 23 Unfortunately it's a little further off  
 24 the sheet and you can see the continuation of  
 25 Rivervale Road, and even -- even if it continued down

1 that way, the aerial's not going to tell us where the  
 2 right-of-way lines are or were or -- in 2008 it  
 3 appears that the alignment of Rivervale Road is the  
 4 same as it is today, so we would have to go back  
 5 further than 2008 to see if we could determine when  
 6 the road was moved and how -- estimate how much it  
 7 was moved.  
 8 COUNCILMAN DONOVAN: Then -- while my  
 9 question was not answered, I will yield here.  
 10 CHAIRMAN LIPPERT: Thank you,  
 11 Mr. Donovan.  
 12 Any other board members with questions?  
 13 MR. STATILE: I've got some comments,  
 14 Mr. Chairman. Not a question, though.  
 15 CHAIRMAN LIPPERT: Go right ahead.  
 16 Before Chris -- Mr. Wayne.  
 17 MR. WAYNE: Yes.  
 18 On the proposed two new tennis courts,  
 19 you have landscaping along Rivervale Road. What  
 20 about on the north or south side of the tennis  
 21 courts, is there any landscaping proposed there so  
 22 that when motorists come by there they don't really  
 23 see, you know -- see them that much, and people that  
 24 are walking by.  
 25 That's my concern, that you're putting

1 these tennis courts so close to the road, and you say  
2 you only can move them back 25 feet?

3 THE WITNESS: So the -- on the north  
4 side there is a large stand of existing white pine  
5 that do -- when somebody is traveling south, that  
6 will really cut the view before getting towards the  
7 courts. And then we have the proposed material.

8 Coming from the south traveling  
9 northbound, we are just rolling one tree around the  
10 side to cut that. We do have to pull that out and  
11 coordinate with Ms. Galvin's recharge -- the  
12 stormwater over there.

13 So we don't -- we haven't proposed any  
14 additional trees in this area. We could take a look  
15 and see if it warrants, you know, putting one or two  
16 more trees in that location.

17 MR. WAYNE: Well, the trees that you  
18 mentioned to the north, the lower branches are all  
19 cut off so you'll see right through them. Because  
20 you have those for the kids' daycare or whatever  
21 you're running there are right there, so I don't  
22 think they're going to be blocking the tennis courts  
23 at all.

24 THE WITNESS: That is a good point, you  
25 are correct. I mean, there was -- I know what you're

1 speaking about out there. When I was there on Monday  
2 there was like a gaga ball pit or -- that is under  
3 there.

4 So you're correct in that you will see  
5 through there and catch a glimpse of the tennis  
6 courts. As I -- as I stated earlier related to the  
7 gaps that we are filling within the northern buffer,  
8 I do look at this as similar. The frontage along  
9 here, the visibility into the course, the filtered  
10 views in and out, I think are pleasing.

11 So that's why we haven't created an  
12 overall continuous just screen of the courts, as well  
13 as the course.

14 MR. WAYNE: That's all I have,  
15 Mr. Chairman.

16 MR. FORTSCH: Scott, Mr. Wayne has just  
17 given me an idea. How about fitting the courts from  
18 a north/south to an east/west? Then you would have  
19 less of it showing on the road.

20 THE WITNESS: I can't speak with  
21 100 percent certainty, but I believe the orientation  
22 for playing the -- playing tennis, that this  
23 orientation is the best orientation, which is why I  
24 think it was proposed like this.

25 MR. LEIBMAN: So the sun's not in

1 somebody's eyes when they're serving or receiving.

2 THE WITNESS: Correct.

3 MS. COFFEY: And I suppose if we need  
4 to get Ms. Galvin to testify further, but I believe  
5 there may be safety concerns about having service  
6 going toward the road, someone serving a tennis ball.

7 CHAIRMAN LIPPERT: Does Ms. Galvin want  
8 to weigh in on this?

9 MS. GALVIN: Yeah, I'm sorry.

10 I can definitely confirm that the  
11 orientation is appropriate, it's a north/south  
12 orientation.

13 And if you notice, all the other courts  
14 are facing the same way. As you work your way down  
15 Rivervale Road they're all facing the same way.

16 With respect to the balls going beyond  
17 the -- court's been turned, there's a 10-foot fence  
18 there, I am not sure that the service balls would be  
19 really a concern, but I think the primary reason for  
20 the orientation is the north/south requirement for  
21 the sun.

22 CHAIRMAN LIPPERT: Okay.

23 Mr. Statile?

24 MR. STATILE: I want to go back to  
25 Mr. Donovan's question. While we were speaking I

1 looked up on my other computer, my iPad, historic  
2 aerials which, you go back to 1930s with all the  
3 historic photographs, and it was around, I think in  
4 '95 to 2000 or maybe a little earlier is when they  
5 widened Rivervale Road. Rivervale Road used to be  
6 much further away from the tennis courts.

7 It looks like at that time the county  
8 had widened the intersection up and they took -- it  
9 looks like they took some lands from the golf course  
10 to make that -- to sort of trim that corner off. I  
11 think that's when that retaining wall was all  
12 constructed by the county to hold up that embankment  
13 there.

14 So yes, it was -- it was pushed back.  
15 The tennis courts were there prior to the  
16 intersection improvements, and I guess whatever the  
17 county acquired they shoved it back, the roadway, the  
18 sidewalk and the retaining wall. So that was the  
19 answer to Mr. Donovan's question.

20 I can't really tell, looks like  
21 1995-ish is maybe when this might have happened,  
22 between '87 and '95 is all I can tell on the historic  
23 aerials from what I can see here at the computer.

24 To the -- to the landscape plans along  
25 Green Road at the north site, that would be Slide

1 No. 2, I guess it is, my concern is it's a little  
 2 thing along there. I did ask for buffering along the  
 3 top, along the top of the course there.  
 4 More particularly, I think, towards the  
 5 tee box. The tee box for hole No. 2 is getting  
 6 closer to the road there. It would be on sheets --  
 7 if you go to Sheet 3. Sheet 3, you can see the old  
 8 tee boxes, you see the new tee box has been pushed  
 9 north closer to the residents there.  
 10 I believe the blue is the area of  
 11 vegetation being removed. And what I have got then  
 12 to sort of buffer it against the residences are three  
 13 service berries, a white oak tree and a couple  
 14 hollies.  
 15 My understanding, service berries are a  
 16 cute little -- a cute little tree. There's a picture  
 17 of it down below there. They're pretty thin. I  
 18 think they're deciduous, right? Am I correct,  
 19 they're deciduous trees.  
 20 THE WITNESS: They are.  
 21 MR. STATILE: So really that does  
 22 nothing for us on this terms here. The tee box are  
 23 probably -- or the tee boxes are probably the most --  
 24 the areas where golfers are going to gather.  
 25 Sometimes you got a foursome, another foursome will

1 pull up behind you, you know, there's noise. There's  
 2 the sound of the, you know, hitting the golf ball, et  
 3 cetera. I don't know, it's a short hole.  
 4 But in any case, I think there should  
 5 be some strengthening of evergreens along this  
 6 boundary line here. I think it'd be better to put  
 7 those evergreens near the -- off the tee box because  
 8 that faces south, which would give the evergreens a  
 9 better chance of survival. I don't think putting  
 10 them in the woods or behind there along the fence  
 11 line would do much good.  
 12 I don't think they're going to grow  
 13 underneath the canopies of those other deciduous  
 14 trees, so perhaps you could do something along the  
 15 tee boxes where the golf course would be -- you know,  
 16 it's sort of gathering together, you got your car  
 17 path, et cetera; maybe you could do something in  
 18 there as well.  
 19 I'm not a big proponent of service  
 20 berry. I don't -- I don't think they add much --  
 21 they're a nice little tree, but it takes 30 years for  
 22 them to really get tall and I don't think it's going  
 23 to do us much good in terms of some buffering to the  
 24 north there, mostly because the tee boxes are getting  
 25 swung closer to the property lines or to the other

1 properties across from there.  
 2 That's -- if you can do something --  
 3 pretty easily.  
 4 The other area, if you go down to Slide  
 5 -- if you go to Slide 6, if you go to Slide 6, this  
 6 is the area along the golf course -- I'm sorry, along  
 7 the tennis courts. Yeah, again here you've got the  
 8 three -- you got the three service berry, I guess  
 9 those are right there.  
 10 You know, it's going to be a while  
 11 before they get to look like that. I think this  
 12 should really be a strong, you know, evergreen  
 13 buffer, maybe a different species of evergreen in  
 14 here, so -- to mix it up a little bit.  
 15 You can also, I mean, you know, the  
 16 inclusion of -- of watermelon grass is nice, but they  
 17 die back in the fall, they usually get chopped up by  
 18 the landscapers and you end up with nothing. You  
 19 know, ornamental grass, unless you leave it there all  
 20 winter long. Then, of course, it blows all over the  
 21 ground and all over the place. So, it's going to get  
 22 chopped down at some point.  
 23 So they're nice to -- they're nice for  
 24 diversity, I agree with you in that respect using  
 25 them here. I think there should be a stronger buffer

1 in terms of evergreens because we do have residents  
 2 right across the street. You know, and they're going  
 3 to be playing, you know, even in the fall and the  
 4 early spring, so I think we should do something here  
 5 as well.  
 6 I don't think it's difficult there  
 7 actually. Plus, you know, plus the other comments is  
 8 you approach it from the ends, motor vehicle traffic,  
 9 you might want to kind of wrap that around a little  
 10 bit there.  
 11 I think also, if you go to, say, go to  
 12 Sheet 8, if you could, go to Sheet 8. Yes, where  
 13 you're providing the arborvitae along the lawn, you  
 14 got -- I think it says there you've got 17 proposed  
 15 along that area back in there. It's -- now -- I  
 16 guess it's good. You are mixing that with some white  
 17 pines. I was concerned that, you know, a line of  
 18 arborvitae is nice, it's nice to have like a double  
 19 row of something else. You do have the white pines  
 20 in there. They are pretty open there, you have  
 21 plenty of sunlight, so those should grow pretty well  
 22 there.  
 23 You know, and if you go to Sheet 9,  
 24 this is more for the course management perhaps.  
 25 Yeah, the white pines on the right-hand photograph

1 are a little stringy, they're starting to hang over  
 2 -- well, it's a nice effect. I think you may want to  
 3 consider -- the landscape architect would know better  
 4 than I -- maybe those white pines should be trimmed  
 5 up a little bit to sort of strengthen them a little  
 6 bit more and, you know, sort of strengthen the trees  
 7 themselves.  
 8 When they get -- you know, white pines  
 9 get a little stringy there's a lot of -- you do have  
 10 a lot of needle drop in the fall there, so maybe you  
 11 can trim those up.  
 12 I don't think you really want those  
 13 over the top of the dome anyway there. So it's just  
 14 something to consider for the landscape architect.  
 15 Also, is that a paved walkway there  
 16 that's being taken out? Is that right? Is that --  
 17 THE WITNESS: That's correct. That  
 18 comes out and becomes a gravel walkway.  
 19 MR. STATILE: That's good. Okay, good.  
 20 That's -- I just was concerned about the roots to  
 21 that.  
 22 That's fine.  
 23 And that's all I have, Mr. Chairman.  
 24 Just some suggestions.  
 25 CHAIRMAN LIPPERT: Well, Mr. Statile, I

1 guess if -- if the application or any part of it is  
 2 viewed favorably I would want the applicant to comply  
 3 with your recommendations about landscaping.  
 4 So any suggestions -- I mean, we could  
 5 have that as a condition in the resolution, but I  
 6 think you'd have to discuss specifics with the  
 7 applicant.  
 8 MR. STATILE: Okay.  
 9 Very good, Mr. Chair. Will do.  
 10 MS. COFFEY: Mr. Chairman, just for the  
 11 record, Mr. Statile's recommendations seem very  
 12 reasonable to the applicant and we're happy to comply  
 13 with them and address them.  
 14 MR. STATILE: Thank you.  
 15 CHAIRMAN LIPPERT: Thank you.  
 16 Are there any other questions from the  
 17 board members of this witness, the landscape  
 18 architect?  
 19 MR. LEIBMAN: Can you release the  
 20 screen, please?  
 21 CHAIRMAN LIPPERT: Okay. If not, I'm  
 22 going to open it up to questions from the public.  
 23 Raise your hand, please, if you want to -- public, if  
 24 you would like to ask a question.  
 25 (Interruption.)

1 CHAIRMAN LIPPERT: I'm sorry, who's  
 2 speaking?  
 3 I see Mr. Burns. Go ahead, please.  
 4 MR. BURNS: Thank you for recognizing  
 5 me. Steve Burns, 513 Rivervale Road.  
 6 I just want to start by saying I do  
 7 appreciate, you know, the gesture and the dialogue  
 8 and, you know, you trying to work with us and plant  
 9 those buffers.  
 10 I guess I am not discounting the plan,  
 11 but I think we'd like further dialogue on it as we're  
 12 not entirely confident that that will, you know, will  
 13 satisfy our concerns in terms of the -- of the tree  
 14 additions on the north side of the reconstructed  
 15 tennis courts.  
 16 CHAIRMAN LIPPERT: Mr. Burns, do you  
 17 have questions for the landscape architect?  
 18 MR. BURNS: I do.  
 19 That's what I'm -- that's basically  
 20 what I'm getting to.  
 21 I am asking if they will engage in  
 22 further dialogue in that we think a continuous line  
 23 would be a lot more appropriate than the pictures  
 24 that were shown and the space counter from the golf  
 25 course view into our property rather than from our

1 property into the golf course, itself.  
 2 So I guess I'm asking if there can be  
 3 consideration for additional plantings along our  
 4 property line.  
 5 CHAIRMAN LIPPERT: Which property line  
 6 is that?  
 7 MR. BURNS: It's 513 Rivervale Road to  
 8 the north of the reconstructed tennis courts.  
 9 CHAIRMAN LIPPERT: So I'm going to ask  
 10 the applicant to take a look at that and to take a --  
 11 to view it from your property into the golf course.  
 12 Is that --  
 13 MR. BURNS: Right.  
 14 CHAIRMAN LIPPERT: Okay.  
 15 Anything else, sir? Okay.  
 16 MR. BURNS: Thank you.  
 17 CHAIRMAN LIPPERT: Thank you.  
 18 Mr. Friedhoff?  
 19 MR. FRIEDHOFF: Yes.  
 20 Lawrence Friedhoff, 525 Rivervale Road.  
 21 Thank you for recognizing me.  
 22 So I saw in that picture that  
 23 Councilman Donovan asked if we put up that page, if  
 24 you look at that page -- and it's the same question  
 25 that's been asked by many people now about that

1 corner of what we'll call the tennis courts, right,  
 2 the dome, as I understand it, is going to be put  
 3 where the fence around the tennis courts is now.  
 4 And looking at that picture, it just  
 5 doesn't look to me -- and I went out there and looked  
 6 at the fence myself. It just doesn't look to me like  
 7 that's 17 feet from the sidewalk, so can somebody --  
 8 and I'm not the first person to say this.  
 9 So can somebody confirm how that was  
 10 measured? Because the road is changed and, you know,  
 11 many people have questioned whether that distance is  
 12 really right.  
 13 CHAIRMAN LIPPERT: All right. So let's  
 14 have Ms. Galvin explain how that dimension exists on  
 15 the plans.  
 16 MS. GALVIN: All right. I'm going to  
 17 share my screen and I'm actually going to show one of  
 18 the sheets that's part of the site plan set. I think  
 19 that's going to be the best way to show it.  
 20 Okay. This is Sheet 5 of 23 of the  
 21 site plan set. It says, "Preliminary and Final Site  
 22 Plan Set, Lot 6.01, Block 1201," et cetera, et  
 23 cetera. In the lower right-hand corner is the tennis  
 24 court with the proposed dome.  
 25 So if we zoom in here the line, the

1 black line with the two dashes is the right-of-way  
 2 line which is the property line that separates the  
 3 parcel from the roadway, and we have identified right  
 4 at this location the distance between the corner of  
 5 the tennis court and the right-of-way line. And the  
 6 wall is the side line that runs right along where my  
 7 hand is here, and the fence is to the left to the  
 8 wall.  
 9 So that's where the 17.58-foot  
 10 dimension comes from. This is based on a survey of  
 11 the property that was prepared by the applicant's  
 12 surveyor, and what we did was we just identified the  
 13 distance between the right-of-way line and the tennis  
 14 court.  
 15 CHAIRMAN LIPPERT: If you could just  
 16 take a minute to explain how that was measured.  
 17 MS. GALVIN: It's based on the survey  
 18 CAD file that the surveyor provided to us which is  
 19 utilized as the base map for this set of site plans.  
 20 So it's not -- it's not physically  
 21 measured with a tape measure or something like that,  
 22 it's actually field -- the tennis court is located in  
 23 the field or maybe by aerial image from the  
 24 right-of-way line, the property line is tied down to  
 25 the physical features on the site, and --

1 (Interruption.)  
 2 CHAIRMAN LIPPERT: Hold on one second.  
 3 Hold on one second, please.  
 4 Somebody is speaking. Please mute  
 5 yourself so we can hear the witness's testimony.  
 6 Thank you.  
 7 Sorry, Ms. Galvin, go ahead.  
 8 MS. GALVIN: That's okay.  
 9 So when the boundary survey was  
 10 prepared, the physical features on the site are  
 11 coordinated with the location of the property line.  
 12 And the resultant distance between the tennis court  
 13 and the property line is 17.58 feet.  
 14 There is not necessarily in the field a  
 15 location where somebody has physically taken a tape  
 16 measure and measured from the corner of the property  
 17 -- from the corner of the tennis court to the  
 18 right-of-way line, that's not necessary at this point  
 19 because the survey and all of the physical features  
 20 -- it's the property line that's surveyed and the  
 21 physical features on the site are all in an  
 22 electronic file that represent the accurate locations  
 23 of those features.  
 24 CHAIRMAN LIPPERT: So I guess your  
 25 answer is that a licensed surveyor has certified to

1 this dimension.  
 2 MS. GALVIN: Well, a licensed surveyor  
 3 provided the electronic file to my office, and what  
 4 we did is we simply inversed between the property  
 5 corner -- or the tennis court corner and the  
 6 right-of-way line.  
 7 So I -- I describe it as an accurate  
 8 dimension for that setback.  
 9 MS. COFFEY: And the surveyor located  
 10 the tennis court and the property line on the survey  
 11 and then your office determined the distance between  
 12 them, correct?  
 13 MS. GALVIN: That's correct.  
 14 MR. FRIEDHOFF: So just to clarify, the  
 15 distance that's in question is going to be from the  
 16 dome to the property line there. And so the dome  
 17 goes right where the fence is now. So we're not  
 18 really talking about the tennis court, we're talking  
 19 about the fence around the tennis court, the distance  
 20 from that to the property line.  
 21 And you're saying that that's  
 22 17.58 feet from the fence to the property line.  
 23 MS. GALVIN: The dimension that's shown  
 24 on here is from the corner of the physical tennis  
 25 court and the fence is right adjacent to the edge of

1 the tennis court, so it's possible, and we could get  
 2 another dimension in here to confirm the distance  
 3 between the fence corner and where the dome would be  
 4 and the right-of-way line, but I don't expect that it  
 5 will vary too much from the 17.5 feet.  
 6 MR. FRIEDHOFF: I mean, I could only  
 7 tell you that I went and looked and it looks like  
 8 it's less than that. If somebody went out and  
 9 measured it --  
 10 MR. LEIBMAN: That's testimony.  
 11 MR. FRIEDHOFF: -- go out and measure  
 12 that.  
 13 MR. LEIBMAN: This is just for  
 14 questions.  
 15 CHAIRMAN LIPPERT: So we'll get a  
 16 little more clarity on that.  
 17 MS. FRIEDHOFF: Excuse me, I'm  
 18 Mrs. Friedhoff.  
 19 May I ask a question to Mr. Carman or  
 20 whoever can address it?  
 21 CHAIRMAN LIPPERT: Sure.  
 22 MS. FRIEDHOFF: Okay. Well, I was very  
 23 pleased to see that you had upgraded the type of  
 24 arborvitae, et cetera. We live at 525, which is two  
 25 houses to the north of Mr. Burns, and as I said, it's

1 a historic property, and we have two major concerns,  
 2 I won't get into them now, but I would very much  
 3 appreciate if you would consider putting -- first of  
 4 all, can you consider putting deer fencing around  
 5 your landscaped areas, because even though you say  
 6 these are deer-resistant species, I've lived here for  
 7 almost 35 years and in the past five years there is  
 8 not a thing I can put out that is not destroyed by  
 9 the herds of deer that come from the golf course,  
 10 number one.  
 11 MR. LEIBMAN: Mrs. Friedhoff, I'm going  
 12 to just interrupt you. We don't have time, with  
 13 almost 60 people on the Zoom, for people to  
 14 pontificate and tell us about the conditions of their  
 15 yards and their shrubs, et cetera. Please ask your  
 16 questions so that other people can --  
 17 MS. FRIEDHOFF: Okay. Can you put up a  
 18 deer fence, please, Mr. Carman, number one. And what  
 19 does the board intend to do if this is not maintained  
 20 as a screen? Because there's every possibility as  
 21 things -- please don't roll your eyes at me, sir.  
 22 You know that this is very possible  
 23 that over the long term, screening and buffering will  
 24 be -- will be destroyed. What is the board's --  
 25 MR. LEIBMAN: Mrs. Friedhoff, do you

1 have a question for this witness?  
 2 MS. FRIEDHOFF: Yes.  
 3 Is there any --  
 4 MR. LEIBMAN: Ask your question.  
 5 MS. FRIEDHOFF: -- teeth to any of  
 6 this.  
 7 When you grant these variances and you  
 8 tell them --  
 9 MR. LEIBMAN: This is not a question  
 10 for the witness, this is a question for a lawyer. I  
 11 represent the board, I am not your attorney. I'm not  
 12 here to answer your legal questions, I'm here to  
 13 answer the board's questions.  
 14 MS. FRIEDHOFF: Okay. I feel like I'm  
 15 --  
 16 CHAIRMAN LIPPERT: Mr. Leibman, hold  
 17 on.  
 18 Hold on a second. Hold on a second.  
 19 Mr. Leibman, would there be any kind of  
 20 bond required in connection with the landscaping?  
 21 MR. LEIBMAN: Yes.  
 22 The Municipal Land Use Law permits the  
 23 board to have a developer's agreement with the  
 24 applicant, the same as we did the last time this  
 25 applicant was before the board, and there is an

1 opportunity to require bonding for the installation  
 2 of plantings, and it guarantees that there's money  
 3 available if they don't replace the plantings, I  
 4 believe for a period of two years.  
 5 So it's --  
 6 MS. FRIEDHOFF: Okay. Well, that was  
 7 not so hard then.  
 8 That was very helpful.  
 9 MR. STATILE: Any landscaping that is  
 10 part of this application approval is permanent.  
 11 In other words, if it's -- even in  
 12 three years or five years, if -- as long as the  
 13 improvements exist, so does the landscape buffers and  
 14 whatever else the board requires.  
 15 MS. FRIEDHOFF: Thank you, Mr. Statile.  
 16 MR. STATILE: Okay.  
 17 MR. FORTSCH: Can I -- for a second?  
 18 CHAIRMAN LIPPERT: Sure.  
 19 MR. FORTSCH: Yeah, the evergreens by  
 20 the sign for The Fairways, a few of them have died  
 21 and they've been replaced very promptly, so I think  
 22 that shows that they would probably replace other  
 23 trees as they go along.  
 24 CHAIRMAN LIPPERT: But in any event,  
 25 just so you know, the municipal landscape law

1 contemplates -- you know, replacing landscaping is  
2 not unique to this application, it happens in many if  
3 not most applications.

4 MS. FRIEDHOFF: All right. Well, good  
5 to know.

6 Thank you.

7 MR. STATILE: The best enforcement is  
8 local residents, right, Mr. Chairman.

9 MS. FRIEDHOFF: Yeah. 'Cause we're in  
10 the back so it's not that important, but thank you.

11 CHAIRMAN LIPPERT: Okay. Any other  
12 members of the public have questions for the  
13 landscape architect?

14 Yes, ma'am.

15 MS. MORGANSTEIN: Hi. My name is  
16 Florence Morganstein, I live at 9 Holiday Court.

17 I have a question about the first  
18 square that was put up by Mr. Carman on Forest Drive  
19 and Green Lane, because there is auto a house that  
20 goes past that, like the southern end is Knoll Drive,  
21 of the house on Knoll Drive, and there is very sparse  
22 trees and the fence has been broken for years and  
23 hasn't been repaired.

24 Is that included in that? I didn't  
25 really see that part mentioned. It's just kind of an

1 extension of Green Lane there.

2 THE WITNESS: Let me share that screen  
3 one more time.

4 MS. MORGANSTEIN: Thank you.

5 THE WITNESS: So I am going to go to  
6 Sheet 2. So this is the zone where this curved  
7 portion of road is what I understand to be Knoll  
8 Drive.

9 MS. MORGANSTEIN: Correct.

10 THE WITNESS: And that turns into Green  
11 Road.

12 So we did identify, and it's not shown  
13 on Image A or Image B, but we did identify that a  
14 little bit further up, there was a gap that we were  
15 going to be adding a spruce tree within that location  
16 a bit further.

17 MS. MORGANSTEIN: And repair the broken  
18 fence? There's a broken fence there.

19 THE WITNESS: I wasn't aware of a  
20 broken fence, but if there is, I'm sure that the  
21 applicant will take a look at that --

22 MS. MORGANSTEIN: I'd appreciate if  
23 they would do that.

24 Thank you.

25 And then I have one other question

1 about the berm. The existing berm at the entrance of  
2 Edgewood is about how many feet, do you know? You  
3 may not know the answer to that.

4 THE WITNESS: I do not know.

5 MS. MORGANSTEIN: Okay. Because a  
6 2-foot berm is really negligible. Is there any way  
7 that that berm could be increased by either a foot or  
8 2 feet more along Rivervale Road.

9 THE WITNESS: I will have to take a  
10 look at that with the civil engineer and see if the  
11 grading would allow us to make that rather than  
12 approximately 2-foot high approximately 3-foot high.

13 MS. MORGANSTEIN: Appreciate it, thank  
14 you.

15 That's all.

16 CHAIRMAN LIPPERT: Thank you.

17 Any other members of the public have a  
18 question?

19 MR. LEIBMAN: Madam, is that you.

20 CHAIRMAN LIPPERT: Okay, the Friedhoffs  
21 have their hand up, although I don't see them.

22 MR. FRIEDHOFF: Sorry, that's just left  
23 over.

24 CHAIRMAN LIPPERT: All right.

25 So, Ms. Coffey, where are we?

1 MS. COFFEY: So at this point, Mr.

2 Chairman, I propose that we maybe move to the  
3 witnesses who provided testimony on November 11th,  
4 but have not yet testified this evening to see if  
5 there are questions on the November 11th testimony.  
6 Does that make sense? And then after that, we'll  
7 have our planner wrap up.

8 CHAIRMAN LIPPERT: I'm sorry, so what  
9 are we going to have before the planner?

10 MS. COFFEY: If it's acceptable to you,  
11 I would suggest that we now take questions from the  
12 public with regard to the other witnesses who  
13 testified on November 11th.

14 CHAIRMAN LIPPERT: Well, I think --  
15 okay, I think we've already heard from the public on  
16 those things, but I'll make it clear for the record  
17 that if any member of the public has any questions of  
18 any of the witnesses who previously testified in the  
19 prior hearing, raise your hand and we can accommodate  
20 those questions.

21 Okay, I don't know if that's a false  
22 alarm or not, Mr. Friedhoff, but you'll let us know.

23 MS. FRIEDHOFF: Mrs. Friedhoff.

24 CHAIRMAN LIPPERT: Okay.

25 MS. FRIEDHOFF: You can obviously just

1 shut me down if I don't do this properly.  
2 So actually Ms. Coffey, in her  
3 testimony, had said that there was a need for more  
4 courts that were for indoor tennis --

5 CHAIRMAN LIPPERT: Let me just clarify  
6 that.

7 Ms. Coffey did not give any testimony,  
8 she's the attorney.

9 MS. FRIEDHOFF: Okay, okay. It's in  
10 the transcript. Nonetheless, I just wanted to  
11 mention, but this can be in the -- okay.

12 I wanted to know how the golf course  
13 feels that it's underserved by its current facilities  
14 since it was nearly bankrupt just a year or two ago,  
15 and in fact, during COVID it took federal monies, it  
16 has a loan outstanding from Old Dominion of \$1.7  
17 million --

18 CHAIRMAN LIPPERT: Hold on, now you're  
19 testifying and this is not a land use question. What  
20 does that have to do with a land use application?

21 MS. FRIEDHOFF: Well, because I want to  
22 understand why the dome is going up since there are  
23 nine other places in proximity, but I'm not allowed  
24 to tell you about them, that have indoor tennis  
25 courts, so -- I mean, I'm so foreclosed from saying

1 anything that bears --

2 CHAIRMAN LIPPERT: No, no, no, no, no,  
3 no, no, no, you are not.

4 MS. FRIEDHOFF: All right.

5 CHAIRMAN LIPPERT: Let me speak. I let  
6 you speak, let me speak.

7 You will be given an opportunity to  
8 testify and say what you'd like to say as long as  
9 it's relevant to --

10 MS. FRIEDHOFF: Right.

11 CHAIRMAN LIPPERT: -- at the close of  
12 the applicant's case.

13 MS. FRIEDHOFF: But I don't know --

14 CHAIRMAN LIPPERT: But testimony about  
15 the golf course's financial status is not relevant to  
16 this land use application.

17 MS. FRIEDHOFF: Well, only because of  
18 the dome. And I will drop that for now. But I just  
19 don't know if, by the time I make the statement, my  
20 concerns about the noise and decibel levels and the  
21 dome and other facilities are going to have a person,  
22 you know, to whom I can address them. I mean, I'd be  
23 happy to --

24 CHAIRMAN LIPPERT: Excuse me. If you  
25 have questions about those items, ask them now. We

1 have a whole team of people who can answer them. Or  
2 we'll try to answer them.

3 MS. FRIEDHOFF: Okay, okay.

4 I'm going to start with noise then. I  
5 don't know if you have an expert or if you had an  
6 expert, and apparently I can't say what the decibel  
7 levels are supposed to be, but I would like to know  
8 if any investigations have been done into the amount  
9 of noise that is going to issue from the banquet  
10 facilities, the larger midway, the snack bar, the  
11 ventilation, the inflation units for the dome, the  
12 increased parking, et cetera.

13 Because I know there is state law,  
14 there is municipal law --

15 CHAIRMAN LIPPERT: Okay, okay. The  
16 question is, has there been any studies about noise.  
17 Ms. Coffey --

18 MS. FRIEDHOFF: -- a lot of noise.

19 MS. COFFEY: So, I'm going to do it in  
20 two parts. So first the applicant will, of course,  
21 comply with any municipal noise ordinances, as well  
22 as the state standards.

23 We did provide testimony on November  
24 11th from Mr. Ligas with respect to the noise  
25 associated with the dome, and I am happy to have him

1 discuss that again if you'd like to hear from him.

2 MS. FRIEDHOFF: No, I've seen that,  
3 thank you.

4 MS. COFFEY: Okay.

5 So, hopefully, then that covers your  
6 question is we will comply with both the state and  
7 the local noise ordinance.

8 MS. FRIEDHOFF: Okay. May I just ask  
9 then who is supposed to be mandating compliance with  
10 those levels this past summer -- and spring when  
11 almost every weekend, filtering all the way up to our  
12 property, there was excessive noise from deejays,  
13 live music, you know, piped music, whatever, that was  
14 -- it was excessive noise.

15 Who does a person complain to and how  
16 is that, you know, regulated? Factored in.

17 I appreciate that going forward this  
18 may happen, but it was not true this past year and  
19 I'd like to know who do we speak to and how will this  
20 be addressed.

21 CHAIRMAN LIPPERT: Mr. Leibman, as a  
22 general proposition, if a resident has a concern  
23 about noise levels emanating from a particular  
24 property, what's their recourse?

25 MR. LEIBMAN: They need to pick up the

1 telephone, call the police department and issue a  
2 complaint.  
3 MS. FRIEDHOFF: I did that. They were  
4 not interested. I do know that there is --  
5 MR. LEIBMAN: That may be because it  
6 did not violate the law.  
7 MS. FRIEDHOFF: Yeah, but the law  
8 actually requires that sound engineers with  
9 calibrated equipment on days that are not windy, for  
10 example, go out and measure.  
11 Now, that is not practical in the  
12 evening on a Saturday, I realize that, but that's a  
13 subjective -- that's a subjective judgment. And I am  
14 subjected to having noise from, you know, from  
15 banquets being held all the time. And they're --  
16 CHAIRMAN LIPPERT: That is going to be  
17 the case whether or not this application is granted,  
18 right? You live next to a golf course that has  
19 banquet facilities.  
20 MS. FRIEDHOFF: I know, but...  
21 CHAIRMAN LIPPERT: Okay.  
22 MS. FRIEDHOFF: Okay, yeah, go ahead.  
23 MR. FRIEDHOFF: Can I ask a question,  
24 too? Okay, Lawrence Friedhoff.  
25 I think the bottom line is when the

1 noise evaluations were done and when the approval is  
2 granted, will it include the ability to have outdoor  
3 music in a residential area, or was that something  
4 that was just done as an exception during COVID?  
5 MR. LEIBMAN: So I think we're getting  
6 a little far afield, Mr. Lippert. There's no law  
7 that says that you can't play music in your backyard  
8 and there's no law that says that this property can't  
9 have music outside by its pool --  
10 MS. FRIEDHOFF: But it's a commercial  
11 facility.  
12 MR. LEIBMAN: -- banquet events. So I  
13 think we're getting a little far afield.  
14 MS. FRIEDHOFF: No, I think that, you  
15 know, the commercial has a -- excuse me,  
16 responsibility to the residential neighborhood. And  
17 I can show that to you at some point not know.  
18 And I want to also tell you that in the  
19 declaration of easements, and I'm not going to -- it  
20 says that the owners who live there will assume the  
21 risk of maintenance noise performed at sunrise or  
22 sunset, so there's going to be more noise. And as a  
23 commercial -- as a commercial facility in a  
24 residential neighborhood, they are held to a standard  
25 and it's not just whether the police subjectively

1 decide that it's, you know, high or low.  
2 CHAIRMAN LIPPERT: Madame, you are  
3 giving testimony. Again, I've asked you repeatedly  
4 not to do that. I don't --  
5 MS. FRIEDHOFF: You know, I can't tell  
6 the difference, I apologize.  
7 CHAIRMAN LIPPERT: You're an attorney,  
8 I think you can tell the difference.  
9 MS. FRIEDHOFF: No, but I wasn't in  
10 litigation. I was very successful -- but anyway, I  
11 will not argue with you and I appreciate your  
12 attempts to educate me, Mr. Lippert.  
13 But, I'm telling you this is a concern.  
14 And I've researched it.  
15 CHAIRMAN LIPPERT: No, I -- listen, I  
16 live in a residential neighborhood.  
17 Sometimes there's people have parties.  
18 Sometimes there's music. Sometimes there's noise  
19 that annoys me. That's life. What are you going to  
20 do.  
21 MS. FRIEDHOFF: Yeah, but -- okay. I  
22 can't seem to make it clear that this is a commercial  
23 facility. Okay. All right, thank you.  
24 MR. LEIBMAN: It's properly zoned for  
25 its use. It's not a single-family zone where this

1 property is.  
2 All right. Is there anybody else who  
3 has a question?  
4 CHAIRMAN LIPPERT: Any other questions  
5 from members of the public of this witness?  
6 Okay. So -- sorry, not of this  
7 witness. Any other members of the public have any  
8 questions for any of the team that the applicant has  
9 presented?  
10 If not, we'll move on -- if we were in  
11 person I would take a break now, but people in this  
12 format you can take your own breaks, I want to keep  
13 going. I'd like to get -- I don't want to go past  
14 11 o'clock, and I want to get the planner's testimony  
15 done.  
16 So why don't you proceed, Ms. Coffey.  
17 MS. COFFEY: Thank you, Mr. Chairman.  
18 So our next witness is John Taikina of  
19 All Things Planning & Development. He's the project  
20 planner. And we'd ask that he please be sworn.  
21 MR. LEIBMAN: Where is he? Say  
22 something so I can see you on the screen.  
23 MR. TAIKINA: Hi. John Taikina is my  
24 name. Red background, white shirt.  
25 MR. LEIBMAN: I just want to type your

1 name into my notes.  
 2 Mr. Taikina, please raise your right  
 3 hand to be sworn.  
 4 Do you swear or affirm the testimony  
 5 you're about to give is the truth, the whole truth,  
 6 nothing but the truth, so help you God?  
 7 MR. TAIKINA: I do.  
 8 J O H N T A I K I N A, P.P.  
 9 30 Newman Road, Kendall, New Jersey, having been  
 10 duly sworn, testifies as follows:  
 11 MR. LEIBMAN: All right. So sworn.  
 12 Go right ahead.  
 13 VOIR DIRE EXAMINATION  
 14 BY MS. COFFEY:  
 15 Q. All right.  
 16 Mr. Taikina, could you please introduce  
 17 yourself to the board and the public and tell them  
 18 about your experience and credentials?  
 19 A. Thank you.  
 20 Hi, my name is John Taikina, and I am  
 21 the principal of All Things Planning & Development  
 22 based in South Brunswick, New Jersey.  
 23 I have a bachelor's degree from Rutgers  
 24 college and I attended the Bloustein School of  
 25 Planning long enough to get my planner's license in

1 1992.  
 2 I started my career in '89 as a zoning  
 3 official in a little borough in Middlesex County.  
 4 Since that time I practiced around the  
 5 country as a municipal planning consultant in New  
 6 Jersey and throughout the county, but for the last  
 7 20 years I have been representing developer clients  
 8 just like this, obtaining approvals at all levels of  
 9 government.  
 10 I have been accepted as an expert by  
 11 the Superior Court of New Jersey in Monmouth,  
 12 Middlesex and Camden, and additionally, most recently  
 13 I've appeared before boards such as Morris Plains,  
 14 Cherry Hill, North Brunswick, Freehold, Fairhaven,  
 15 Point Pleasant, Avon by the Sea, Rumson, and  
 16 Middletown, just to name a view.  
 17 CHAIRMAN LIPPERT: Okay. Welcome to  
 18 North Jersey. We accept your credentials as a  
 19 professional planner.  
 20 THE WITNESS: Thank you very much.  
 21 So tonight I am here to talk about a  
 22 few things. I was originally here to talk about the  
 23 variances, so everything that I'm going to talk about  
 24 will be in that context of the variances that we are  
 25 seeking.

1 So these variances would all be  
 2 classified as C-2 variances where the benefits would  
 3 outweigh the detriments, so to speak, the flexible C,  
 4 and they're enabled by the statute if the board is  
 5 able to make the following findings:  
 6 So first of all, that it relates to the  
 7 specific piece of property; secondly, that the  
 8 purposes of the Municipal Land Use Law are advanced;  
 9 thirdly, that the variances may be granted without  
 10 substantial detriment to the public good; fourth,  
 11 that the benefits of the deviation from the Zoning  
 12 Ordinance outweigh any detriment that may be imposed  
 13 by that deviation; and than finally, that the  
 14 variance will not impair the intent and purpose of  
 15 the zone plan and the Master Plan for the  
 16 municipality. And that's actually where we're kind  
 17 of going to start from.  
 18 But we are seeking eight variances in  
 19 all; two for the midway building, four that relate to  
 20 the tennis dome, one for the newly constructed tennis  
 21 court and one for having more than three accessory  
 22 structures on a property.  
 23 So we have a bit of a unique situation  
 24 where, in writing the zoning and, you know, when we  
 25 go back and we look at the Master Plan history and

1 the zoning history, in the 2016 Master Plan  
 2 re-examination the Planning Board at that time chose  
 3 to address specifically the A1 zone and the Edgewood  
 4 Country Club and wanted it specifically to be able to  
 5 continue as a combined residential and country club  
 6 -- and country club facility with an 18-hole  
 7 championship golf course.  
 8 So this was something that was  
 9 specifically set forth in that Master Plan  
 10 re-examination. And then -- and they felt that at  
 11 the time, that this opportunity really created a  
 12 unique opportunity for the Township and the region to  
 13 have a luxury residential development and a  
 14 championship golf course that were on the same  
 15 property.  
 16 From that point, they then, in 2018,  
 17 the governing body, in conjunction with the Master  
 18 Plan, the implemented the revisions to the A1  
 19 residence district that specifically implement a  
 20 combined residential and golf course development.  
 21 And those regulations were drafted in 2018 and  
 22 they're actually very, very specific as it relates to  
 23 the principal use which on the property is the golf  
 24 course, and then the additional principal use is the  
 25 luxury residential development.

1 So in the subsequent site plan  
 2 approvals that occurred previously in '19 and '20  
 3 when The Fairways was approved, that's when the  
 4 subdivision was done and at that time, consistent  
 5 with the A1 zone, the property as a whole was in  
 6 excess of 150 acres so it complied with the  
 7 requirements for the A1 district, and then after  
 8 meeting that requirement it was subdivided and the  
 9 residential was pulled off in one lot and the 142  
 10 acres of the golf course resulted in the secondary  
 11 lot.

12 And as you can see, I am going to try  
 13 and answer a lot of these questions that were  
 14 answered along the way -- asked along the way as we  
 15 go.

16 So at that time the zoning was  
 17 specifically amended to provide for the luxury  
 18 residential which has been approved and is under  
 19 construction and is undergoing sales at this time and  
 20 appears to be doing extraordinarily well, and second  
 21 with that is the second principal use which is the  
 22 golf course.

23 So the golf course is actually the  
 24 principal use on this 142 acres. Everything else was  
 25 deemed at that time to be defined as an accessory

1 use; so the clubhouse, the pro shop, any dining  
 2 facilities, any tennis or athletic or swimming  
 3 facilities, any of the maintenance facilities.

4 All of those things were deemed to be  
 5 accessory uses to the golf course.

6 And that is correct, because typically  
 7 golf courses in and of themselves are the primary  
 8 use. They're the primary use of the golf club and a  
 9 country club, and then all those other things are  
 10 additional uses that are present generally for the  
 11 benefit of the members and in some instances are open  
 12 to the public, typically because the banquet  
 13 facilities are desired in the community, and they  
 14 create, you know, a really desirable location to have  
 15 those types of events.

16 And in this instance, and it was talked  
 17 about before, you know, in 2015 the club was on the  
 18 verge of bankruptcy and it was purchased by Witmond  
 19 and in cooperation with the town, was then revised,  
 20 you know, and has been renovated to become really a  
 21 best in-class facility in the region, frankly, and  
 22 one that's talked about, you know, in the same breath  
 23 with clubs like Westchester Country Club and  
 24 Ridgewood Country Club; really some of the, they're  
 25 really the best facilities that exist in the entire

1 region, and it's a tremendous credit to the town of  
 2 Rivervale that you worked in that partnership to be  
 3 able to do that.

4 So we're now here kind of for the  
 5 second piece of that, which is to continue making  
 6 sure that our facilities are best in class and that  
 7 we continue to have a viable and successful country  
 8 club environment.

9 So as I said, all these buildings are  
 10 classified as accessory. One of the variances that  
 11 we're seeking is for having more than three accessory  
 12 structures. So to answer a question that was just  
 13 asked, there are actually six what I would call  
 14 accessory structures that are present on the golf  
 15 course. There is the clubhouse building, there is  
 16 the snack stand, there is the pro shop and cart barn  
 17 which is kind of combined, there are two maintenance  
 18 buildings, and there is the existing midway building  
 19 which is the subject of the application to be  
 20 replaced with the new midway building; and then  
 21 additionally, there are two restroom facilities which  
 22 are quite small that are located actually out on the  
 23 golf course. So six accessory buildings all  
 24 together, plus some restrooms.

25 So in terms of the variances, as I

1 said, there is -- we need to make the different  
 2 findings. I think on the four primary findings -- on  
 3 four of the five primary findings it's kind of the  
 4 same finding for all the variances, so I'd like to  
 5 discuss them kind of together at the beginning and  
 6 then I'll address each individual variance as we go  
 7 down weighing the benefits versus the detriments.

8 So first of all, the board will be  
 9 required to find that the variances all clearly  
 10 relate to a particular piece of property. So in this  
 11 case they all clearly relate to the Edgewood Country  
 12 Club and that property that is uniquely planned to be  
 13 a combined country club, 18-hole golf course, in  
 14 conjunction, obviously, with a residential  
 15 development that was previously approved and is being  
 16 constructed. So I think that that's very clear.

17 We have a particular piece of property.

18 Secondly, the variances need to promote  
 19 a purpose of zoning. In this case I think there are  
 20 two. One is Purpose G -- and these come right out of  
 21 the Municipal Land Use Law. To provide sufficient  
 22 space in appropriate locations for a variety of  
 23 residential, recreational, commercial uses and open  
 24 space, both public and private, according to their  
 25 respective environmental requirements to meet the

1 needs of all New Jersey citizens.  
 2 So here we have a -- we're doing that  
 3 exact thing. We're kind of -- we're providing that  
 4 space and we're providing for residential,  
 5 recreational and open space uses.  
 6 In this case they're all private,  
 7 they're not public, in accordance with their  
 8 environmental requirements, we've gotten all of our  
 9 permits and we're meeting all of those enhanced  
 10 standards, and we think that we're certainly  
 11 promoting that purpose of zoning.  
 12 And then secondly, to enable  
 13 municipalities the flexibility to offer alternatives  
 14 to traditional development through the use of  
 15 equitable and efficient planning tools that include  
 16 clustering, transferring development rights, lot size  
 17 averaging, in order to concentrate development areas  
 18 where growth can best be accommodated, and maximize  
 19 while preserving agricultural lands, open space and  
 20 historic sites.  
 21 So, again, here we've kind of done  
 22 exactly that. The municipality was very creative in  
 23 kind of clustering the development rights all over  
 24 into where The Fairways is and having, you know, that  
 25 overall density being applied over to The Fairways

1 while we're maximizing preserving and continuing the  
 2 open space use which is the golf course.  
 3 And we think that also these variances  
 4 to these accessory uses is enhancing the club's  
 5 position as a best in-class facility within the town  
 6 and the region.  
 7 Thirdly, that the variances do not have  
 8 substantial detriment to the public good. None of  
 9 these variances have a substantial detriment to the  
 10 public good. These are not noxious or dangerous  
 11 uses. They're tennis facilities and enhanced country  
 12 club facility to advance the continued revitalization  
 13 of the country club as a best in class amenity.  
 14 We think that -- and as Mr. Carman  
 15 testified and Ms. Coffey reiterated, the applicant is  
 16 more than willing to provide all of the landscaping  
 17 that is necessary to make sure that any potential  
 18 impacts are buffered and screened.  
 19 I actually think that when you look at  
 20 Mr. Carman's exhibits and, you know, we've done  
 21 several site walks out on the property, you actually  
 22 find, when you walk along, for example, the northern  
 23 property line adjacent to where the new holes -- the  
 24 new hole configurations are that there is an absence  
 25 of screening.

1 And, you know, actually, when you look  
 2 at all the properties that are there and you look at  
 3 that 2500 linear feet of northern property line  
 4 adjacent to the street and wrapping around to the  
 5 homes that are immediately adjacent to the new holes  
 6 11 and 12, you actually see there are only four  
 7 evergreens planted by the homeowners in the 2500  
 8 linear feet.  
 9 It is -- this is not a noxious view  
 10 that needs to be screened and hidden. It's not a  
 11 truck dock in a warehouse, it's a beautiful golf  
 12 course.  
 13 And I think that when you look at what  
 14 the residents do, they don't screen the view of the  
 15 golf course, they want that view of the golf course.  
 16 So I think Mr. Carman has done a  
 17 wonderful job of enhancing those views with the  
 18 filter landscaping that he's talked about in those  
 19 areas. I think that in the areas adjacent to  
 20 Rivervale Road for the new tennis facilities, I think  
 21 that buffering and screening is absolutely  
 22 appropriate and I'm very happy that we have enhanced  
 23 that landscaping in the way that we have, and I think  
 24 that that is certainly mitigating any potential  
 25 negative impacts there and I think the club has shown

1 itself to be an excellent neighbor in terms of  
 2 working with our neighbors on appropriate landscaping  
 3 that's there for those homes when we have those  
 4 conversations.  
 5 So -- and I think that that absolutely  
 6 will continue.  
 7 And then No. 4, that the variance will  
 8 not impair the intent and purpose of the master plan  
 9 and the zoning ordinance.  
 10 And to the contrary, we are  
 11 implementing the intent and purpose of the Master  
 12 Plan and Zoning Ordinance by having a combined  
 13 country club and 18-hole championship golf course  
 14 that is this unique opportunity and we're  
 15 implementing that and the accompanying 2018 revision  
 16 to the A1 district to implement the residential golf  
 17 course development.  
 18 So again, all of these accessory uses  
 19 are all listed in the ordinance. They're all  
 20 expected, et cetera. I think that the ordinance  
 21 might have been a little incomplete in that it listed  
 22 them all, but then it didn't really acknowledge their  
 23 size, what they actually are, et cetera.  
 24 So, you know, that -- but that  
 25 ordinance was, you know, fairly comprehensive and,

1 you know -- but in doing so, that is why we do need  
2 these -- some limited variances because that  
3 interplay between the principal use and the accessory  
4 uses is there.

5 So I think that those four findings can  
6 be made for all eight variances. And then on the  
7 fifth required finding, the benefits outweighing the  
8 detriment, I think it's best to highlight each  
9 variance and we'll kind of talk about them and I'll  
10 use the order that's provided in Mr. Statile's  
11 letter.

12 So the first one is for an accessory  
13 building height for the midway building; 33 feet and  
14 two stories is proposed where 25 feet and one story  
15 is permitted.

16 First of all, the proposed midway  
17 building is actually 11 feet lower than the existing  
18 midway building. The existing midway is 44 feet.  
19 And we think the benefit of having a modern,  
20 attractive and functional best in class amenity for  
21 the country club members clearly outweighs any  
22 detriment to the additional accessory building  
23 height.

24 Again, that building height is written,  
25 you know, as if it were for garages and sheds and

1 similar accessory structures, not for country club  
2 amenities at a -- that's a focal point of a  
3 championship golf course.

4 And, you know, we talked about --  
5 Mr. Witmondts talked about the need for the midway  
6 building. You know, as the club has been renovated  
7 and the renovation that was done to the clubhouse  
8 facility was the first one that was done, frankly it  
9 is spectacular. It is absolutely gorgeous. And as  
10 such, it has taken the club from a position when it  
11 was in really dire straits back in 2015 and to where  
12 it is now in a healthy position; has added over 100  
13 families in the last year. We are anxiously looking  
14 forward to having the new residents from The Fairways  
15 have the opportunity to join the club, either as  
16 social members or as golf course members. And we  
17 think that this new midway will be able to do just  
18 that.

19 And as you remember, the ordinance  
20 provided for a clubhouse structure with The Fairways  
21 if they wanted to, but it was chosen to say no, let's  
22 have the club function as the clubhouse facility for  
23 the residential, enhancing really the stature of  
24 both.

25 So it provides those residents with

1 entry to the club, and it provides additional members  
2 for the club to keep it as a healthy, functional and  
3 vital facility here in town.

4 So the midway building as described is  
5 really becoming the primary member, members only, if  
6 you will, dining facility, as well as, you know, club  
7 room facility with the card rooms and things that are  
8 upstairs. You know, and that's really what country  
9 club members are looking for. They're looking for  
10 that exclusivity, they're looking for that -- those  
11 areas where they can make those areas their own.

12 They are very strongly related to  
13 members that are there principally for golf, but then  
14 also, you know, that are there, you know, visiting  
15 the rest of the facilities, whether they be tennis or  
16 pool or fitness.

17 And, obviously, those all experience  
18 tremendous additional demand with COVID in the last  
19 18 months. So we think that the new midway building  
20 is really going to fulfill that primary dining need,  
21 because the clubhouse is almost a little too formal  
22 and too large for the intimate gatherings that the  
23 members desire, so having an appropriately sized  
24 midway with an appropriately sized kitchen and those  
25 facilities really will better serve the members than

1 the current midway building.

2 Secondly is for the accessory building  
3 height for the tennis dome at 37 feet where 25 feet  
4 is permitted. Likewise, this is providing, you know,  
5 a benefit to the country club by being able to  
6 provide for additional year-round tennis facilities.

7 As we said, by having the clubhouse not  
8 present in the residential using the clubhouse as the  
9 clubhouse facility and having it -- having the  
10 building be a 12-month facility is really a benefit  
11 to the club as a whole, as well as to the  
12 neighborhood as a whole, so we think -- to the  
13 members as a whole, excuse me.

14 So we think that the seasonal tennis  
15 dome is a reasonable accommodation as an accessory  
16 use in that location. It is heavily screened from  
17 view from the adjacent roadways.

18 We are providing for additional  
19 screening. That has been discussed by Mr. Carman.

20 And, again, I think that -- and we  
21 provided some testimony last week in terms of the  
22 exhibits that were depictions of what we think the  
23 dome will look like behind the screen and it is  
24 really not obtrusive at all.

25 And, finally, the point to be made

1 there is while the overall, you know, the overall  
2 dome is 37 feet, it's only 37 feet at the center.  
3 You know, as it gets out towards the roadway, as it  
4 gets out towards -- particularly when I talk about  
5 the setback in a minute, the dome, you know, it  
6 slopes down.

7 So as it gets closer to the roadway  
8 it's lower. And, again, you know, so that height is  
9 kind of mitigated because it does exist back out in  
10 the center of the facility where, again, with the  
11 proposed colors and the screening, it's really going  
12 to, you know, either be screened out or blend into  
13 the sky.

14 So we think that the benefits of having  
15 the dome, having the continued enhancement to the  
16 state-of-the-art country club facility outweighs any  
17 minimal detriment from the additional tennis dome  
18 light.

19 No. 3 is the accessory building setback  
20 for the proposed of 17.5 feet for their corner of the  
21 tennis dome structure which is located at the corner  
22 of the existing tennis courts.

23 So in this event, we think the benefits  
24 of utilizing the existing location of the courts  
25 outweighs any detriment from this minimal setback

1 deficiency because, as I said, of the heavy screening  
2 that is present in the area of the requested  
3 deviation; the height -- difference in height between  
4 the roadway -- the adjoining roadway and the corner  
5 in question. You know, as we showed in the section  
6 before, it's approximately 8 to 10 feet above the  
7 road.

8 So as you're walking along the street,  
9 you're really experiencing the adjacent wall and the  
10 landscaping that's there, not the tennis dome that's  
11 17.5 feet back from the property line in that corner  
12 location.

13 And we think that all of those things  
14 serve to further minimize the visual impact of that  
15 minimally deficient setback. And it really is a  
16 minimal piece of the overall tennis facility. It's  
17 less than half a percent of the area of the tennis  
18 dome or the tennis court that actually is violative  
19 of the front -- of that setback, of the 25-foot  
20 setback there. So it is a very small corner of the  
21 tennis dome and in no way, shape or form is it the  
22 entirety of even one side of it. It's only a minimal  
23 corner of the tennis dome in general.

24 No. 4, we have an accessory building  
25 size for the tennis dome at 26,136 square feet, which

1 is the area of the tennis courts, versus the  
2 600-square-foot limitations. Again, the 600 square  
3 foot is an accessory structure that is, again, more  
4 intended for a garage and a shed and not for best in  
5 class country club amenities. For example, the  
6 clubhouse is subject to the same 600-square-foot  
7 limitation under this ordinance definition.

8 So, again, the location is heavily  
9 screened from view from the adjacent intersection and  
10 its coloring design is going to minimize the visual  
11 impact.

12 And, further, it is going to be opaque,  
13 so it will not -- and be externally unlit. So at  
14 night the structure will literally disappear. It  
15 will not be visible at all unless some outside force  
16 shines light on it. But, again, with the screening  
17 we don't expect that to happen.

18 No. 5, we have an accessory building  
19 size for the midway building, which is a  
20 13,750-square-foot footprint and a 27,776 square foot  
21 total proposed building against the 600 square foot  
22 required.

23 Again, you know, it really shows the  
24 incongruity between the ordinance intention and how  
25 the accessory uses are used here for the country

1 club.

2 The benefits of the centralized and  
3 actual focal point location of the midway building to  
4 the playability, enjoyment of the championship golf  
5 course, while providing amenity to playing and  
6 non-playing members of Edgewood Country Club far  
7 outweigh any detriments caused by the larger  
8 structure.

9 As I said, the structure is 11 feet  
10 lower than the existing structure. It is located in  
11 excess of 600 feet from the boundaries of the country  
12 club, and we think that it will -- it really will  
13 have no negative impact on the surroundings at all by  
14 its larger size.

15 No. 6, the tennis dome is proposed to  
16 be in a front yard area. Again, as a principal use  
17 of the lot is the golf course, the site really  
18 doesn't provide for principal buildings that  
19 typically define it.

20 As a default, the required 25-foot  
21 setback for accessory structures is used.

22 And, again, we talked about that --  
23 that minimal deviation of the half a percent that is  
24 existing within that 25-foot setback.

25 Again, the benefits of utilizing

1 existing tennis court location which is heavily  
2 screened and separated from the adjacent public  
3 right-of-way outweighs any detriment from that  
4 minimal deviation to the setback.

5 No. 7 is for accessory structures on  
6 the lot. As I said, it's limited to three, which  
7 clearly is, again, incongruous with the defined  
8 accessory uses in the A1 residential district, which  
9 classifies all of the country club amenities in that  
10 long list as accessory uses and structures. And  
11 again, the -- in this case, six -- the six buildings  
12 that are present on the site, with six being the  
13 reconstructed midway building, are more than  
14 reasonable.

15 And by having a world class golf  
16 course, that benefit far outweighs any detriments  
17 from the fact that we have six accessory uses on the  
18 property which are really the, you know, the uses  
19 that make up a country club.

20 And then finally for No. 8, this is the  
21 reconstructed tennis court that is proposed in the  
22 front yard setback area.

23 Again, the golf course is the principal  
24 use. All the other uses are accessory. So there  
25 really isn't a structure to set the front yard.

1 In the absence of that, we had been  
2 using the 25-foot standard for accessory structures  
3 that was present in the ordinance.

4 Mr. Statile has now brought up the  
5 additional tennis court requirements, and those  
6 tennis court requirements are that when they're on a  
7 through lot -- and, again, the definition -- and  
8 Mr. Statile has determined, I guess, the zoning that  
9 the local street up on Forest Drive is the front, if  
10 you will, and then having the county roads as being,  
11 you know, that secondary frontage, and that the  
12 standard on that secondary frontage would be what it  
13 would be for the standard for adjoining principal  
14 uses on the adjoining lots, that being the homes that  
15 would be located in either the A district or the A1  
16 district, that required front yard setback would be  
17 35 feet.

18 So I guess the variance standard that  
19 we thought was 25 feet, and that was why we moved the  
20 courts back to being 25 feet, that standard is  
21 actually 35 feet, so we're requesting a 10-foot  
22 variance.

23 As we said, the new tennis courts are  
24 smaller than the prior courts. They have been  
25 relocated to that 25 feet from the property line and

1 extensively screened. We testified that we will have  
2 additional screening both from the north so we make  
3 sure we satisfy our neighbor to the north, and from  
4 the south so that approaching them, you know, there  
5 isn't a view to have them -- if you're approaching  
6 them on Rivervale Road from the south.

7 So we think that placing that tennis  
8 court in that front yard area in the area with the  
9 existing fencing and the netting, that the netting  
10 was actually present from the old courts.

11 So by placing it in that area we think  
12 it's an appropriate location. And that with the  
13 additional landscaping and buffering, there would not  
14 be any negative impact. And the benefits of, again,  
15 providing that additional amenity that's in demand in  
16 the best in class country club far outweighs any  
17 detriment.

18 So that's the planning testimony of it.  
19 I would like to answer some of the other questions  
20 that have come up during the conversation. And  
21 actually the first one I want to bring up, and I  
22 think I need to be able to share my screen. Do I  
23 have that ability, Mr. Leibman? I'm going to try and  
24 see what happens.

25 Can you see my screen?

1 MS. COFFEY: Yes.

2 THE WITNESS: Thank you.

3 So Ms. Reiter had asked for photographs  
4 of the actual domes as opposed to the -- as opposed  
5 to the photo realizations that were done and  
6 presented at the prior hearing.

7 So this is a center court facility in  
8 Gillette in the winter, obviously. As you can see  
9 with the gray color --

10 MR. LEIBMAN: Can you make it bigger?

11 THE WITNESS: Can I make it bigger.

12 MALE BOARD MEMBER: We're seeing your  
13 file explorer right now. We don't see the selected  
14 image.

15 THE WITNESS: You don't see my selected  
16 image. Okay. I'm looking at a full screen. I  
17 apologize.

18 So somebody do this better than I do  
19 and -- let me see if I close everything else.

20 MALE BOARD MEMBER: I think you may  
21 have shared your particular app versus your whole  
22 screen.

23 THE WITNESS: Can someone on my team  
24 help me? I apologize.

25 MS. COFFEY: I'm trying, hold on.

1 (Brief pause.)  
 2 THE WITNESS: So is everyone looking at  
 3 Matt's -- is everyone looking at the photo of --  
 4 MS. COFFEY: Yes.  
 5 THE WITNESS: -- the Gillette dome?  
 6 Wonderful. I apologize, I thought I had that right.  
 7 So this is the center court facility in  
 8 Gillette. This is a dome that is over -- that is  
 9 substantially larger. This is probably twice the  
 10 size of what we are talking about. This is over, I  
 11 believe, six courts (indicating).  
 12 So it is substantially larger.  
 13 And for reference, you're looking at it  
 14 from obviously the public road, and it's set back  
 15 about 150 feet from where the photograph is taken.  
 16 And this is, as I said, located about  
 17 150 feet from the road.  
 18 But as you can see, the gray color  
 19 really truly does just blend right into the sky,  
 20 particularly in the winter which is when this is  
 21 going to be up.  
 22 So, you know, we think that, again,  
 23 that gray color is what would be very appropriate and  
 24 -- and is very consistent with the photo realizations  
 25 that were presented to the board last week.

1 MR. LEIBMAN: Yes. Mr. Chairman,  
 2 somebody is commenting in the chat. I'm going to  
 3 read it into the record for the sake of completeness  
 4 and then I'm going to say, everybody, do not text  
 5 anything into the chat because it doesn't get into  
 6 the audio recording which would get turned into a  
 7 transcript which is what any appeal would be made  
 8 from.  
 9 I can't get the chat into the record  
 10 unless I read every one in and interrupt the  
 11 proceedings like this.  
 12 So Katie M, who I would ask to please  
 13 identify yourself completely so that the record is  
 14 clear on your Zoom screen, says:  
 15 "Double click it. Can we zoom in so  
 16 the photo represents the dome visually at  
 17 about 25 feet."  
 18 So before we go forward, can you zoom  
 19 in on the image that's on the screen right now,  
 20 Mr. Taikina?  
 21 THE WITNESS: Matt, can we zoom in?  
 22 MR. HAZEL: I'm seeing what I can do on  
 23 that right now, yes. I have no idea when I'm going  
 24 to hit 25 feet, though.  
 25 MS. COFFEY: Just for the record, that

1 Can you go to the next --  
 2 MS. COFFEY: Just before you move on,  
 3 Mr. Taikina, Mr. Leibman, I think we need to mark  
 4 these as an exhibit.  
 5 MR. LEIBMAN: Yes, that's what I wanted  
 6 to do. It's a photo array. I think we're up to --  
 7 are we up to A-9?  
 8 THE WITNESS: Yes.  
 9 MR. LEIBMAN: Let me see. Yes, we're  
 10 up to A-9.  
 11 So let's just call this group photo  
 12 array A-8.  
 13 How many pictures are there?  
 14 THE WITNESS: Six, seven.  
 15 MR. LEIBMAN: Is it six or seven?  
 16 THE WITNESS: Six or seven.  
 17 MR. LEIBMAN: Seven photos?  
 18 THE WITNESS: Seven, yes.  
 19 (Whereupon, Group Photo Array of Seven  
 20 Photos was marked as Exhibit A-9 for  
 21 identification.)  
 22 MR. LEIBMAN: Okay.  
 23 THE WITNESS: Okay, so we can go to the  
 24 second photo.  
 25 (Interruption.)

1 was Matt Hazel from Witmond who's controlling the  
 2 exhibit who was speaking.  
 3 MR. LEIBMAN: Thank you.  
 4 If you can't, don't worry about it. I  
 5 don't want to spend too much time. I know you have  
 6 six other photographs to show us.  
 7 THE WITNESS: I'm sorry, on my screen  
 8 at least it's zoomed in. Maybe that's not reflecting  
 9 on the --  
 10 MR. LEIBMAN: Yes, it's not showing on  
 11 the -- why don't you move on to the next picture.  
 12 THE WITNESS: Thank you, Matt.  
 13 So the second photo is from Pelham  
 14 Country Club in Pelham, New York.  
 15 Again, this shows a gray dome structure  
 16 in the winter (indicating).  
 17 And, again, shows very clearly how it  
 18 kind of blends into that -- into the sky, which is  
 19 really the intention of that gray (indicating).  
 20 This structure is located about 90 feet  
 21 from the street. This image is taken from about  
 22 150 feet.  
 23 So again, it's a little further.  
 24 And then, Matt, if you go to the next  
 25 one, it actually comes a lot closer where it is --

1 you know, it doesn't get all the way up to 25, but  
 2 we're probably at about 50 feet when you get to the  
 3 next photograph.  
 4 So the third photograph, again, this is  
 5 Pelham Country Club. This is, again, from about 50  
 6 feet away, but this very clearly shows the air lock  
 7 for entering, as well as one of the emergency exits  
 8 for the building.  
 9 But very clearly shows, you know, that  
 10 the color is such that it blends into that winter sky  
 11 very well.  
 12 Matt, you want to go to the next one.  
 13 This, again, is more informational.  
 14 This is the same structure inside.  
 15 So it shows, again, as Mr. Ligas  
 16 described, you know, what the lighting looks like,  
 17 you know, and all of those things.  
 18 And, again, this is a -- this is an  
 19 opaque structure so it doesn't glow, much like ours,  
 20 you know, it would be the same way.  
 21 Go to the next one, Matt.  
 22 MR. HAZEL: I'm sorry, my files are in  
 23 a different order than what you may be expecting them  
 24 to see.  
 25 THE WITNESS: Yes, this is the -- this

1 is the image we've already seen.  
 2 MR. HAZEL: Give me one moment to get  
 3 this up.  
 4 You can continue if you want and I'll  
 5 let you know when I'm ready.  
 6 THE WITNESS: Okay. Well, you know,  
 7 really the next one is, you know, again, just another  
 8 image of the country club, of Nassau Country Club in  
 9 Glen Cove. Again, another gray structure.  
 10 And the final image is the one at night  
 11 which is a little bit of -- little bit of watching  
 12 submarine races, but...  
 13 MR. LEIBMAN: I don't think anybody is  
 14 seeing anything now.  
 15 THE WITNESS: No, we're waiting for --  
 16 I'm waiting for our engineer to put...  
 17 MR. HAZEL: You want to continue and as  
 18 soon as I get this night image --  
 19 THE WITNESS: Yeah, just get the night  
 20 image up if you can. That will be the last one. So  
 21 as soon as he gets that up we'll pick that back up.  
 22 So the last -- I think really the last  
 23 thing that I need to address with the board is the  
 24 issue of parking. Well, kind of two things. One is,  
 25 you know, we talked about -- and Mr. Witmond

1 provided testimony about how the club is growing, how  
 2 it has, you know -- why these facilities are  
 3 necessary to continue the club as being best in, you  
 4 know, really best in class in the area. And we think  
 5 that that's important.  
 6 You know, obviously we all know that,  
 7 you know, all the fitness things over the last  
 8 18 months have kind of exploded. It has helped  
 9 county clubs all around the country, you know, and  
 10 obviously tennis is one of those things.  
 11 And that's why, as the growth of tennis  
 12 in the club really took off in the last 18 months,  
 13 the desire to continue it over the winter is a  
 14 desirable thing, and that's one more thing to make  
 15 the club really a true year-round club for the  
 16 members, and again, to really enhance its viability  
 17 in the community.  
 18 So we think that that is very  
 19 important. These facilities are fairly common. You  
 20 know, there's more than 15 around -- around the  
 21 region, you know, and, you know, as I said, you know,  
 22 the most highly prominent is in Westchester Country  
 23 Club, again, probably one of the preeminent golf  
 24 clubs in the country. They have a very similar, you  
 25 know, seasonal facility and then a number of

1 facilities around New Jersey such as Haworth,  
 2 Crestmont Country Club and Brooklake Country Club all  
 3 have these types of seasonal facilities; again,  
 4 really all types of best in class, you know, types of  
 5 country clubs around this region.  
 6 So we think that this just helps us  
 7 continue to put ourselves in that -- in that echelon  
 8 for the club and for the community.  
 9 The final piece is really to talk about  
 10 midway and, you know, it does provide for a, you  
 11 know, that really member amenity that's very  
 12 important for the golf club. There were lots of  
 13 questions about its seating and what it was and what  
 14 it isn't, so I just wanted to touch on that very  
 15 briefly and then -- and then really wrap up with  
 16 parking.  
 17 So the midway, you know, currently has  
 18 approximately 151 seats. They're a mix of inside and  
 19 outside; 79 inside, 72 outside. And some of the  
 20 outside seats are literally, you know, on the asphalt  
 21 walkways around the facility. You know, it works,  
 22 but it's certainly not best in class and it's  
 23 certainly not adequate for the amount of use that the  
 24 club gets in its peak periods.  
 25 The proposed building will have 261

1 seats inside and 113 seats outside for a total of 374  
2 dining seats.

3 Additionally, it will have another 108  
4 seats on its upper level for card rooms, multipurpose  
5 rooms and an exterior deck that will overlook the  
6 course that will not be part of the dining.

7 The current upper level of midway, as  
8 you know, is where employee housing and storage is.

9 So our dining seating will be 374, and  
10 then if we add the clubhouse in, it's a total of  
11 about 774 seats overall from a dining standpoint in  
12 terms of what the dining demand is.

13 When we talk about parking, it's  
14 interesting, the parking standard for golf courses  
15 and country clubs is based on holes. It's not --  
16 it's actually not based on all of the accessory  
17 things that the town chose to make accessory uses and  
18 that, you know, country clubs throughout the country,  
19 you know, have, you know, as part of those typical  
20 facilities, you know, such as Ridgewater, Westchester  
21 or any of them.

22 So, you know, that's actually -- that's  
23 the standard. So when you have the standard of four  
24 per hole and one per tee, that's a national standard  
25 for parking for country clubs that -- that is

1 present, again, as I say, around the country club --  
2 around the industry, whether it's New Jersey planning  
3 officials, Institute of Transportation Engineers;  
4 that is the parking standard for golf clubs.

5 So it's not surprising that when the  
6 municipality adopted its A1 residence district for  
7 country clubs, it set forth the standard as four per  
8 golf hole plus one per practice tee. And that's the  
9 standard. And that's why Ms. Galvin testified that  
10 all her parking requirement set forth is 80. So that  
11 is the parking requirement from an ordinance  
12 standpoint, and that is crystal clear with little  
13 conversation about it. It's kind of black and white.

14 But the board rightly asked about, you  
15 know, well, what is the overall demand? And when we  
16 testified that the demand was for the 360 that  
17 Ms. Galvin laid out, you know, we have the benefit  
18 now -- and this is something where, you know, the  
19 board's typical applicant is bringing in a blank  
20 slate and saying hey, I'm going to build this use and  
21 in the future, I think it's really going to operate  
22 this way and this is what I think might happen.

23 In this case, you know, we've owned and  
24 operated the facility now for a number of years and  
25 have grown it successfully through the significant

1 investments that Witmondts has made, so we're talking  
2 a little more off of actual real experience operating  
3 the place than we are using hypotheticals, if you  
4 will.

5 So when we set out that demand of 360,  
6 that's the way that we did it. And we think that's  
7 actually the best standard, and that's why we think  
8 we have enough parking.

9 And if we don't have enough parking,  
10 the first people who are going to tell us that are  
11 going to be our members. They're going to say, hey,  
12 I don't have enough parking. I'm parking too far  
13 away when I come to golf or I come to take my family  
14 to dinner in the midway or we come to enjoy the pool.

15 So, you know, that's the first -- our  
16 members are going to tell us that and then we're  
17 going to have to fix it.

18 But that's why we think the 360 demand  
19 that we set forth is the appropriate demand.

20 If you took the 774 seats that are  
21 present from a dining standpoint and applied the  
22 two-and-a-half -- you know, one parking space for  
23 every two-and-a-half seats, that would demand 309  
24 parking spaces.

25 And, you know, again, we are proposing

1 370, so again, we think that's appropriate.

2 But, again, most of our dining that's  
3 going to occur as part of midway, for example, is  
4 really going to occur in conjunction with golf.

5 So, you know, when the club looks at  
6 its operations, our number of lunches, for example,  
7 that we serve on a busy Saturday tracks very, very  
8 closely with the number of golf rounds that are  
9 played.

10 So that standard in using the golf  
11 course as its parking demand actually proves out  
12 very, very well.

13 So we think that using almost any of  
14 those seat demands or -- and golf demands together,  
15 we think that the demand set forth at 370 as stated  
16 and we're providing -- 360 and we're providing 370,  
17 we think that that is more than adequate to meet the  
18 projected demand for parking in the club.

19 And, again, you know, the people that  
20 are going to -- you know, the people that are going  
21 to be affected by that are going to be our members.  
22 This isn't a situation where that parking is going to  
23 spill out. We're not spilling out onto the local  
24 streets. You know, that's not going to happen.

25 Again, if our members are going to

1 complain, we're going to find a way to fix it,  
 2 whether that be valet or spaces -- but, again, we are  
 3 very, very confident the 360 demand is appropriate  
 4 and that 370 spaces that we are proposing is -- will  
 5 be more than adequate for the club operations that  
 6 are set forth in general.  
 7 So, for all those reasons I think the  
 8 board has the ability to: One, approve the  
 9 application; and then, you know, obviously to approve  
 10 the variances and make the findings that I set forth.  
 11 These are, again, continued  
 12 improvements that set forth the -- you know, the  
 13 improvement to the golf club.  
 14 And here you have a situation where,  
 15 you know, this wasn't, you know, hey, we're going to  
 16 get the housing and then the club, you know, gets  
 17 short shrift.  
 18 Here we have a situation where a really  
 19 personally invested owner in Witmond is making those  
 20 significant investments and really bringing up a best  
 21 in class club.  
 22 So that completes my direct  
 23 testimony --  
 24 MS. COFFEY: Mr. Taikina, I do think  
 25 that that last image is available, if you want to

1 pull it up just quickly.  
 2 THE WITNESS: Great.  
 3 If we can do that, that'd be great,  
 4 Matt.  
 5 Again, it's like watching submarine  
 6 races, but...  
 7 So this is -- this is a photograph of  
 8 Centercourt in Mount Olive.  
 9 Unfortunately this building does have a  
 10 skylight so that that line you see in the center of  
 11 the image is actually the light emanating from the  
 12 skylight.  
 13 The proposed dome does not have a  
 14 skylight, so the rest of the black that you see or  
 15 don't see is what you would see at night from our  
 16 dome.  
 17 So I'm almost happy that the skylight's  
 18 there 'cause otherwise, we'd be showing you -- we'd  
 19 be showing you a black screen.  
 20 But, again, it is -- it is totally  
 21 opaque. No light will emanate from it.  
 22 The lights will be shut off when the  
 23 facility is not in use that are around it to provide,  
 24 you know, safe and efficient access.  
 25 And, again, we think that that is the

1 best scenario for the neighbors to have an opaque  
 2 facility so they're not looking at that glow.  
 3 MS. COFFEY: Thank you, Mr. Taikina.  
 4 At this point, Mr. Chairman, we're  
 5 happy to have Mr. Taikina answer any questions that  
 6 the board may have.  
 7 CHAIRMAN LIPPERT: Yes, I'd like our  
 8 planner, Ms. Reiter, to weigh in here and have a  
 9 dialogue, say what you want to say. I'm interested.  
 10  
 11 MS. REITER:: Thank you, Mr. Chairman.  
 12 Thank you, Mr. Taikina, for your  
 13 testimony.  
 14 I will say I felt it was thorough with  
 15 respect to your description of the variances.  
 16 However, I would like to clarify  
 17 something. You, several times throughout your  
 18 testimony, referenced luxury, the luxury residences  
 19 and the luxury townhouses. I would like just to  
 20 remind everybody for clarification that the housing  
 21 is what's called inclusionary and does also include  
 22 an affordable housing component that was, of course,  
 23 testified to, part of the approvals, built, and it is  
 24 my understanding that those units are very much  
 25 attributing to the township meetings its Round 3

1 affordable housing obligation.  
 2 So I just want everyone on the board  
 3 and the community to be clear with respect to the  
 4 housing that was approved --  
 5 THE WITNESS: Absolutely.  
 6 MS. REITER: -- and being built.  
 7 THE WITNESS: Absolutely. Thank you.  
 8 Thank you, Ms. Reiter, for reminding me and -- that  
 9 it was an inclusionary development and that building  
 10 is built, and, again, an extraordinarily successful  
 11 one that the town and developer all should be very  
 12 happy with.  
 13  
 14 MS. REITER:: Just -- just so that the  
 15 record is really clear --  
 16 THE WITNESS: Thank you.  
 17 MS. REITER: -- you are requesting  
 18 several variances, the applicant is, with respect to  
 19 tennis; the dome, the location of the tennis courts,  
 20 et cetera.  
 21 And you, I believe, testified that  
 22 there has been an increase in recreational uses, as  
 23 we're all aware, in particular with respect to the  
 24 pandemic.  
 25 Can you speak at all to the need for

1 tennis, the increase in tennis, an interest in  
2 tennis; is there a waitlist for tennis courts, et  
3 cetera, both currently, and then obviously there is a  
4 proposal to allow for year-round tennis use.

5 THE WITNESS: Yes.

6 So in working with the club's operating  
7 individuals, there certainly has been an increase in  
8 tennis demand. They have experienced shortfalls  
9 during peak periods where courts are not available.

10 And, you know, fortunately or  
11 unfortunately, in these -- you know, when you have  
12 these -- these high-end country club scenarios,  
13 country club members expect their needs to be met.

14 They don't expect to wait, they don't  
15 expect to be told later or next time. They really  
16 expect their needs to be met.

17 So we are finding that demand, and we  
18 -- you know, we expect these courts will be, you  
19 know, well used.

20 And then there has clearly been a need  
21 expressed by the members to have additional  
22 year-round recreational opportunities in tennis, you  
23 know, once people get the bug and they get their  
24 daily game, you know, their weekly game, whatever it  
25 is, they want to be able to continue it year-round.

1 So that is clearly what's being  
2 experienced. Witmondts also has experience operating  
3 the club in West Orange so, again, they're very  
4 familiar with what happens with these year-round  
5 tennis facilities.

6 And, again, this is coming out of  
7 direct operational experiences, not a hypothetical,  
8 if you will.

9 MS. REITER: Can you say that the  
10 tennis use or interest has increased 20 percent, 30  
11 percent, you know --

12 THE WITNESS: No, I --

13 MS. REITER: You indicated a waitlist?

14 THE WITNESS: No, I don't have that --  
15 I don't have that physical --

16 MS. REITER: Okay.

17 THE WITNESS: -- those -- those  
18 empirical numbers.

19 Thank you.

20 MS. REITER: Okay. And you also --  
21 hello.

22 THE WITNESS: You're there.

23 MS. REITER: I'm sorry, my screen just  
24 went black for a minute. It was the most bizarre  
25 thing.

1 MR. LEIBMAN: Did for us, too.

2 CHAIRMAN LIPPERT: You're back.

3 MS. REITER: I'm back? Okay.

4 I'm back and getting a low battery  
5 notification as we're speaking.

6 So, there is a need for tennis,  
7 pursuant to your testimony.

8 You mentioned West Orange because you  
9 previously mentioned a country club in Westchester.

10 Did you misspeak when you said West  
11 Orange or were you --

12 THE WITNESS: No, I didn't --

13 MS. REITER: -- was that in addition --

14 THE WITNESS: No, I didn't. No, I  
15 didn't. The --

16 No, the hospitality aspects of Witmondts  
17 have an interest in a tennis facility in West Orange  
18 that has a seasonal dome on it, you know, where  
19 again, this has been a firsthand experience.

20 MS. REITER: Okay. I appreciate that.

21 With respect, these are all -- your  
22 proofs all were for C-2 variances, correct?

23 THE WITNESS: Yes.

24 MS. REITER: Right.

25 So no C-1s. Okay.

1 THE WITNESS: Correct.

2 MS. REITER: So which -- just for the  
3 board and for anybody who's listening, there are two  
4 types of bulk variances, what's referred to as C-1  
5 and C-2.

6 And in this instance, all the variances  
7 are being proofed out as C-2 variances.

8 So I would like to think that the C-2  
9 variance would actually provide the benefit to the  
10 community because it promotes or provides a better  
11 zoning alternative for the subject property.

12 Do you think that that's achieved here,  
13 and how so?

14 THE WITNESS: Yes, I believe -- and  
15 again, the better zoning alternative that, again, in  
16 this unique zone is one that, you know, envisions and  
17 encourages having, again, the inclusionary housing  
18 development with a championship caliber, you know,  
19 best in class country club facility.

20 So it is for -- to have both things.

21 It is seeking truly to have it all. So -- in the  
22 zoning. And I think that by implementing these  
23 improvements that do need, you know, variances for  
24 these accessory structures, that it does, you know,  
25 provide a benefit for the community because that

1 unique opportunity that was identified in the Master  
2 Plan is being implemented.

3 You know, it was identified in the  
4 Master Plan in 2016, implemented in zoning in 2018,  
5 and now is being implemented through, you know,  
6 construction in 2021.

7 So, again, you're implementing actually  
8 exactly what the community was looking for.

9 MS. REITER: Thank you.

10 And thank you for bringing up the  
11 Master Plan again.

12 So you reference the 2016  
13 re-examination report which we prepared. There also  
14 is a full Master Plan that was done in 2005 --  
15 hello -- which we were not involved with.

16 Do you feel that there is any goals  
17 from those -- that Master Plan that are achieved with  
18 respect to this application?

19 THE WITNESS: No, I felt that the '16  
20 re-exam was so on point and -- it's very rare -- it's  
21 very rare that a municipal Master Plan document is --  
22 literally addresses your -- your site in every aspect  
23 of what you're talking about, so I focused solely on  
24 the '16 re-exam.

25 MS. REITER: Okay. Just for

1 clarification, the -- so we're all clear, the 2005  
2 Master Plan does have goals with respect to  
3 continuing use of the three golf courses within the  
4 township, so that's why I brought that up and asked  
5 that.

6 But I do appreciate your testimony with  
7 respect to the 2016 re-examination report.

8 Regarding the new or rebuilt tennis  
9 courts, et cetera, those are proposed at 25 feet and  
10 now there's been a variance identified with respect  
11 to 35-foot setback. Isn't there -- are there any --  
12 there's an environmental issue that would -- that  
13 limits its location, correct, from 25 to 30 -- at  
14 25 feet, correct?

15 THE WITNESS: Yes.

16 That is correct. There is a riparian  
17 zone associated with the brook there in our  
18 environmental permits that does provide for a  
19 constraint that limits how far back, quote, unquote,  
20 we could push the tennis court.

21 So originally they were proposed much  
22 closer to the road, we pushed them back to 25 feet,  
23 but with the -- with the associated riparian zone,  
24 and those lines are shown on Ms. Galvin's exhibit and  
25 the associated grading, we believe this is as far

1 back as -- as we can go.

2 MS. REITER: Okay. I think that's it  
3 for all -- right now, Mr. Chairman.

4 I might want to double back after  
5 hearing from some, you know, of the board members, I  
6 might want to follow up or potentially have other  
7 questions.

8 THE WITNESS: Okay.

9 And excuse me, Mr. Lippert, there's one  
10 additional thing that I omitted.

11 We did talk about some benefits to the  
12 community --

13 MS. REITER: Uh-huh.

14 THE WITNESS: -- and I apologize, I  
15 omitted them.

16 You know, Mr. Witmondts did talk about,  
17 there will be public tennis availability in the dome,  
18 you know, so, you know, the club will open it up to  
19 the public in those wintertime, you know, for use of  
20 the dome, recognize that, again, the tennis community  
21 at large in the community is going to look for those  
22 year-round opportunities and we think it's  
23 appropriate to open the dome for public use as well  
24 at the club.

25 MS. REITER: The dome will be available

1 to River Vale residents who are not members of the  
2 country club at certain points in time.

3 THE WITNESS: Yes, that is correct.

4 MS. COFFEY: Just for the record, the  
5 club that Mr. Taikina was referencing before that  
6 Witmondts has an interest in is in South Orange rather  
7 than West Orange, just...

8 THE WITNESS: Got my Oranges wrong.

9 MS. REITER: Well, I thought when you  
10 said West Orange you meant Westchester, so South  
11 Orange is closer.

12 THE WITNESS: South Orange makes better  
13 sense.

14 MS. REITER: Can we go back to the  
15 public availability? Is there a schedule for that or  
16 an anticipated number of hours or anything like that?  
17 I mean, would that just be the public at large, would  
18 it be school groups or what is the thought process  
19 with that.

20 THE WITNESS: I don't think it's fully  
21 baked at this point.

22 MS. REITER: Okay.

23 THE WITNESS: I think we'll make it  
24 available to the public and -- and the school thing  
25 is actually a great connection 'cause I'm sure

1 there'll be some demand there as well, in their  
2 shoulder seasons, for example.

3 But, you know, I think that it's going  
4 to be available to the public. That will -- those  
5 standards will be put in place -- operating  
6 procedures will be put in place by the club. I think  
7 club members, obviously, will have, you know,  
8 preferential, you know, times.

9 But, you know, we think there will be  
10 an opportunity very much so for the public at large  
11 to have availability to the dome.

12 MS. REITER: Thank you for bringing  
13 that up.

14 Mr. Chairman, I may have some more  
15 questions in response to some of what the board  
16 members ask, but I think for now I have asked what my  
17 initial notes show.

18 CHAIRMAN LIPPERT: Okay, thank you.

19 So here's what I'm wrestling with. I  
20 certainly recognize that the governing body, through  
21 the Master Plan, expressed its desire to have a  
22 functional and successful golf club, and that there  
23 would be -- there would be synergy and that would  
24 enable the residential development which is an  
25 inclusionary development which would contribute to

1 our affordable housing application.

2 But my question is, how far does the  
3 municipality have to go to facilitate the economic  
4 success of the golf club through zoning indulgences?  
5 So, you know, there's got to be limits on that.

6 You know, I appreciate that, for  
7 instance, the dome will help people -- will help the  
8 club with, you know, wintertime tennis, but there's  
9 got to be limits to what -- to how much a  
10 municipality should indulge the private enterprise.

11 For instance, if you told me that you  
12 wanted to be able to race go-carts there and that  
13 would be a great thing for the club, you know, I  
14 don't know that I would go along with it. The  
15 dome --

16 THE WITNESS: I think I would agree  
17 with you on that one.

18 CHAIRMAN LIPPERT: Yes, I think the  
19 dome is less than a go-cart, but I don't live across  
20 the street from it. So, can you speak to that,  
21 please?

22 THE WITNESS: Certainly.

23 And, you know, I don't want to, you  
24 know, be quoting, you know, Supreme Court members,  
25 but, you know it's like pornography --

1 CHAIRMAN LIPPERT: Why not? I do it  
2 all the time.

3 THE WITNESS: It's like pornography;  
4 you'll know it when you see it. You know, I don't  
5 think that asking for a half percent incursion into a  
6 setback for a half a percent of a structure is, you  
7 know, going, you know, hog wild in terms of what are  
8 the limitations --

9 CHAIRMAN LIPPERT: Well, the dome, it's  
10 a big, massive thing, and you're going to see it.  
11 You know, it's not set back -- you know, it's not  
12 like the clubhouse which is, you know, into the golf  
13 course. Speaking for myself only, that doesn't  
14 bother me at all. I don't care that it -- it seems  
15 kind of big to me, but it doesn't offend me.

16 But the dome, I -- you know, I am not  
17 so sure.

18 THE WITNESS: Well, and we understand  
19 that the dome is different. And, you know, and it's  
20 going to be something that, the first time or two,  
21 you drive by, you might -- you're going to notice it.  
22 Actually the first time or two you drive by you're  
23 going to look for it and you're going to notice it.

24 But the third, you know -- three weeks  
25 later or a month later when you drive by it, again,

1 it blends into the background and it's gone.

2 CHAIRMAN LIPPERT: Be specific.  
3 How does that relate to further the  
4 purposes of zoning with respect to the C-2 criteria  
5 and how does it not offend the negative criteria  
6 that --

7 THE WITNESS: Because in this --  
8 because this zoning specifically wanted a successful  
9 golf course.

10 CHAIRMAN LIPPERT: All right. But how  
11 far do you go? I go back to my go-carts.

12 MS. COFFEY: If I might --

13 THE WITNESS: You're right, I -- go  
14 ahead.

15 MS. COFFEY: Mr. Taikina, can you talk  
16 about what -- how do you determine what's accessory  
17 to a use.

18 I think that may guide the answer to  
19 the Chairman's question about --

20 CHAIRMAN LIPPERT: No, that doesn't  
21 help me.

22 MS. COFFEY: No.

23 CHAIRMAN LIPPERT: I'd like him to  
24 answer my question, yeah.

25 MS. COFFEY: Okay.

1 THE WITNESS: Yeah.  
 2 So, again, I think, you know, these --  
 3 first of all, the golf course changes, you know,  
 4 they're -- you know, the question was asked before,  
 5 are they going to rise -- I don't believe they would  
 6 rise to the level of site plan.  
 7 I don't believe they hit the site plan  
 8 trigger, if you will, that's set forth in the  
 9 ordinance.  
 10 CHAIRMAN LIPPERT: I get that.  
 11 THE WITNESS: So -- and that's fine.  
 12 But again, these -- these accessory  
 13 uses, tennis, you know, they're the things that, you  
 14 know, make you a best in-class facility that ensures  
 15 your continued viability and for us, we're looking,  
 16 again, to be viable on a year-round basis.  
 17 So we want it, again, we didn't -- we  
 18 didn't put a clubhouse over with the inclusionary  
 19 development. We wanted to have that vitality come  
 20 into the country club.  
 21 And again, have this overall, you know,  
 22 142-acre endeavor, you know, have the ability to be  
 23 as successful as possible.  
 24 And each of these individual things,  
 25 whether it's additional tennis or improving, you

1 And I think that we kind of owe -- you  
 2 know, at some point they get a little bit of  
 3 credibility because of the level of investment  
 4 quality that they created to say, yes, you know,  
 5 we're going to trust this property owner, we're going  
 6 to trust this person, this operator, that they do  
 7 know what's best for their business and they -- they  
 8 have a track record to say I am going to be here and  
 9 I'm going to keep -- I'm going to stay here and I am  
 10 going to continue to invest in my club.  
 11 CHAIRMAN LIPPERT: Yes, but you  
 12 understand that as board members, we have to weigh  
 13 that against the guy who lives across the street from  
 14 him and have to look at it all the time. It's not  
 15 just, you know, this will enhance the profitability  
 16 of the club. I mean, that's not the only thing --  
 17 yes, we want the club to be successful, but it goes  
 18 back to my original question: How far, as a land use  
 19 board, do we have to go in that regard.  
 20 THE WITNESS: I think if we're going  
 21 outside the bounds of what's typical for a country  
 22 club, you're probably going to put a stop to it.  
 23 But again, these are not noxious uses.  
 24 A tennis court is not a noxious use.  
 25 CHAIRMAN LIPPERT: No, you have a

1 know -- we're providing substantial investment into  
 2 the club so that it continues to be a club and it's  
 3 not, you know, more housing. I think if -- you know,  
 4 when you say -- you know, go-carts is probably, you  
 5 run over the line, but, you know, the thing you don't  
 6 want to say, okay, we're getting rid of nine more  
 7 holes or we're going to shorten the holes and we're  
 8 going to put 50 more houses. You know, I think those  
 9 are the things, 'cause these golf course things --  
 10 CHAIRMAN LIPPERT: Is the choice a dome  
 11 or 50 more houses? I mean, I don't see that as a  
 12 choice.  
 13 THE WITNESS: No, I think that's -- you  
 14 know, I use that kind of an extreme choice.  
 15 But, again, because I think these  
 16 accessory -- you know, these kind of ancillary  
 17 accessory things around the edges are, you know,  
 18 they're very minor. But they're important to the --  
 19 to the placement of the club as a best in-class  
 20 facility.  
 21 And, you know, we have an owner here  
 22 that has invested tremendous resources in the club,  
 23 well over and above, I think, what anybody would have  
 24 expected, and has made it -- you know, really, one of  
 25 the best clubs in the area.

1 tennis court. You are putting a 25-foot dome over  
 2 it.  
 3 THE WITNESS: Right, correct, so that  
 4 we can use that tennis court on a 12-month basis  
 5 because that's important to the country club.  
 6 And again, it's substantially screened.  
 7 You know, we put up -- you know, we put up the  
 8 exhibit that it had the 40-foot, you know, pines that  
 9 are in front of it. You know, when we showed the  
 10 photo realization with the -- you know, you really  
 11 couldn't see the dome behind it. And we're enhancing  
 12 that landscaping additionally, and we stated that  
 13 we'll work with Mr. Statile in any additional  
 14 landscaping he thinks needs to be there.  
 15 So it's not -- the dome is not in  
 16 anybody's face from a public standard, and we're  
 17 working very closely with our immediate neighbor to  
 18 make sure that any of his concerns, as that -- that  
 19 in house -- that in close neighbor, if you will, is  
 20 addressed. I think we're doing everything that we  
 21 can to make sure that our neighbors are taken care of  
 22 in terms of what they're going to look at on a day  
 23 in/day out basis.  
 24 CHAIRMAN LIPPERT: Okay. Thank you.  
 25 Other board members have questions?

1 Mr. Adamo?  
 2 MR. FORTSCH: I have a comment.  
 3 MR. ADAMO: Mr. Fortsch, go ahead.  
 4 CHAIRMAN LIPPERT: Go ahead.  
 5 MR. FORTSCH: John, when you first  
 6 started your presentation you said that people are  
 7 comparing Edgewood to Ridgewood Country Club and  
 8 Westchester Country Club. I have to disagree with  
 9 that. I have attended professional tournaments many  
 10 times at Ridgewood. I've attended professional  
 11 tournaments at the Westchester Country Club. I've  
 12 marshalled there. I've never attended a PGA event at  
 13 Edgewood Country Club.  
 14 Can you tell me when the last one was.  
 15 THE WITNESS: There isn't one. So what  
 16 Rivervale is getting is you're getting the benefit of  
 17 amenity and quality in terms of the clubhouse and the  
 18 country club facilities that are on par, frankly,  
 19 with what exists at Ridgewood or what exists at  
 20 Westchester without the community impact of a PGA  
 21 tournament.  
 22 So you get all the quality of having a  
 23 best in-class facility with none of that outside  
 24 impact of the PGA tournament or the US Open.  
 25 So you get all of the quality and none

1 of the downside.  
 2 MR. FORTSCH: But the golf courses are  
 3 not comparable.  
 4 THE WITNESS: No, it is not that level  
 5 of championship, I agree.  
 6 But the facilities and the quality of  
 7 facilities at the club are on par with what is  
 8 present in Westchester and what is present in  
 9 Ridgewood.  
 10 MR. FORTSCH: Why is Ridgewood three or  
 11 four times the cost of Edgewood if they're  
 12 comparable.  
 13 THE WITNESS: Exclusivity. Because  
 14 they can. Because they host PGA events.  
 15 MS. VACCARO: I just want to interject.  
 16 Our family have been members of the Westchester  
 17 Country Club for many years. That facility is quite  
 18 large compared to the Edgewood Country Club, I think  
 19 that might be a little bit of what Mr. Fortsch was  
 20 suggesting that facility size and everything.  
 21 Mr. Fortsch?  
 22 MR. FORTSCH: I would agree with that,  
 23 Susan, yeah, I would agree with that.  
 24 THE WITNESS: Well, I believe they're  
 25 both --

1 MR. FORTSCH: You don't have a PGA  
 2 event at Edgewood because there's no parking for  
 3 that.  
 4 THE WITNESS: Right.  
 5 Again --  
 6 MR. FORTSCH: Ridgewood utilizes Bergen  
 7 Community College for their tournaments.  
 8 THE WITNESS: Correct.  
 9 And we don't want to. We don't want to  
 10 host PGA events. Again, I was saying the quality of  
 11 the amenities is on par.  
 12 MS. COFFEY: Mr. Taikina, just two  
 13 points to expand on what you've already testified in  
 14 response to the questions.  
 15 First of all, the modifications to the  
 16 golf course that are being proposed are being done on  
 17 the advice of Rees Jones, correct, to improve the  
 18 quality of the course.  
 19 Is that right?  
 20 THE WITNESS: Correct.  
 21 You know, Mr. Jones, with -- Rees  
 22 Jones, the architect, is involved. And again, that's  
 23 a world-renowned architect, as Mr. Witmond  
 24 previously testified.  
 25 And again, we're providing club

1 improvements, golf course improvement to, again,  
 2 increase the playability for the members.  
 3 No one is saying that we want to host  
 4 PGA events. We agree, nobody has the parking, nobody  
 5 has the land for that. The quality and the  
 6 amenities, it's there.  
 7 MS. COFFEY: The other point I just  
 8 wanted to make was that going back to the question  
 9 about tennis and we already have tennis courts, isn't  
 10 part of why the dome is so important because we're  
 11 looking to provide the members with an opportunity  
 12 for year-round engagement at the club and a reason to  
 13 justify a membership year-round where they're able to  
 14 take advantage of facilities at the club in the  
 15 middle of the winter when they're not able to go  
 16 golfing and they're not able to swim at the pool.  
 17 THE WITNESS: Correct.  
 18 I testified that year-round aspect of  
 19 the club is very important. It's why we included the  
 20 housing as part of, you know, have the opportunity to  
 21 join the club so they'd be year-round. And we think  
 22 that that provides a much better and viable club for  
 23 the community.  
 24 CHAIRMAN LIPPERT: Okay. I'd like to  
 25 ask any other board members if they have any

1 questions of this witness?  
 2 MR. WAYNE: Yeah, Mr. Wayne.  
 3 Have you taken a poll of your members  
 4 on how many would play in the winter under this dome?  
 5 THE WITNESS: No, we haven't polled  
 6 them.  
 7 MR. WAYNE: How do you know you need  
 8 more play time? If you haven't polled these people  
 9 how do you know --  
 10 THE WITNESS: Again, because they're  
 11 asking for it, you know, is there going to be an  
 12 opportunity. So again --  
 13 MR. WAYNE: Well, how many people have  
 14 asked for it? I mean --  
 15 THE WITNESS: I don't have that  
 16 specific.  
 17 MR. WAYNE: And the other two tennis  
 18 courts that you want to build, that's the only place  
 19 on the property they can go.  
 20 THE WITNESS: It is -- it is that will  
 21 not impact the existing golf course. That's for  
 22 certain. You know, between the different floodplains  
 23 of the different creeks that run through the property  
 24 and the presence of the golf holes and the aspects  
 25 of, you know, the balls flying around, et cetera,

1 providing it in a location where a court -- where  
 2 tennis courts previously were is certainly the most  
 3 logical and appropriate location for it, adjacent to  
 4 the other tennis facility.  
 5 MR. WAYNE: And how long has this been  
 6 in the plan to build new tennis courts.  
 7 THE WITNESS: Only -- as I understand,  
 8 only, you know -- I've only been involved for the  
 9 duration of this application.  
 10 MR. WAYNE: Can anybody answer that  
 11 question.  
 12 MS. COFFEY: We have Mr. Witmond  
 13 available on the line if you'd like to hear from him.  
 14 Mr. Chairman, would that be acceptable  
 15 at this time?  
 16 CHAIRMAN LIPPERT: Sure.  
 17 E R I C W I T M O N D T,  
 18 100 Passaic Avenue, Suite 240, Fairfield, New  
 19 Jersey, having been previously sworn, continues  
 20 to testify as follows:  
 21 MR. WITMONDT: Hi. What question would  
 22 you like me to answer first, so I'm sure I'm  
 23 answering the appropriate question.  
 24 MR. WAYNE: I would like to know how  
 25 long have you been interested in building new tennis

1 courts on the property.  
 2 MR. WITMONDT: Probably for three or  
 3 four years. We currently have more desire play on  
 4 the courts than we can accommodate, and we always  
 5 thought that we were going to add more tennis courts.  
 6 We didn't want to come to the town with a bunch of  
 7 different applications to improve the club and to  
 8 improve our facilities, so we wanted to put it all in  
 9 one package so we waited to make an application for  
 10 these tennis courts once we had an overall Master  
 11 Plan so that the town didn't feel that we were  
 12 piecemealing them and coming every year with a  
 13 different application.  
 14 Also, given the DEP constraints that we  
 15 have at the site, in order to get that permitting, we  
 16 wanted to have a Master Plan that we could fully  
 17 permit with the DEP, as well as be very sensitive to  
 18 all the stormwater issues that are in this area, so  
 19 we wanted to come in with one application.  
 20 But for the last three years -- first  
 21 two years when we took over the club it was a  
 22 complete rebuilding and we had to build up  
 23 membership, but once we were able to build up  
 24 membership we saw that we were -- we lacked the  
 25 sufficient number of tennis courts. And we can speak

1 to that because we operate the tennis courts at  
 2 Centercourt in South Orange, we operate Greenbrook  
 3 Country Club, we operate the Snowmass Club in Aspen,  
 4 Colorado, all of which have large tennis facilities,  
 5 so this is based upon our operational knowledge of  
 6 other tennis facilities and other golf country clubs  
 7 that we own and operate.  
 8 MR. WAYNE: Okay.  
 9 So then why didn't you think about not  
 10 building so many townhouses and saving some property  
 11 to build courts closer to the clubhouse and then the  
 12 dome could be well within your property and not seen  
 13 from River Vale Road or residents.  
 14 MR. WITMONDT: The tennis facilities  
 15 all really want to be within the same place. You  
 16 have a tennis hut which we have now that services all  
 17 of the courts, and if the new tennis facilities that  
 18 you're referencing were up the hill, either in the  
 19 existing parking lot or closer to the residential,  
 20 they would not be adjacent to all the other tennis  
 21 courts.  
 22 And tennis players all want to  
 23 congregate together. They all want to go to the same  
 24 tennis hut and, you know, congregate before and after  
 25 they play. So it all wants to be grouped together,

1 it doesn't want to be in another portion of the  
 2 property.  
 3 And we already have six courts all in  
 4 one location. To add four more courts somewhere else  
 5 just wouldn't be synergistic with the facility.  
 6 MR. WAYNE: That's all I have,  
 7 Mr. Chairman.  
 8 CHAIRMAN LIPPERT: Thank you.  
 9 Mr. Adamo?  
 10 MR. ADAMO: Thank you.  
 11 So this question is to the planner.  
 12 The improvements to the golf course, is that required  
 13 to go before the Planning Board or can that have been  
 14 done at any other time without an application to the  
 15 Planning Board?  
 16 THE WITNESS: I believe in my review of  
 17 the site plan trigger in the ordinance, it would not  
 18 have required to appear before the Planning Board.  
 19 MR. ADAMO: So the improvements that  
 20 were presented are really just for our knowledge,  
 21 there's no comment required from us on those.  
 22 THE WITNESS: Correct.  
 23 And, you know, and again, we're happy  
 24 to, you know, follow Mr. Statile's recommendation for  
 25 the landscaping, et cetera, it's appropriate.

1 And it's appropriate to consider it in  
 2 the overall -- as Mr. Witmond said, the overall  
 3 Master Plan for the continued improvement of the  
 4 club.  
 5 MR. ADAMO: So the -- so you're really  
 6 presenting the whole property to us.  
 7 So the question I asked previously  
 8 tonight was the maintenance area, I -- you know,  
 9 parking aside, the maintenance area is part of this  
 10 -- not part of the application in the sense that  
 11 you're making improvements to it or changes to it,  
 12 but the number of accessory structures, impervious  
 13 coverage, setbacks, everything, that's really all  
 14 part of this application.  
 15 THE WITNESS: It's on this site.  
 16 Because we weren't making any changes to it, it's  
 17 really superfluous to say that it would be part of  
 18 the application.  
 19 MR. ADAMO: But isn't it appropriate,  
 20 in doing an application for a piece of property, in  
 21 the documents that are presented, to show the entire  
 22 metes and bounds of that property and any existing  
 23 non-conformities in conjunction with the new variance  
 24 requests.  
 25 THE WITNESS: If they're relevant,

1 certainly. I mean, I would think, you know, having  
 2 -- and, you know, we have -- we did talk about, for  
 3 example, the changes to the pond, we're removing the  
 4 weir which is on the other side of the property.  
 5 So I believe, you know, we do have one  
 6 document that -- that does show the overall property.  
 7 But the improvements that were part of  
 8 this application really solely relate to the 15 acres  
 9 that -- that Ms. Galvin described earlier.  
 10 MR. ADAMO: So, typically, you would  
 11 show an overall site plan and then a zoom-in map for  
 12 the 15 acres.  
 13 THE WITNESS: Correct.  
 14 And I believe that's exactly what we've  
 15 provided as part of the overall site plan.  
 16 MR. ADAMO: So when you talk about the  
 17 overall site plan, I know we keep making mention to  
 18 the number of accessory structures.  
 19 Can you point to, on the overall site  
 20 plan, where the two structures are for the  
 21 maintenance building? Because when I drive by I see  
 22 three structures; the main building, the -- I think  
 23 Mr. Witmond said the chemical building, and then  
 24 there's a two-car garage that's further to the north.  
 25 So could you show me how you count two

1 buildings out of the six instead of three out of the  
 2 six over there?  
 3 THE WITNESS: Daphne, can you put that  
 4 overall exhibit up.  
 5 I believe it's Sheet 3.  
 6 MS. GALVIN: Yes, yes, I can put that  
 7 up. So --  
 8 THE WITNESS: Please. Thank you.  
 9 MS. GALVIN: Overall -- hold on, I've  
 10 got to share my screen.  
 11 All right. So this is the overall  
 12 exhibit, and the area that Mr. Adamo is referring to  
 13 is just off the edge of the sheet down here  
 14 (indicating) where the maintenance buildings are.  
 15 It's not shown on this exhibit.  
 16 MR. ADAMO: So kind of my point is, is  
 17 that we're not seeing an overall site plan to really  
 18 know if your count of six accessory structures is  
 19 correct.  
 20 And it's -- it's really more for, you  
 21 know, going to the first question is you're allowed  
 22 to make changes to the topography, and we don't have  
 23 a record for this application of the total number of  
 24 structures and total number of existing  
 25 nonconformities to new variances.

1 So I feel like this map that we're  
2 looking at right now really should show that bottom  
3 southern section so that we can see the parking,  
4 because it is part of the total count, and that  
5 should be on the record, and the number of structures  
6 and their setbacks and heights.

7 And if they are accessory structures  
8 that are above one story, and I'm going to question  
9 the 25 foot in a second, that should be considered an  
10 existing nonconformity. The fact that the  
11 application was done two years ago and it got  
12 approved and all these other improvements were not  
13 part of it, which I guess is fine, the record should  
14 still be presented in the full quantities and  
15 clarifications of the structures and the variances to  
16 make sure there's not a variance missing.

17 MS. GALVIN: This is Daphne Galvin  
18 again.

19 Would it be acceptable to show one of  
20 the plans from the previous application just to get  
21 orientated as to where these two maintenance  
22 buildings are?

23 CHAIRMAN LIPPERT: Yes.

24 I think we have to mark it, though, as  
25 an exhibit.

1 What are we up to, A-10?

2 MS. COFFEY: Yes.

3 MR. LEIBMAN: Yeah, we're on A-10.

4 CHAIRMAN LIPPERT: Identify it for the  
5 record, please.

6 MS. GALVIN: Yes. It's Preliminary and  
7 Final Major Site Plan, Lots 5 and 6, Blocks 1201, Et  
8 Cetera, The Fairways At Edgewood, Overall Site Plan,  
9 Sheet 4 of 61 Prepared By Partner.

10 MR. LEIBMAN: What's the date on that?

11 MS. GALVIN: The original date is  
12 August -- hold on a second. August 31st of 2018, and  
13 it's been revised due to the ongoing construction  
14 through October 22nd of 2021.

15 (Whereupon, Preliminary and Final Major  
16 Site Plan, Lots 5 and 6, Blocks 1201, Et  
17 Cetera, The Fairways At Edgewood, Overall  
18 Site Plan, Sheet 4 of 61 Prepared By Partner  
19 dated 8/31/18, Last Revised 10/22/21 is  
20 marked as Exhibit A-10 for identification.)

21 MR. LEIBMAN: Thank you.

22 MS. GALVIN: So I'm going to zoom in to  
23 the southwest corner of the site. This is Piermont  
24 Avenue that runs parallel to the bottom of the sheet  
25 (indicating).

1 Rivervale Avenue or Road is over to the  
2 right (indicating). And if we zoom in to the lower  
3 left corner, the southwest corner, we can see what  
4 was referred to as the environmental management  
5 center, which I think is now being referred to as the  
6 chemical building, and the main maintenance building  
7 is the L-shaped building.

8 MR. ADAMO: And then what is the grade  
9 area in the northwest corner that you -- right, right  
10 there (indicating).

11 MS. GALVIN: I believe that's storage  
12 material for sand and other maintenance items that  
13 are used for golf course.

14 MR. ADAMO: Is it a roofed structure  
15 that's on site today.

16 MS. GALVIN: I don't know what's  
17 on-site right now.

18 MR. ADAMO: So it's a storage area and  
19 if it has walls and a roof, would it be considered a  
20 structure.

21 THE WITNESS: If it has walls and a  
22 roof, yes.

23 MS. GALVIN: Yeah, and I don't think it  
24 has a roof.

25 MR. ADAMO: Is there a reason why

1 there's a building on site today and it's not shown  
2 on that site plan.

3 MS. GALVIN: Excuse me.

4 MR. ADAMO: Is there a reason why  
5 there's a building on site today, a two-car garage  
6 with a roof in that grayed area, and it's not on your  
7 amended site plan that we're looking at.

8 MS. GALVIN: This --

9 MS. COFFEY: To clarify, there is no  
10 roof on that structure; correct, Ms. Galvin.

11 MS. GALVIN: Correct.

12 In the rear there's no roof, that I'm  
13 aware of. Correct.

14 MR. ADAMO: All right.

15 Mr. Statile, you're still managing the  
16 structure -- the construction of that property for  
17 the town.

18 Is that correct?

19 MR. STATILE: Yes.

20 MR. ADAMO: Next time you're out there,  
21 would you mind looking at that area and see if you  
22 see a two-car garage with a roof over it.

23 MR. STATILE: Absolutely.

24 I'll take care of that for you, yes.

25 MR. ADAMO: Thank you.

1 So just staying with the number of  
2 structures on the property, because I know the  
3 application is for six accessory structures, so we'll  
4 assume for right now there's only two there; you  
5 mentioned that there are two buildings on the  
6 property that are used for restrooms, I guess as  
7 you're playing golf.  
8 Are those considered accessory  
9 structures?  
10 THE WITNESS: Yes, they're restrooms,  
11 yeah, sure.  
12 MR. ADAMO: Okay. Are they now  
13 structures three and four that are on the property or  
14 are they --  
15 THE WITNESS: No, they'd probably be  
16 structures seven and eight in the context of how I  
17 described them. You know, I -- you know, I  
18 apologize, I was not equating the clubhouse with a  
19 restroom.  
20 But I understand and -- I understand  
21 your question and it's appropriate.  
22 MR. ADAMO: So are there any additional  
23 sheds that are on the property, say, as you're  
24 walking from the clubhouse building down to the  
25 tennis courts? I think to the north side of the

1 tennis courts I saw two sheds. Are they being  
2 removed as part of this application.  
3 THE WITNESS: No, they're -- I believe  
4 that's a tennis hut that Mr. Witmond just referred  
5 to.  
6 MR. ADAMO: So those would be  
7 structures nine and ten?  
8 THE WITNESS: Yes.  
9 MR. ADAMO: Okay. I just -- I just  
10 feel like if we're doing such a major application  
11 that if we're going to list the variances that we  
12 should list the appropriate amount of accessory  
13 structures as part of the variance.  
14 I know it's a detail and it doesn't  
15 really affect some of the other questions that the  
16 board members had brought up, but I do think that the  
17 application should be complete.  
18 So I'd like you to re-look at that and  
19 if there's an amendment or as part of the final  
20 resolution that we clarify the proper amount of -- so  
21 -- so for example if a building shows up on a  
22 property we know that we didn't give it a variance as  
23 part of this, so that there's -- the total  
24 application is for ten accessory structures, if  
25 that's what it is or if it's nine or if it's 11, it

1 should be part of this application so that the record  
2 is clear.  
3 CHAIRMAN LIPPERT: Thank you,  
4 Mr. Adamo.  
5 MR. ADAMO: All right. So going back  
6 to -- you made mention of the midway building being  
7 30-something feet, 33-feet. Excuse me.  
8 THE WITNESS: Yes, 33.  
9 MR. ADAMO: And accessory structures in  
10 an A-1 are allowed to be how tall?  
11 THE WITNESS: Twenty-five.  
12 MR. ADAMO: Is that true, Mr. Statile?  
13 I thought we had a 14-foot accessory structure  
14 requirement?  
15 MS. REITER: Actually, I just -- I can  
16 answer that I think, it's Caroline Reiter.  
17 I believe that's within the A-1 zone  
18 district as what he's referencing.  
19 Chris, is that -- is that correct?  
20 (No Response.)  
21 MS. REITER: Chris? Chris, you're on  
22 mute.  
23 MR. STATILE: I'm good, yes. Yes.  
24 That's correct, Caroline.  
25 MR. ADAMO: Okay. So 25 is correct.

1 All right --  
2 MS. REITER: Yes.  
3 MR. ADAMO: -- I apologize. Okay.  
4 MS. REITER: Yes, do you want me to --  
5 MR. ADAMO: Fair enough.  
6 MS. REITER: Yes. Do you want me to --  
7 do you want the section of the ordinance I have it  
8 actually right in front of me.  
9 MR. ADAMO: No, no.  
10 MS. REITER: Okay.  
11 MR. ADAMO: I could have had the -- I  
12 could have had the ordinance for the meeting I -- I  
13 couldn't find it before the meeting. So, that's --  
14 I'll take everyone's word for that.  
15 And we do have a two-story allowance in  
16 -- for an accessory structure in an A-1.  
17 THE WITNESS: Is that to me or to  
18 Ms. Reiter or...  
19 MS. REITER: Yes, who -- which -- what  
20 building is the two story.  
21 MR. ADAMO: The midway.  
22 THE WITNESS: The midway.  
23 MR. ADAMO: As well as the existing  
24 clubhouse, I think is two-story.  
25 MS. REITER: Midway.

1 Right, because the ordinance reads with  
 2 respect to one story.  
 3 THE WITNESS: Yes, the A-1 says  
 4 one-story or 25-feet.  
 5 MS. REITER: Right. I believe that's  
 6 referenced in here.  
 7 MR. ADAMO: So I just -- I mean I share  
 8 the Chairman's sentiment as the midway is internal to  
 9 the property it's -- it's more for clarity so that if  
 10 we're putting the right number of variances, 25 --  
 11 you know it's 33 feet instead of 25, but it's also a  
 12 variance for two story as opposed to one story.  
 13 MS. REITER: Right, and --  
 14 THE WITNESS: And it should be on the  
 15 record.  
 16 MS. REITER: Sorry.  
 17 And just to clarify I'm going to  
 18 Christopher Statile's report, our office's report.  
 19 MR. STATILE: Yes.  
 20 MS. REITER: And the accessory building  
 21 height for midway, building which is actually the  
 22 first variance listed, it says 23 feet and two  
 23 stories per architectural drawings versus 25 feet and  
 24 one story permitted maximum -- maximum permitted.  
 25 So I just -- so just so that we're

1 clear it is listed within the report which I am sure  
 2 is part of -- you know part of the record.  
 3 MR. ADAMO: Okay.  
 4 And the tennis court that the -- the  
 5 reconstructed tennis court is -- are we -- are we --  
 6 do we need to make a determination as to, is it a 30  
 7 -- is it supposed to be 35 feet from the property  
 8 line or is it supposed to be like Mr. Statile said  
 9 kind of the average of the front yard setbacks of the  
 10 surrounding structures. Just so that you know if --  
 11 if we're going to grant a 25 foot -- allowance for a  
 12 25-foot setback and as it compared to -- 25 feet as  
 13 compared to 35 feet or is it compared to some other  
 14 dimension because it is in -- I mean in my opinion  
 15 it's in a front yard and it's an accessory structure  
 16 in a front yard.  
 17 THE WITNESS: Absolutely, an accessory  
 18 building in a front yard and according to 142 -- 60  
 19 -- 267 on a through Lot tennis courts shall not be  
 20 constructed or located or otherwise placed within the  
 21 front setback required for the adjoining main  
 22 buildings on the same side of the street within the  
 23 block.  
 24 So the requirement in the A and the A-1  
 25 which would accompany -- which would encompass the

1 adjoining buildings on the same block is 35-feet in  
 2 both instances. It is not the average of the  
 3 existing, that is not the standard. The standard is  
 4 very clear in 267 that is the requirement of the  
 5 adjoining structures not -- not an average of the  
 6 existing.  
 7 MR. ADAMO: And do we -- and what about  
 8 the 10-foot-high fence being in the front yard, does  
 9 that require a variance?  
 10 THE WITNESS: I don't believe so  
 11 because it is associated with 267 I think that the  
 12 tennis court encompasses all of those things, you  
 13 would not have a tennis court without a fence they  
 14 are, kind of, run all part and parcel together.  
 15 MR. ADAMO: The solid fencing that's  
 16 being proposed in the landscape drawings adjacent to  
 17 461 Rivervale Road, is that considered in the front  
 18 yard?  
 19 THE WITNESS: No.  
 20 MR. ADAMO: And why -- and why if -- if  
 21 we have Rivervale Road and we have Piermont Road, why  
 22 would the fencing that -- that adjoins that property  
 23 -- that street why would that not be considered a  
 24 front yard?  
 25 THE WITNESS: Because the presence of

1 that property interrupts our front line and it -- by  
 2 definition becomes a side lot line.  
 3 So -- so it's a front all the way along  
 4 Rivervale hits the property at 461, that lot line  
 5 that wraps around him becomes a side to us. And then  
 6 when it rejoins Rivervale before it moves onto  
 7 Piermont it becomes a front again.  
 8 But our property line with our neighbor  
 9 at 461 is a side to us. It is a combination of side  
 10 and rear to him.  
 11 CHAIRMAN LIPPERT: If I could just  
 12 interject at the moment we've gone past 11:00.  
 13 Mr. Adamo, do you have -- I don't want  
 14 to cut you short because it's clear we have to  
 15 continue to another meeting anyway, if you can wrap  
 16 up in five minutes then we'll let you do that,  
 17 otherwise I think we'll defer to our next meeting and  
 18 we have to talk about that.  
 19 So --  
 20 MR. ADAMO: All right. So I -- one  
 21 last question, but I -- I -- and -- but, the snack --  
 22 I apologize I think you called it the snack buildings  
 23 or near the pool.  
 24 THE WITNESS: Snack stand is what I  
 25 called it.

1 MR. ADAMO: Fair enough, snack stand,  
2 is that within any setback to the property line?  
3 THE WITNESS: No. It is at a compliant  
4 10-foot setback for an accessory structure.  
5 MR. ADAMO: And why is it 10 foot and  
6 not 35 feet.  
7 THE WITNESS: Because it is not in a  
8 front yard, it is -- again that lot line is a side  
9 lot line to us.  
10 MR. ADAMO: And not -- so it's -- it's  
11 10 feet away.  
12 THE WITNESS: Yes. Ten foot is the  
13 standard --  
14 MR. ADAMO: Okay.  
15 THE WITNESS: -- I believe it might be  
16 a touch more than that, but ten is the standard. We  
17 are not seeking a variance for it. It is not a  
18 variance.  
19 MR. ADAMO: Okay, Mr. Chairman.  
20 CHAIRMAN LIPPERT: Thank you.  
21 So, clearly, we're not going to finish  
22 tonight because the public has to have a chance to  
23 ask questions. The public has to have a chance to  
24 give testimony. So we're going to have to continue  
25 this to another meeting.

1 not, but it seems like you're getting greater public  
2 participation on the Zoom platform than you are in  
3 person.  
4 CHAIRMAN LIPPERT: Right.  
5 And I -- I am just concerned about  
6 people who say they can't participate in person. And  
7 I want to be -- I want to be fair to them. I want to  
8 -- I want to hear them.  
9 So I'm -- I'm going to make a motion  
10 that while it's not my own preference I think under  
11 the circumstances for this application we should do a  
12 Zoom meeting for the next meeting and then we'll  
13 establish the date.  
14 Is there a second to that motion?  
15 MR. ROSS: I'll second.  
16 CHAIRMAN LIPPERT: All right.  
17 Can we have a roll call vote please,  
18 Maria?  
19 MS. HAAG: Mr. Adamo?  
20 MR. ADAMO: No.  
21 MS. HAAG: Mr. Alex?  
22 MR. ALEX: Yes.  
23 MS. HAAG: Councilman Donovan?  
24 COUNCILMAN DONOVAN: No.  
25 MS. HAAG: Mr. Fortsch?

1 I think Maria we have a full agenda for  
2 December, is that -- is that correct?  
3 MS. HAAG: Yes, that's correct.  
4 CHAIRMAN LIPPERT: And I think -- I  
5 want the board members' feelings on that given the  
6 circumstances that we probably ought to do another  
7 Zoom meeting to finish up this application so that  
8 everybody can participate.  
9 If anybody disagrees with that, speak  
10 up.  
11 MR. ADAMO: Well, Mr. Chairman, we  
12 spoke about this at the last meeting and we felt that  
13 in-person meetings would be more appropriate.  
14 It's normally how we do our meeting, I  
15 would -- I would ask that we go back to an in-person  
16 format.  
17 COUNCILMAN DONOVAN: I agree.  
18 MR. LEIBMAN: Mr. Chairman, I just want  
19 to let you know I had -- at the peak I think we had  
20 63 people on this Zoom meeting. And I didn't count  
21 the people that were present at the meeting that we  
22 had in person but I don't think we had 63 people in  
23 the room.  
24 I just put that out there for your  
25 consideration. I don't care if we do it in person or

1 MR. FORTSCH: No.  
2 MS. HAAG: Mr. Lippert?  
3 CHAIRMAN LIPPERT: Yes.  
4 MS. HAAG: Mr. Ross?  
5 MR. ROSS: Yes.  
6 MS. HAAG: Ms. Vaccaro?  
7 MS. VACCARO: No.  
8 MS. HAAG: Mr. Wayne?  
9 MR. WAYNE: Yes.  
10 MR. LEIBMAN: What's the count, Maria?  
11 MS. HAAG: We have four yeses. One,  
12 two, three, four, five, nos.  
13 No, hold on. Mr. Adamo is no. One,  
14 two -- no, we -- it's tied.  
15 CHAIRMAN LIPPERT: Of course it is.  
16 MS. HAAG: We have four yeses and four  
17 nos.  
18 MR. LEIBMAN: All right, well, so if  
19 you ask me to look this up in the MLUL, on a  
20 procedural -- I don't know what Roberts Rules of  
21 Order is, let the board attorney decide? I don't  
22 know. All right.  
23 MS. COFFEY: If it's helpful,  
24 Mr. Leibman, I believe if you don't have -- if the  
25 votes on the motion are tied then the motion does not

1 prevail.  
 2 But you then you need a new motion to  
 3 do something else.  
 4 MR. LEIBMAN: Right. No, I know.  
 5 So then we can make a motion --  
 6 MS. COFFEY: Yes.  
 7 MR. LEIBMAN: We can make a motion to  
 8 have the meeting in person and take a vote and see if  
 9 it changes.  
 10 So if somebody wants to do it in person  
 11 then make that motion.  
 12 Ms. Friedhoff, we're not going to take  
 13 comments from the public on the procedure.  
 14 Does somebody want to make a motion to  
 15 have a meeting in person?  
 16 MALE BOARD MEMBER: I'll make the  
 17 motion, Marc. I propose that we have the meetings in  
 18 person.  
 19 MR. ADAMO: I'll second.  
 20 MS. HAAG: Mr. Adamo?  
 21 MR. ADAMO: Yes.  
 22 MS. HAAG: Mr. Alex?  
 23 MR. ALEX: No.  
 24 MS. HAAG: Councilman Donovan?  
 25 COUNCILMAN DONOVAN: Yes.

1 CHAIRMAN LIPPERT: Right.  
 2 MR. LEIBMAN: And we should pick a date  
 3 that's far enough out that we ask get publication out  
 4 if it's going to be in person or on-line.  
 5 CHAIRMAN LIPPERT: I think we --  
 6 MR. LEIBMAN: Or we could have a little  
 7 bit --  
 8 CHAIRMAN LIPPERT: Yes, I think we're  
 9 in -- I think we're in January no matter what now.  
 10 MR. LEIBMAN: Yeah.  
 11 Or we can have some more debate about  
 12 it and see if anybody wants the change their mind or  
 13 maybe you want to take some --  
 14 CHAIRMAN LIPPERT: I don't think so.  
 15 MR. LEIBMAN: -- comment from the  
 16 public and see if they've got anything that'll change  
 17 your mind.  
 18 CHAIRMAN LIPPERT: Well, I -- I think  
 19 we all know that there are some people for and some  
 20 people against and every poll that I've taken has  
 21 been very close. So not that it's scientific.  
 22 MR. LEIBMAN: And it may be that we go  
 23 back and forth, Mr. Chairman. Maybe we can go  
 24 forward in January and have an in-person meeting.  
 25 And then we can adjourn to a virtual meeting very

1 MS. HAAG: Mr. Fortsch?  
 2 MR. FORTSCH: Yes.  
 3 MS. HAAG: Mr. Lippert?  
 4 CHAIRMAN LIPPERT: This is the  
 5 definition of insanity.  
 6 No.  
 7 MS. HAAG: Mr. Ross?  
 8 MR. ROSS: No.  
 9 MS. HAAG: Ms. Vaccaro?  
 10 MS. VACCARO: Yes.  
 11 MS. HAAG: Mr. Wayne?  
 12 MR. WAYNE: No.  
 13 CHAIRMAN LIPPERT: Well, that came out  
 14 the same, right?  
 15 MS. HAAG: Yes.  
 16 MR. LEIBMAN: So I candidly don't know  
 17 what the answer is, Mr. Lippert, if you want me to  
 18 take 15 minutes to try to do some research and answer  
 19 it for you I am happy to or maybe somebody can change  
 20 their vote.  
 21 CHAIRMAN LIPPERT: Well, I guess we're  
 22 not going to resolve this so, Marc, if we can't  
 23 resolve it tonight how do we resolve it?  
 24 MR. LEIBMAN: Well, we should pick a  
 25 date no matter what.

1 shortly thereafter so anybody in the public that  
 2 wants to give their closing comments can do that  
 3 virtually before we vote on it.  
 4 CHAIRMAN LIPPERT: Yes, I just want to  
 5 make sure that everybody has a chance to be heard.  
 6 We've heard some comments from folks who have health  
 7 concerns about going to an in-person meeting. I'm  
 8 very sensitive to that. So, you know what, I'm going  
 9 to make another motion. So let's establish the date  
 10 first. Maria, when can we do this?  
 11 MS. HAAG: So we want to pick a January  
 12 date.  
 13 CHAIRMAN LIPPERT: Yes.  
 14 MR. LEIBMAN: And it has to be a  
 15 special meeting, we can't do this on a -- on a  
 16 regular night.  
 17 MS. HAAG: So we want to do a  
 18 Wednesday? We typically do Wednesdays. We want to  
 19 stick with a Wednesday?  
 20 CHAIRMAN LIPPERT: Yes.  
 21 MS. HAAG: We can do the 5th, the 12th,  
 22 the 19th.  
 23 Our reorganization is the 26th.  
 24 CHAIRMAN LIPPERT: Oh, okay. Well, the  
 25 5th -- you know the 5th is okay for me.

1 Anybody else?  
 2 MR. LEIBMAN: It works for me.  
 3 MALE BOARD MEMBER: Yeah, I think the  
 4 sooner the better.  
 5 MALE BOARD MEMBER: Same.  
 6 MALE BOARD MEMBER: Yeah, the 5th works  
 7 for me.  
 8 CHAIRMAN LIPPERT: All right. So I'm  
 9 going to make a motion that we adjourn this to the  
 10 5th with an in-person meeting with the understanding  
 11 that we're going to have one subsequent meeting that  
 12 will be by Zoom so that we can accommodate everybody  
 13 from the public.  
 14 That's my motion.  
 15 MR. LEIBMAN: Mr. Chairman, I just got  
 16 a text message the applicant's Counsel who said, can  
 17 we do a -- try to do a meeting that's hybrid, live  
 18 and broadcast. And when we talked about that a while  
 19 ago we were really short on time and I felt that  
 20 there was no way we could get the tech set up to do  
 21 that.  
 22 If we're talking about January 5th or  
 23 maybe January 12th, maybe that does give us enough  
 24 time to do a hybrid meeting and bring in a screen and  
 25 a computer and cast it to the web and do it that way.

1 agree, yes.  
 2 MS. HAAG: Mr. Fortsch?  
 3 MR. FORTSCH: Yes.  
 4 MS. HAAG: Mr. Lippert?  
 5 CHAIRMAN LIPPERT: Yes.  
 6 MS. HAAG: Mr. Ross?  
 7 MR. ROSS: Yes.  
 8 MS. HAAG: Ms. Vaccaro?  
 9 MS. VACCARO: Yes.  
 10 MS. HAAG: Mr. Wayne?  
 11 MR. WAYNE: Yes.  
 12 CHAIRMAN LIPPERT: So this application  
 13 will be carried. It will be in person so how -- how  
 14 are we on notices then, Marc, and how are we on time?  
 15 MR. LEIBMAN: We may need the  
 16 applicant's consent and I hope that they will grant  
 17 to it us to take action between now on the meeting of  
 18 January 5th at 7:30 p.m. which will take place in the  
 19 senior center and there will be no further notice  
 20 either published or in the mail except for the Open  
 21 Public Meetings Act notice that Maria will make sure  
 22 gets done. And we're fine on notice, I presume,  
 23 Ms. Coffey, correct?  
 24 MS. COFFEY: I think so.  
 25 Just one point of clarification, I am

1 I don't -- I just put that out there for your  
 2 consideration.  
 3 Ms. Coffey, I haven't done a meeting  
 4 that way. I have participated in a meeting like that  
 5 in Wallington a while ago and it was a disaster,  
 6 quite honestly. So I am reluctant to do that.  
 7 MS. COFFEY: I mean if I may typically  
 8 somebody needs to sort of man the screen to make sure  
 9 that the folks on Zoom are being seen.  
 10 MR. LEIBMAN: Yes, I think it's just --  
 11 having not done it before, I am reluctant to  
 12 experiment on an application of this size with this  
 13 much attention. I think we --  
 14 MR. FORTSCH: I'll second Scott's  
 15 motion.  
 16 MR. LEIBMAN: Okay. There a motion on  
 17 the floor.  
 18 CHAIRMAN LIPPERT: Roll call.  
 19 MS. HAAG: Okay.  
 20 Mr. Adamo?  
 21 MR. ADAMO: Yes.  
 22 MS. HAAG: Mr. Alex?  
 23 MR. ALEX: Yes.  
 24 MS. HAAG: Councilman Donovan?  
 25 COUNCILMAN DONOVAN: I think we all

1 presuming that we don't need to have all of our  
 2 witnesses available that evening, it would just be  
 3 Mr. Taikina to finish his testimony and then to the  
 4 extent that we have any new testimony those folks  
 5 would need to come back, but we don't need to have  
 6 other -- the full team available, do we? Just  
 7 because I am --  
 8 MR. LEIBMAN: I agree. I agree.  
 9 MS. COFFEY: -- not sure they're  
 10 available.  
 11 MR. LEIBMAN: I agree with you.  
 12 MS. COFFEY: Okay. Thank you.  
 13 MR. LEIBMAN: Mr. Chairman, do you  
 14 concur?  
 15 CHAIRMAN LIPPERT: Yeah.  
 16 So we're going to have this next  
 17 meeting and if it turns out that we absolutely -- you  
 18 know and there's going to be another meeting, so if  
 19 we absolutely need somebody else we'll just have to  
 20 accommodate that at that point.  
 21 But we'll -- we'll -- we should  
 22 ascertain that at the next meeting.  
 23 I think we can conclude everything at  
 24 the next meeting, but for the comments of the -- of a  
 25 few public members who can't attend in person and who

1 may want to give testimony and ask questions. So  
 2 that's the best we can do.  
 3 MR. LEIBMAN: Okay.  
 4 CHAIRMAN LIPPERT: So this hearing will  
 5 be continued to January 5th.  
 6 Thank you everybody for participating.  
 7 And everybody have a happy Thanksgiving.  
 8 Maria, we have minutes on, do we have  
 9 to do it tonight? Can it wait till December.  
 10 MS. HAAG: No, we can do it in  
 11 December.  
 12 CHAIRMAN LIPPERT: Yeah, let's wait  
 13 till December.  
 14 MS. HAAG: Sure. Okay.  
 15 CHAIRMAN LIPPERT: Okay. Because I'm  
 16 losing steam here.  
 17 MR. LEIBMAN: All right. Somebody make  
 18 a motion to adjourn so I can hit the end meeting  
 19 button.  
 20 MR. FORTSCH: I make a motion to  
 21 adjourn.  
 22 COUNCILMAN DONOVAN: Second.  
 23 CHAIRMAN LIPPERT: All in favor?  
 24 (Whereupon, all present members respond  
 25 in the affirmative.)

1 CHAIRMAN LIPPERT: Any opposed?  
 2 (No response.)  
 3 CHAIRMAN LIPPERT: No.  
 4 Happy Thanksgiving.  
 5 MR. LEIBMAN: Goodbye, everybody.  
 6 MS. COFFEY: Happy Thanksgiving.  
 7 (Whereupon, this matter will be  
 8 continuing at a future date. Time noted:  
 9 11:17 p.m.)  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 CERTIFICATE  
 2  
 3  
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary  
 Public of the State of New Jersey, Notary ID.  
 #50094914, Certified Court Reporter of the State of  
 5 New Jersey, and a Registered Professional Reporter,  
 hereby certify that the foregoing is a verbatim  
 6 record of the testimony provided under oath before  
 any court, referee, board, commission or other body  
 7 created by statute of the State of New Jersey.  
 I am not related to the parties  
 8 involved in this action; I have no financial  
 interest, nor am I related to an agent of or employed  
 9 by anyone with a financial interest in the outcome of  
 this action.  
 10 This transcript complies with  
 regulation 13:43-5.9 of the New Jersey Administrative  
 11 Code.  
 12  
 13  
 14  
 15 \_\_\_\_\_  
 LAURA A. CARUCCI, C.C.R., R.P.R.  
 License #XI02050, and Notary Public  
 of New Jersey #50094914, Notary  
 16 Expiration Date December 3, 2023  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

<b>A</b>	126:1	157:12	199:8,9	189:21
<b>A-1</b> 24:18	<b>ABSENT</b> 1:9	158:16,17	<b>actual</b> 41:12	194:20,21
179:10,17	<b>absolutely</b>	170:12	48:22	<b>add</b> 10:5
180:16	115:21	171:18	49:13	30:11
181:3	116:5	172:18	124:3	31:18
182:24	118:9	173:7	128:4	78:20
<b>A-10</b> 4:20	144:5,7	177:3,8	139:2	137:10
174:1,3,20	176:23	178:12,24	<b>Adamo</b> 1:11	167:5
<b>A-5</b> 16:11	182:17	179:9,13	3:6,13,23	169:4
<b>A-6</b> 4:13	196:17,19	180:16	28:11,12	<b>added</b> 12:3
16:6,12,14	<b>abuse</b> 15:11	181:20	28:25 29:4	54:17
16:18	<b>abut</b> 38:25	182:15,17	29:20,25	118:12
<b>A-7</b> 4:15	<b>accept</b>	185:4	30:15 32:8	<b>adding</b> 68:17
17:23 18:1	106:18	<b>accommodate</b>	32:19 33:4	94:15
<b>A-8</b> 4:17	<b>acceptable</b>	20:4 96:19	33:15,21	<b>addition</b>
51:21 52:6	14:5 96:10	167:4	34:12	19:13,23
130:12	166:14	193:12	35:17	23:15
<b>A-9</b> 4:19	173:19	196:20	37:20,21	64:22
130:7,10	<b>accepted</b>	<b>accommod...</b>	66:24,25	147:13
130:20	106:10	113:18	67:2,7,14	<b>additional</b>
<b>Al</b> 42:9	<b>access</b> 59:4	<b>accommod...</b>	68:1,11	9:13 10:7
108:3,18	66:12	120:15	69:6 161:1	10:10
109:5,7	142:24	<b>accompany</b>	161:3	12:19
116:16	<b>accessory</b>	182:25	169:9,10	13:13,14
125:8	8:14 31:20	<b>accompan...</b>	169:19	14:7 18:24
126:15	31:21	116:15	170:5,19	37:17
138:6	32:10,17	<b>accurate</b>	171:10,16	53:10 54:7
<b>ability</b>	33:24	87:22 88:7	172:12,16	56:10
70:14	107:21	<b>achieved</b>	175:8,14	64:25 65:1
102:2	109:25	148:12	175:18,25	65:5 73:14
127:23	110:5	149:17	176:4,14	84:3
141:8	111:10,11	<b>acknowledge</b>	176:20,25	108:24
157:22	111:14,23	116:22	177:12,22	110:10
<b>able</b> 5:24	114:4	<b>acquired</b>	178:6,9	117:22
6:20 32:16	116:18	76:17	179:4,5,9	119:1,18
44:24,25	117:3,12	<b>acre</b> 23:2,21	179:12,25	120:6,18
107:5	117:22	<b>acreage</b>	180:3,5,9	121:17
108:4	118:1	41:20	180:11,21	126:5
111:3	120:2,15	<b>acres</b> 11:5	180:23	127:2,13
118:17	121:19	22:12,12	181:7	127:15
120:5	122:24	22:14,15	182:3	145:21
127:22	123:3,18	39:11,17	183:7,15	151:10
145:25	123:25	39:21 41:8	183:20	157:25
154:12	124:21	41:23	184:13,20	160:13
164:13,15	125:5,8,10	109:6,10	185:1,5,10	177:22
164:16	125:17,24	109:24	185:14,19	<b>addition...</b>
167:23	126:2	171:8,12	186:11	106:12
<b>absence</b>	137:16,17	<b>Act</b> 195:21	187:19,20	111:21
114:24	148:24	<b>action</b>	188:13	137:3
	156:16	195:17	189:19,20	160:12

<b>additions</b> 83:14	<b>Administ...</b> 199:10	162:5,22 162:23	178:19	109:14
<b>address</b> 9:13 12:8,15 38:22 46:3 50:4 82:13 89:20 98:22 108:3 112:6 134:23	<b>adopted</b> 138:6	164:4 186:17 195:1	<b>amenities</b> 29:11 31:2 31:15 35:25 118:2 123:5 125:9 163:11 164:6	<b>answering</b> 166:23
<b>addressed</b> 100:20 160:20	<b>adults</b> 25:9	<b>advance</b> 9:2 114:12	<b>agreed</b> 13:12	<b>anticipate</b> 59:9
<b>addresses</b> 11:14 149:22	<b>advanced</b> 107:8	<b>agreement</b> 91:23	<b>agrees</b> 13:12	<b>anticipated</b> 10:24 24:6 25:6 152:16
<b>addressing</b> 12:14	<b>advantage</b> 164:14	<b>agricult...</b> 113:19	<b>amenity</b> 22:19 24:16 25:1 114:13 117:20 124:5 127:15 136:11 161:17	<b>anticipates</b> 24:9
<b>adequate</b> 34:7 41:15 43:5 136:23 140:17 141:5	<b>advice</b> 163:17	<b>ahead</b> 41:2 48:9 51:15 71:17 72:15 83:3 87:7 101:22 105:12 156:14 161:3,4	<b>amount</b> 23:12 41:12 43:6 61:10 99:8 136:23 178:12,20	<b>anxiously</b> 118:13
<b>adjacent</b> 20:16 63:4 88:25 114:23 115:4,5,19 120:17 122:9 123:9 125:2 166:3 168:20 183:16	<b>aerial</b> 4:13 16:2,15,17 16:24 18:6 18:11 56:20 57:23 70:15,17 71:20,21 86:23	<b>air</b> 133:6	<b>American</b> 56:6	<b>anybody</b> 42:3 45:12 104:2 134:13 148:3 158:23 166:10 186:9 191:12 192:1 193:1
<b>adjoining</b> 44:7 122:4 126:13,14 182:21 183:1,5	<b>aerial's</b> 72:1	<b>alarm</b> 96:22	<b>ancillary</b> 158:16	<b>anybody's</b> 160:16
<b>adjoins</b> 183:22	<b>aerials</b> 76:2 76:23	<b>Alex</b> 1:12 187:21,22 189:22,23 194:22,23	<b>and/or</b> 13:4	<b>anyway</b> 81:13 103:10 184:15
<b>adjourn</b> 191:25 193:9 197:18,21	<b>affect</b> 178:15	<b>alignment</b> 72:3	<b>annoys</b> 103:19	<b>AP</b> 14:12
<b>adjustments</b> 20:3	<b>affirm</b> 105:4	<b>allow</b> 42:8 95:11 145:4	<b>answer</b> 5:22 39:25 40:3 42:3,18,20 48:1 50:7 76:19 87:25 91:12,13 95:3 99:1 99:2 109:13 111:12 127:19 143:5 156:18,24 166:10,22 179:16 190:17,18	<b>apologize</b> 46:12 103:6 128:17,24 129:6 151:14 177:18 180:3 184:22
	<b>affirmative</b> 197:25	<b>allowed</b> 20:20 44:6 97:23 172:21 179:10	<b>answered</b> 72:9	<b>appeal</b> 131:7
	<b>affordable</b> 31:6 143:22 144:1 154:1	<b>allows</b> 19:20		<b>appear</b> 169:18
	<b>afield</b> 102:6 102:13	<b>alternative</b> 148:11,15		<b>appeared</b> 106:13
	<b>afternoon</b> 45:21 65:3	<b>alternat...</b> 113:13		<b>appears</b> 72:3 109:20
	<b>agenda</b> 186:1	<b>aluminum</b> 63:18		<b>applicant</b>
	<b>agent</b> 199:8	<b>amended</b> 109:17 176:7		
	<b>ago</b> 47:13 97:14 173:11 193:19 194:5	<b>amendment</b>		
	<b>agree</b> 38:2 79:24 154:16			

2:7 5:11	167:9,13	140:1	89:24	77:10 79:4
5:16,18	167:19	141:3	<b>arborvitaes</b>	79:6 80:15
6:9 7:24	169:14	151:23	80:18	102:3
9:5 13:23	170:10,14	166:3,23	<b>architect</b>	122:2,17
24:5,9	170:18,20	169:25	5:18,19	123:1
25:3 31:3	171:8	170:1,19	9:7,8,11	124:16
36:3 63:14	172:23	177:21	10:8,10	125:22
64:23 65:4	173:11,20	178:12	11:25	127:8,8,11
65:19	177:3	186:13	12:18	135:4
68:25 82:2	178:2,10	<b>appropri...</b>	13:17	158:25
82:7,12	178:17,24	119:23,24	19:10	167:18
84:10	179:1	<b>approval</b> 8:1	26:12	170:8,9
91:24,25	186:7	8:2 92:10	50:22	172:12
94:21	187:11	102:1	66:23 68:9	175:9,18
99:20	194:12	<b>approvals</b>	71:9 81:3	176:6,21
104:8	195:12	106:8	81:14	<b>areas</b> 12:20
114:15	<b>applicat...</b>	109:2	82:18	27:10
138:19	29:5	143:23	83:17	31:15,16
144:18	<b>applicat...</b>	<b>approve</b>	93:13	52:9 53:14
<b>applicant's</b>	93:3 167:7	141:8,9	163:22,23	53:15,23
6:7,8,10	<b>applied</b>	<b>approved</b>	<b>Architects</b>	55:4 59:17
65:17	113:25	23:11 30:9	9:10	59:18 64:2
70:13	139:21	40:24	<b>architec...</b>	77:24 90:5
86:11	<b>apply</b> 35:6	109:3,18	181:23	113:17
98:12	<b>appraisals</b>	112:15	<b>Arcola</b> 34:16	115:19,19
193:16	41:10	144:4	<b>area</b> 10:14	119:11,11
195:16	<b>appreciate</b>	173:12	12:4 17:8	<b>argue</b> 103:11
<b>application</b>	39:5 83:7	<b>approximate</b>	20:12,15	<b>argued</b> 38:12
1:4 5:2	90:3 94:22	60:18	20:20,24	<b>Arizon</b> 9:8
6:12 7:25	95:13	<b>approxim...</b>	21:5 22:8	<b>array</b> 4:19
8:20 10:20	100:17	8:9,11	22:16	130:6,12
10:25 11:3	103:11	11:4,5,16	24:22	130:19
11:12 14:4	147:20	55:19	25:25 27:7	<b>ascertain</b>
23:11	150:6	57:15	28:20,24	196:22
28:15,24	154:6	61:21,22	31:2,6,9	<b>aside</b> 170:9
29:22,23	<b>approach</b>	62:15	34:24 35:3	<b>asked</b> 10:19
30:1,5,10	80:8	95:12,12	35:5 39:22	11:6 60:16
30:17,18	<b>approaching</b>	122:6	42:9,22	84:23,25
35:19	127:4,5	136:18	43:9,11,14	103:3
41:24	<b>appropriate</b>	<b>approxim...</b>	43:16,24	109:14
42:21 82:1	43:13	60:24	48:15	111:13
92:10 93:2	68:18	<b>arborvitae</b>	52:10,19	128:3
97:20	75:11	13:1 59:20	53:4,17	138:14
98:16	83:23	60:3,6,10	55:6 56:14	150:4
101:17	112:22	60:13	56:15	153:16
111:19	115:22	61:22	61:12	157:4
141:9	116:2	62:15,24	62:12,20	165:14
149:18	127:12	63:8,24	62:22	170:7
154:1	129:23	64:12,13	67:25	<b>asking</b> 23:24
166:9	139:19	80:13	73:14	57:2 62:5

155:5	117:20	44:10 49:9	24:13 35:7	56:25
165:11	<b>attributing</b>	49:12 50:8	36:8,21	57:20,21
<b>aspect</b>	143:25	55:21 57:6	99:9	60:19
149:22	<b>audio</b> 22:25	58:4 63:5	101:19	68:25
164:18	131:6	71:8 72:4	102:12	74:21 75:4
<b>aspects</b>	<b>August</b>	73:2 75:24	110:12	77:10 92:4
147:16	174:12,12	76:2,14,17	<b>banquets</b>	129:11
165:24	<b>auto</b> 93:19	79:17	101:15	144:21
<b>Aspen</b> 168:3	<b>availabi...</b>	80:15	<b>bar</b> 37:11	148:14
<b>asphalt</b>	151:17	93:10	99:10	150:25
27:14	152:15	107:25	<b>barn</b> 111:16	157:5,7
136:20	153:11	118:11	<b>bars</b> 34:21	162:24
<b>associated</b>	<b>available</b>	121:9	<b>base</b> 86:19	169:16
11:7,10	5:13,14	122:11	<b>based</b> 25:2	171:5,14
12:9 22:22	9:1,12	126:20	32:24 34:4	172:5
27:6 29:8	10:2 92:3	129:14	34:8 51:18	175:11
30:7,12	141:25	134:21	86:10,17	178:3
31:25 33:8	145:9	147:2,3,4	105:22	179:17
39:16	151:25	150:19,22	137:15,16	181:5
40:23	152:24	151:1,4	168:5	183:10
52:16,19	153:4	152:14	<b>basically</b>	185:15
58:22	166:13	155:11	37:13	188:24
99:25	196:2,6,10	156:11	83:19	<b>benefit</b>
150:17,23	<b>Avenue</b> 51:3	159:18	<b>basin</b> 14:3	110:11
150:25	166:18	164:8	<b>basis</b> 10:24	117:19
183:11	174:24	179:5	157:16	120:5,10
<b>assume</b> 17:23	175:1	186:15	160:4,23	125:16
102:20	<b>average</b>	191:23	<b>battery</b>	138:17
177:4	182:9	196:5	147:4	148:9,25
<b>assumed</b> 44:1	183:2,5	<b>background</b>	<b>Bauer</b> 4:17	161:16
<b>athletic</b>	<b>averaging</b>	53:1 56:1	9:10 50:21	<b>benefits</b>
110:2	113:17	62:7	51:25 52:5	107:2,11
<b>attached</b>	<b>Avon</b> 106:15	104:24	<b>beam</b> 61:2,4	112:7
61:4	<b>aware</b> 94:19	156:1	61:14	117:7
<b>attempts</b>	144:23	<b>backyard</b>	<b>Bear</b> 7:12	121:14,23
103:12	176:13	102:7	<b>bearing</b> 42:4	124:2,25
<b>attend</b>		<b>bad</b> 7:20	<b>bears</b> 98:1	127:14
196:25	<b>B</b>	<b>baked</b> 152:21	<b>beautiful</b>	151:11
<b>attended</b>	<b>B</b> 1:7 4:11	<b>balance</b>	115:11	<b>Bergen</b> 163:6
105:24	53:20	22:23 54:5	<b>becoming</b>	<b>berm</b> 12:23
161:9,10	54:16	<b>ball</b> 74:2	119:5	57:16
161:12	94:13	75:6 78:2	<b>Beeches</b>	58:14 95:1
<b>attention</b>	<b>B-E-T-H</b>	<b>balls</b> 75:16	34:15	95:1,6,7
194:13	38:20	75:18	<b>beginning</b>	<b>berries</b>
<b>attorney</b>	<b>bachelor's</b>	165:25	112:5	77:13,15
70:13	105:23	<b>bankrupt</b>	<b>behalf</b> 7:23	<b>berry</b> 56:9
91:11 97:8	<b>back</b> 7:12	97:14	<b>believe</b>	78:20 79:8
103:7	20:9,10,14	<b>bankruptcy</b>	27:20	<b>best</b> 74:23
188:21	22:5 31:7	110:18	35:23	85:19 93:7
<b>attractive</b>	36:18,19	<b>banquet</b>	43:12	110:21,25

111:6	81:6 94:14	82:17	<b>bother</b>	<b>broken</b> 52:12
113:18	94:16	90:19	155:14	93:22
114:5,13	107:23	91:11,23	<b>bothering</b>	94:17,18
117:8,20	134:11,11	91:25	69:17	94:20
123:4	159:2	92:14	<b>bottom</b> 18:9	<b>brook</b> 23:18
127:16	162:19	105:17	24:17,18	44:22 45:4
135:3,4	191:7	107:4	71:21	150:17
136:4,22	<b>bizarre</b>	108:2	101:25	<b>Brooklake</b>
139:7	146:24	112:8	173:2	136:2
141:20	<b>black</b> 86:1	128:12,20	174:24	<b>brought</b>
143:1	138:13	129:25	<b>boundaries</b>	126:4
148:19	142:14,19	134:23	124:11	150:4
157:14	146:24	138:14	<b>boundary</b>	178:16
158:19,25	<b>blank</b> 138:19	141:8	78:6 87:9	<b>Brunswick</b>
159:7	<b>blend</b> 121:12	143:6	<b>bounds</b> 30:19	105:22
161:23	129:19	144:2	159:21	106:14
197:2	<b>blends</b>	148:3	170:22	<b>buffer</b> 12:3
<b>Beth</b> 3:8,17	132:18	151:5	<b>box</b> 77:5,5,8	12:21 13:6
38:19	133:10	153:15	77:22 78:7	19:8 52:10
<b>better</b> 7:5	156:1	159:12,19	<b>boxes</b> 77:8	67:17 74:7
7:17 32:15	<b>block</b> 1:5	160:25	77:23	77:12
42:20	5:3 8:17	164:25	78:15,24	79:13,25
54:10 60:9	8:17,18	169:13,15	<b>branches</b>	<b>buffered</b>
78:6,9	28:16	169:18	73:18	114:18
81:3	85:22	178:16	<b>break</b> 63:10	<b>buffering</b>
119:25	182:23	186:5	104:11	19:12
128:18	183:1	188:21	<b>breakdown</b>	52:19 77:2
148:10,15	<b>blocking</b>	189:16	24:12,24	78:23
152:12	73:22	193:3,5,6	25:1	90:23
164:22	<b>Blocks</b> 174:7	199:6	<b>breaking</b> 7:1	115:21
193:4	174:16	<b>board's</b> 9:1	7:6	127:13
<b>beyond</b> 13:14	<b>Bloustein</b>	10:2 90:24	<b>breaks</b>	<b>buffers</b> 83:9
25:24 44:4	105:24	91:13	104:12	92:13
61:24	<b>blows</b> 79:20	138:19	<b>breath</b>	<b>bug</b> 145:23
75:16	<b>blue</b> 77:10	<b>Board/Pr...</b>	110:22	<b>build</b> 47:22
<b>big</b> 78:19	<b>board</b> 1:1	3:4,12,21	<b>Brief</b> 7:14	138:20
155:10,15	2:4,15,16	<b>boards</b>	49:3 129:1	165:18
<b>bigger</b>	5:23 8:24	106:13	<b>briefly</b>	166:6
128:10,11	10:1 14:6	<b>Bob</b> 34:10	136:15	167:22,23
<b>bit</b> 7:1 23:7	26:14,19	<b>body</b> 108:17	<b>Brielle</b> 51:3	168:11
25:17	28:9 30:16	153:20	<b>bring</b> 25:8	<b>building</b> 8:3
31:22	35:22	199:6	127:21	8:11 9:8
44:25	36:24	<b>bollard</b> 59:2	193:24	11:8,17
56:14	37:22	59:3	<b>bringing</b>	24:15 27:7
60:25	47:21,25	<b>bollards</b>	138:19	27:8,17,19
61:18	48:5 51:10	66:9	141:20	28:1 29:12
65:21	60:17	<b>bond</b> 91:20	149:10	30:25 31:1
71:12	66:22	<b>bonding</b> 92:1	153:12	31:8,12,14
79:14	67:19 68:6	<b>borough</b>	<b>broadcast</b>	31:16 35:7
80:10 81:5	69:7 72:12	106:3	193:18	36:10,11

36:21	125:11	<b>call</b> 13:1	179:16,24	136:22,23
44:11,12	172:1,14	29:10	<b>carried</b>	145:7
44:13,13	173:22	51:21 62:4	195:13	153:20
44:24 45:1	177:5	65:4 85:1	<b>cars</b> 31:5	154:22
63:5,6,7	182:22	101:1	<b>cart</b> 111:16	166:2
107:19	183:1	111:13	<b>CARUCCI</b>	171:1
111:15,18	184:22	130:11	199:3,14	<b>certainty</b>
111:20	<b>built</b> 46:16	187:17	<b>case</b> 15:19	74:21
117:13,13	69:25 71:5	194:18	36:4 61:9	<b>certified</b>
117:17,18	143:23	<b>called</b>	78:4 98:12	87:25
117:22,24	144:6,10	143:21	101:17	199:4
118:6	<b>bulk</b> 148:4	184:22,25	112:11,19	<b>certify</b>
119:4,19	<b>bunch</b> 167:6	<b>calling</b>	113:6	199:5
120:1,2,10	<b>Burns</b> 3:15	14:23	125:11	<b>cetera</b> 37:11
121:19	83:3,4,5	<b>Camden</b>	138:23	39:7 42:6
122:24	83:16,18	106:12	<b>cast</b> 193:25	78:3,17
123:18,19	84:7,13,16	<b>candidly</b>	<b>catch</b> 74:5	85:22,23
123:21	89:25	190:16	<b>catering</b>	89:24
124:3	<b>business</b>	<b>canopies</b>	11:15	90:15
125:13	159:7	78:13	33:18	99:12
133:8	<b>busy</b> 140:7	<b>car</b> 25:8	<b>cause</b> 10:21	116:20,23
136:25	<b>button</b> 15:14	78:16	93:9	144:20
142:9	197:19	<b>card</b> 119:7	142:18	145:3
144:9		137:4	152:25	150:9
166:25	<b>C</b>	<b>care</b> 155:14	158:9	165:25
168:10	<b>C</b> 2:1 54:19	160:21	<b>caused</b> 124:7	169:25
171:21,22	107:3	176:24	<b>center</b> 121:2	174:8,17
171:23	166:17	186:25	121:10	<b>chain-link</b>
175:6,6,7	199:1,1	<b>career</b> 106:2	128:7	63:17
176:1,5	<b>C-1</b> 148:4	<b>carefully</b>	129:7	<b>Chair</b> 82:9
177:24	<b>C-1s</b> 147:25	40:5	142:10	<b>Chairman</b> 1:8
178:21	<b>C-2</b> 107:2	<b>Carman</b> 3:11	175:5	3:4,22 5:1
179:6	147:22	4:18 9:10	195:19	6:16,19,21
180:20	148:5,7,8	9:10 50:21	<b>Centercourt</b>	6:25 7:6,9
181:20,21	156:4	50:21,23	142:8	7:13,17
182:18	<b>C.C.R</b> 199:3	50:24 51:2	168:2	8:23 14:9
<b>building's</b>	199:14	51:9,25	<b>centralized</b>	18:18 19:3
31:13	<b>CAD</b> 86:18	52:5 61:25	124:2	19:4 20:9
<b>buildings</b>	<b>calculated</b>	64:21 66:1	<b>ceremony</b>	21:1 26:7
8:15 22:18	32:23	66:3,16	13:8 63:8	26:13,16
28:14	<b>calculating</b>	68:8 89:19	<b>certain</b>	26:19,21
31:19,20	30:2	90:18	152:2	28:9 37:19
31:21,22	<b>calculation</b>	93:18	165:22	37:22,25
32:1,5,10	37:7	114:14	<b>certainly</b>	38:5 39:24
32:22	<b>calculat...</b>	115:16	31:12,17	40:2,4,22
33:24 36:1	42:5 43:25	120:19	35:14 61:9	42:13,16
36:5 39:16	<b>caliber</b>	<b>Carman's</b>	65:18	45:8,11,15
111:9,18	148:18	114:20	70:16 71:4	45:18,19
111:23	<b>calibrated</b>	<b>Caroline</b>	113:10	45:24 46:2
124:18	101:9	2:16	115:24	46:21,25

48:6,7,9	164:24	39:19	<b>civil</b> 52:24	184:14
49:22 50:6	166:14,16	85:10	95:10	<b>clearly</b>
50:10,15	169:7,8	<b>changes</b>	<b>clarific...</b>	69:24
51:1 65:24	173:23	17:20	47:19	112:9,11
65:25	174:4	28:23	143:20	117:21
66:17,19	179:3	30:14 68:5	150:1	125:7
66:20,24	184:11	68:15 71:2	195:25	132:17
67:1 69:7	185:19,20	157:3	<b>clarific...</b>	133:6,9
72:10,14	186:4,11	170:11,16	173:15	145:20
72:15	186:18	171:3	<b>clarify</b> 33:7	146:1
74:15 75:7	187:4,16	172:22	61:2 88:14	185:21
75:22	188:3,15	189:9	97:5	<b>click</b> 131:15
81:23,25	190:4,13	<b>changing</b>	143:16	<b>client</b> 65:18
82:10,15	190:21	41:21	176:9	<b>clients</b>
82:21 83:1	191:1,5,8	<b>chat</b> 131:2,5	178:20	106:7
83:16 84:5	191:14,18	131:9	181:17	<b>close</b> 48:25
84:9,14,17	191:23	<b>chemical</b>	<b>clarity</b>	49:7,8
85:13	192:4,13	171:23	89:16	71:5 73:1
86:15 87:2	192:20,24	175:6	181:9	98:11
87:24	193:8,15	<b>Cherry</b>	<b>class</b> 111:6	128:19
89:15,21	194:18	106:14	114:13	160:19
91:16	195:5,12	<b>children</b>	117:20	191:21
92:18,24	196:13,15	25:9	123:5	<b>closed</b> 59:13
93:8,11	197:4,12	<b>children's</b>	125:15	<b>closely</b>
95:16,20	197:15,23	62:21	127:16	140:8
95:24 96:2	198:1,3	<b>choice</b>	135:4	160:17
96:8,14,24	<b>Chairman's</b>	158:10,12	136:4,22	<b>closer</b> 68:15
97:5,18	10:6	158:14	141:21	77:6,9
98:2,5,11	156:19	<b>chopped</b>	148:19	78:25
98:14,24	181:8	79:17,22	<b>classified</b>	121:7
99:15	<b>champion...</b>	<b>chose</b> 108:2	107:2	132:25
100:21	108:7,14	137:17	111:10	150:22
101:16,21	116:13	<b>chosen</b>	<b>classifies</b>	152:11
103:2,7,15	118:3	118:21	125:9	168:11,19
104:4,17	124:4	<b>Chris</b> 37:3	<b>classify</b>	<b>closing</b>
106:17	148:18	69:12,16	34:25	192:2
131:1	162:5	72:16	37:10	<b>club</b> 5:3
143:4,7,11	<b>chance</b> 5:22	179:19,21	<b>clean</b> 35:19	8:16 11:9
147:2	6:7 49:20	179:21	<b>clear</b> 10:11	11:23 24:7
151:3	78:9	<b>Christopher</b>	51:23	33:16
153:14,18	185:22,23	2:15	96:16	108:4,5,6
154:18	192:5	181:18	103:22	110:8,9,17
155:1,9	<b>change</b> 10:20	<b>circling</b>	112:16	110:23,24
156:2,10	26:23,24	22:17	131:14	111:8
156:20,23	27:4 68:12	<b>circumst...</b>	138:12	112:12,13
157:10	69:22	186:6	144:3,15	114:12,13
158:10	70:17	187:11	150:1	115:25
159:11,25	190:19	<b>cite</b> 41:7	179:2	116:13
160:24	191:12,16	<b>citizens</b>	182:1	117:21
161:4	<b>changed</b>	113:1	183:4	118:1,6,10

118:15,22	55:25	51:6,8	121:11	102:23,23
119:1,2,6	58:24	64:18	<b>combination</b>	103:22
119:9	110:1	65:25 66:2	19:19	112:23
120:5,11	111:15	66:15,19	43:20	<b>commingled</b>
121:16	118:7,20	68:7 70:16	44:24	31:1
123:5	118:22	70:22,25	184:9	<b>commission</b>
124:1,6,12	119:21	71:6,17	<b>combined</b>	199:6
125:9,19	120:7,8,9	75:3 82:10	108:5,20	<b>common</b>
127:16	123:6	88:9 95:25	111:17	135:19
132:14	137:10	96:1,10	112:13	<b>communic...</b>
133:5	155:12	97:2,7	116:12	13:15 25:3
134:8,8	157:18	99:17,19	<b>come</b> 35:15	<b>community</b>
135:1,3,12	161:17	100:4	40:8 65:22	110:13
135:15,15	168:11	104:16,17	68:6 72:22	135:17
135:23	177:18,24	105:14	90:9	136:8
136:2,2,8	180:24	114:15	112:20	144:3
136:12,24	<b>clubs</b> 110:23	128:1,25	127:20	148:10,25
138:1	135:9,24	129:4	139:13,13	149:8
140:5,18	136:5	130:2	139:14	151:12,20
141:5,13	137:15,18	131:25	157:19	151:21
141:16,21	137:25	141:24	167:6,19	161:20
145:12,13	138:4,7	143:3	196:5	163:7
146:3	158:25	152:4	<b>comes</b> 33:2	164:23
147:9	168:6	156:12,15	43:22,22	<b>comparable</b>
148:19	<b>clustering</b>	156:22,25	55:12	162:3,12
151:18,24	113:16,23	163:12	81:18	<b>compared</b>
152:2,5	<b>COAH</b> 30:25	164:7	86:10	18:15
153:6,7,22	31:12,13	166:12	132:25	31:15
154:4,8,13	<b>code</b> 11:8	174:2	<b>coming</b> 10:11	162:18
157:20	33:4 37:5	176:9	25:14 53:6	182:12,13
158:2,2,19	199:11	188:23	73:8 146:6	182:13
158:22	<b>Coffey</b> 2:5	189:6	167:12	<b>comparing</b>
159:10,16	3:3,12,20	194:3,7	<b>comment</b> 53:8	161:7
159:17,22	3:20 6:18	195:23,24	53:9 67:24	<b>compartm...</b>
160:5	6:19,22,24	196:9,12	161:2	30:24
161:7,8,11	7:3,8,11	198:6	169:21	<b>competitors</b>
161:13,18	7:15,19,22	<b>collect</b>	191:15	34:14,18
162:7,17	14:11,17	19:16	<b>commented</b>	<b>complain</b>
162:18	16:3,10	<b>college</b>	13:22	100:15
163:25	17:18	105:24	<b>commenting</b>	141:1
164:12,14	18:22 19:4	163:7	131:2	<b>complaint</b>
164:19,21	21:22 26:7	<b>color</b> 62:22	<b>comments</b>	101:2
164:22	26:15,18	128:9	9:22 10:6	<b>complete</b>
167:7,21	29:16	129:18,23	17:5 72:13	30:5,18
168:3,3	31:24 32:3	133:10	80:7	63:21
170:4	32:14 33:7	<b>Colorado</b>	189:13	167:22
<b>club's</b> 114:4	33:11	168:4	192:2,6	178:17
145:6	37:16	<b>coloring</b>	196:24	<b>completely</b>
<b>clubhouse</b>	41:19	123:10	<b>commercial</b>	131:13
29:12 33:9	50:19,24	<b>colors</b>	102:10,15	<b>complete...</b>

131:3	196:14	186:25	111:5,7	<b>converting</b>
<b>completes</b>	<b>condition</b>	194:2	116:6	27:6 43:16
141:22	17:14	<b>consider...</b>	134:4,17	<b>cooperation</b>
<b>compliance</b>	18:17	41:11	135:3,13	110:19
100:9	43:16	<b>considered</b>	136:7	<b>coordinate</b>
<b>compliant</b>	44:20,23	16:6 173:9	145:25	73:11
185:3	69:23 82:5	175:19	159:10	<b>coordinated</b>
<b>complied</b>	<b>conditions</b>	177:8	184:15	12:6,13
109:6	90:14	183:17,23	185:24	87:11
<b>complies</b>	<b>conduct</b> 5:8	<b>considering</b>	<b>continued</b>	<b>coordina...</b>
199:10	<b>confident</b>	41:15	5:5 66:10	25:4
<b>comply</b> 82:2	83:12	<b>consistent</b>	71:25	<b>corner</b> 20:5
82:12	141:3	25:19	114:12	28:21,22
99:21	<b>configur...</b>	109:4	121:15	31:6 52:12
100:6	18:6	129:24	141:11	59:21
<b>component</b>	<b>configur...</b>	<b>constraint</b>	157:15	62:13
143:22	114:24	150:19	170:3	69:18
<b>comprehe...</b>	<b>confirm</b>	<b>constraints</b>	197:5	76:10 85:1
116:25	10:15 61:6	167:14	<b>continues</b>	85:23 86:4
<b>comprised</b>	65:11,13	<b>constructed</b>	51:4 60:8	87:16,17
39:17	75:10 85:9	46:18 58:1	158:2	88:5,5,24
<b>computer</b>	89:2	76:12	166:19	89:3
15:20 76:1	<b>confirmed</b>	107:20	<b>continuing</b>	121:20,21
76:23	60:22	112:16	4:1 114:1	122:4,11
193:25	<b>congregate</b>	182:20	150:3	122:20,23
<b>concentrate</b>	168:23,24	<b>construc...</b>	198:8	174:23
113:17	<b>conjunction</b>	61:6,13	<b>continuous</b>	175:3,3,9
<b>concern</b> 71:3	108:17	109:19	13:6 54:10	<b>correct</b> 21:8
72:25	112:14	149:6	62:25 63:7	24:2,3
75:19 77:1	140:4	174:13	63:24	27:18,21
100:22	170:23	176:16	74:12	27:22,23
103:13	<b>connection</b>	<b>consultant</b>	83:22	28:2,7
<b>concerned</b>	7:20,25	106:5	<b>contrary</b>	29:2,3,17
41:9 80:17	10:25	<b>consultants</b>	116:10	29:18 32:1
81:20	11:12	30:16	<b>contribute</b>	32:2,7
187:5	66:10	<b>Conte</b> 2:8,9	153:25	33:6 41:21
<b>concerns</b>	91:20	65:8,10,13	<b>control</b>	41:22
75:5 83:13	152:25	65:18	70:18 71:7	42:25 43:3
90:1 98:20	<b>consent</b>	<b>contempl...</b>	<b>controlled</b>	44:16,17
160:18	195:16	93:1	27:17 45:2	44:19 45:6
192:7	<b>conserva...</b>	<b>context</b>	59:10	46:24 47:4
<b>conclude</b>	60:20	58:18	<b>controlling</b>	47:8,24
196:23	<b>consider</b>	106:24	27:25	51:1 60:24
<b>concluded</b>	81:3,14	177:16	132:1	65:1,2,2
66:18	90:3,4	<b>continua...</b>	<b>conversa...</b>	73:25 74:4
<b>concludes</b>	170:1	5:2 71:24	32:23	75:2 77:18
64:20	<b>consider...</b>	<b>continue</b>	127:20	81:17
<b>concrete</b>	56:17	5:17 63:8	138:13	88:12,13
27:1,14	<b>consider...</b>	64:23	<b>conversa...</b>	94:9 110:6
<b>concur</b>	41:13 84:3	108:5	116:4	147:22

150:13,14	106:5	38:25	137:14	16:23,25
150:16	108:4,5,6	39:15 40:7	150:3	17:3,4,6,7
152:3	110:9,23	40:9,17,18	162:2	17:13,14
160:3	110:24	42:8,23	<b>court</b> 1:25	17:15,17
163:8,17	111:7	54:9,12,13	3:18 4:15	17:21
163:20	112:11,13	54:13	17:3,10,24	18:10,12
164:17	114:11,13	57:25 68:2	18:3 19:14	18:14,15
169:22	116:13	68:5,13	19:24	18:17 19:1
171:13	117:21	74:9,13	20:24	19:6 20:11
172:19	118:1	76:9 77:3	43:13	20:11,15
176:10,11	119:8	78:15 79:6	46:14 49:7	20:19
176:13,18	120:5	79:20	49:13,18	22:19
179:19,24	121:16	80:24	53:6,22	29:13
179:25	123:5,25	83:25 84:1	57:4,17	43:17
186:2,3	124:6,11	84:11 90:9	58:6,16,19	46:18,22
195:23	125:9,19	97:12	66:11	47:10,12
<b>cost</b> 162:11	127:16	99:20	69:19	48:16,18
<b>Councilman</b>	132:14	101:18	85:24 86:5	52:15
1:10 3:6	133:5	108:7,14	86:14,22	56:20,22
3:13 26:21	134:8,8	108:20,24	87:12,17	57:12 59:4
27:3,12,15	135:9,22	109:10,22	88:5,10,18	59:18
69:9,10,16	135:24	109:23	88:19,25	69:25
70:11,19	136:2,2,5	110:5	89:1 93:16	71:21
70:23 71:1	137:15,18	111:15,23	106:11	72:18,21
71:11 72:8	137:18,25	112:13	107:21	73:1,7,22
84:23	138:1,7	114:2	122:18	74:6,12,17
186:17	145:12,13	115:12,15	125:1,21	75:13 76:6
187:23,24	147:9	115:15	126:5,6	76:15 79:7
189:24,25	148:19	116:13,17	127:8	83:15 84:8
194:24,25	152:2	118:3,16	128:7	85:1,3
197:22	157:20	124:5,17	129:7	97:4,25
<b>counsel</b> 2:4	159:21	125:16,23	150:20	121:22,24
2:7,10	160:5	137:6	154:24	123:1
50:17	161:7,8,11	140:11	159:24	126:20,23
193:16	161:13,18	143:22	160:1,4	126:24
<b>count</b> 29:19	162:17,18	155:13	166:1	127:10
35:19	168:3,6	156:9	182:4,5	129:11
36:25	<b>county</b> 70:10	157:3	183:12,13	144:19
64:14,16	76:7,12,17	158:9	199:4,6	145:2,9,18
171:25	106:3,6	163:16,18	<b>court's</b>	150:9
172:18	126:10	164:1	75:17	164:9
173:4	135:9	165:21	<b>courts</b> 4:14	165:18
186:20	<b>couple</b> 17:5	169:12	10:13,15	166:2,6
188:10	60:16	175:13	10:16	167:1,4,5
<b>counted</b> 29:9	77:13	188:15	11:25 12:1	167:10,25
29:17,19	<b>course</b> 1:5	<b>course's</b>	12:10,12	168:1,11
31:20	7:24 22:24	98:15	12:22,24	168:17,21
<b>counter</b>	24:14 34:4	<b>courses</b>	14:20,21	169:3,4
83:24	36:17,17	39:10,22	14:24,25	177:25
<b>country</b> 8:16	36:21	110:7	16:16,18	178:1

182:19	<b>cross-se...</b>	<b>dated</b> 4:18	122:15	<b>depicted</b>
<b>Cove</b> 134:9	20:6	4:21 52:2	<b>define</b>	9:25
<b>covenants</b>	<b>crystal</b>	52:6	124:19	<b>depictions</b>
14:1	138:12	174:19	<b>defined</b>	120:22
<b>coverage</b>	<b>curb</b> 58:3	<b>day</b> 2:5 6:24	109:25	<b>depicts</b>
10:20, 21	<b>curious</b>	53:19	125:7	57:18
10:22 11:2	69:24 70:1	160:22	<b>definitely</b>	<b>describe</b>
21:25 22:3	71:4	<b>daycare</b>	68:10	88:7
26:23	<b>current</b>	73:20	75:10	<b>described</b>
170:13	23:25	<b>days</b> 101:9	<b>definition</b>	43:19
<b>coverages</b>	28:13, 13	<b>debate</b>	123:7	119:4
30:19	97:13	191:11	126:7	133:16
<b>covering</b>	120:1	<b>December</b>	184:2	171:9
26:8	137:7	186:2	190:5	177:17
<b>covers</b> 32:18	<b>currently</b>	197:9, 11	<b>degree</b>	<b>description</b>
100:5	11:4	197:13	105:23	4:12
<b>COVID</b> 97:15	136:17	199:16	<b>delineate</b>	143:15
102:4	145:3	<b>decibel</b>	32:16	<b>design</b> 43:13
119:18	167:3	98:20 99:6	<b>DELIX</b> 1:12	123:10
<b>create</b> 54:14	<b>curved</b> 94:6	<b>decide</b> 103:1	<b>demand</b> 11:7	<b>designed</b>
56:13 61:7	<b>cut</b> 73:6, 10	188:21	11:14, 21	19:16
110:14	73:19	<b>decided</b> 5:9	24:6 25:4	23:13 44:4
<b>created</b>	184:14	<b>deciduous</b>	25:12, 16	<b>desirable</b>
41:24 44:2	<b>cute</b> 77:16	54:3, 7, 18	26:4, 5	110:14
58:10	77:16	56:8, 16	31:4 36:7	135:14
60:10		77:18, 19	119:18	<b>desire</b>
68:25	<b>D</b>	78:13	127:15	119:23
74:11	<b>D</b> 3:1 4:1	<b>deck</b> 137:5	137:12	135:13
108:11	14:12 55:2	<b>declaration</b>	138:15, 16	153:21
159:4	166:17	14:1	139:5, 18	167:3
199:7	<b>daily</b> 145:24	102:19	139:19, 23	<b>desired</b>
<b>creating</b>	<b>dangerous</b>	<b>dedicated</b>	140:11, 15	110:13
54:8, 10	114:10	29:14	140:18	<b>destroyed</b>
68:25	<b>Daphne</b> 3:3	<b>deejays</b>	141:3	90:8, 24
<b>creative</b>	9:5 21:4	100:12	145:8, 17	<b>detail</b> 10:3
113:22	27:19	<b>deemed</b> 35:12	153:1	19:11 20:5
<b>credentials</b>	31:17	109:25	<b>demands</b>	21:7, 10
105:18	44:10	110:4	140:14, 14	178:14
106:18	172:3	<b>deer</b> 60:4	<b>demarcation</b>	<b>details</b> 9:9
<b>credibility</b>	173:17	90:4, 9, 18	40:14	<b>detention</b>
159:3	<b>dashed</b> 18:10	<b>deer-res...</b>	<b>dense</b> 56:15	10:24 14:3
<b>credit</b> 44:5	<b>dashes</b> 86:1	13:2 90:6	<b>density</b>	27:20, 25
44:15	<b>date</b> 51:22	<b>default</b>	113:25	28:6
111:1	174:10, 11	37:12, 13	<b>DEP</b> 167:14	<b>determin...</b>
<b>creeks</b>	187:13	124:20	167:17	35:23 36:6
165:23	190:25	<b>defer</b> 32:12	<b>department</b>	182:6
<b>Crestmont</b>	191:2	184:17	101:1	<b>determine</b>
136:2	192:9, 12	<b>deficiency</b>	<b>depends</b> 37:8	72:5
<b>criteria</b>	198:8	122:1	37:9	156:16
156:4, 5	199:16	<b>deficient</b>	<b>depict</b> 12:19	<b>determined</b>

88:11	103:8	123:14	171:6	151:17,20
126:8	122:3	<b>disaster</b>	<b>documents</b>	151:23,25
<b>detriment</b>	<b>different</b>	194:5	5:14 41:5	153:11
107:10,12	25:13	<b>discharge</b>	170:21	154:7,15
114:8,9	27:11	45:2	<b>doing</b> 21:25	154:19
117:8,22	31:12	<b>discounting</b>	37:7 56:3	155:9,16
121:17,25	42:10	83:10	68:2 69:2	155:19
125:3	46:21 55:2	<b>discuss</b> 82:6	69:5	158:10
127:17	63:15	100:1	109:20	160:1,11
<b>detriments</b>	79:13	112:5	113:2	160:15
107:3	112:1	<b>discussed</b>	117:1	164:10
112:7	133:23	24:24,25	160:20	165:4
124:7	155:19	120:19	170:20	168:12
125:16	165:22,23	<b>discussion</b>	178:10	<b>domes</b> 128:4
<b>developer</b>	167:7,13	5:21	<b>dome</b> 8:5,7,8	<b>Dominion</b>
106:7	<b>difficult</b>	<b>display</b> 16:2	8:13 9:9	97:16
144:11	80:6	<b>distance</b>	12:25	<b>Donovan</b> 1:10
<b>developer's</b>	<b>dimension</b>	71:3 85:11	13:19	3:6,13
91:23	85:14	86:4,13	46:14,17	26:21,22
<b>development</b>	86:10 88:1	87:12	46:23,25	27:3,12,15
9:18 23:10	88:8,23	88:11,15	47:2,6,11	69:9,10,16
25:15	89:2	88:19 89:2	48:17	70:11,19
40:24	182:14	<b>distinct</b>	49:20,24	70:23 71:1
104:19	<b>dining</b> 31:15	31:11,14	52:17	71:11 72:8
105:21	110:1	36:22	58:17,20	72:11
108:13,20	119:6,20	<b>Distortion</b>	58:23 61:3	84:23
108:25	137:2,6,9	22:25	61:23 66:5	186:17
112:15	137:11,12	<b>district</b>	67:3,5,8	187:23,24
113:14,16	139:21	39:9,12	71:22	189:24,25
113:17,23	140:2	108:19	81:13 85:2	194:24,25
116:17	<b>dinner</b>	109:7	85:24	197:22
144:9	139:14	116:16	88:16,16	<b>Donovan's</b>
148:18	<b>dire</b> 3:20	125:8	89:3 97:22	75:25
153:24,25	105:13	126:15,16	98:18,21	76:19
157:19	118:11	138:6	99:11,25	<b>door</b> 59:7,11
<b>deviation</b>	<b>direct</b> 3:3	179:18	107:20	59:13
107:11,13	3:12,20	<b>disturbance</b>	120:3,15	66:13
122:3	14:16	61:12	120:23	<b>doors</b> 59:8
124:23	19:25	<b>disturbed</b>	121:2,5,15	<b>Dorchester</b>
125:4	44:25 51:7	22:9,13	121:17,21	3:9 46:6,9
<b>dialogue</b>	66:17	<b>disturbing</b>	122:10,18	46:10
83:7,11,22	141:22	62:7	122:21,23	<b>double</b> 80:18
143:9	146:7	<b>diversity</b>	122:25	131:15
<b>diameter</b>	<b>directly</b>	79:24	124:15	151:4
21:5,6,11	38:25	<b>division</b>	129:5,8	<b>doubt</b> 35:10
21:11,14	<b>disagree</b>	35:24 43:1	131:16	35:10
<b>die</b> 79:17	161:8	<b>dock</b> 115:11	132:15	<b>downside</b>
<b>died</b> 92:20	<b>disagrees</b>	<b>document</b>	142:13,16	162:1
<b>difference</b>	186:9	52:3	144:19	<b>drafted</b>
21:6 103:6	<b>disappear</b>	149:21	147:18	108:21

<b>drainage</b> 12:8,14,14 19:23 23:16 41:15 42:5 43:5 58:15	14:1 102:19 <b>easily</b> 79:3 <b>east</b> 54:24 55:14 63:6 <b>east/west</b> 74:18	<b>either</b> 27:13 95:7 118:15 121:12 126:15 168:18 195:20	<b>engineer</b> 2:15 9:6 10:7,15 11:1,14,20 11:25 12:12 49:23,24 50:5,13 52:24 70:13 95:10 134:16	<b>entirely</b> 83:12 <b>entirety</b> 122:22 <b>entrance</b> 25:24 95:1 <b>entry</b> 119:1 <b>environment</b> 111:8 <b>environm...</b> 112:25 113:8 150:12,18 175:4
<b>drained</b> 44:21	<b>easterly</b> 23:16	<b>electronic</b> 87:22 88:3	<b>Engineering</b> 4:16 9:5 17:25 18:4	<b>envisions</b> 148:16
<b>drains</b> 23:17	<b>Eatontown</b> 14:13	<b>eliminating</b> 26:25	<b>engineers</b> 101:8 138:3	<b>equating</b> 177:18
<b>drawing</b> 55:15	<b>echelon</b> 136:7	<b>emanate</b> 142:21	<b>enhance</b> 135:16 159:15	<b>equipment</b> 101:9
<b>drawings</b> 181:23 183:16	<b>economic</b> 154:3	<b>emanating</b> 100:23 142:11	<b>enhanced</b> 113:9 114:11 115:22	<b>equitable</b> 113:15
<b>drip</b> 61:11 61:11	<b>edge</b> 19:16 25:23 48:22 53:17 55:13,20 55:24 56:2 56:18 88:25 172:13	<b>embankment</b> 76:12	<b>empirical</b> 146:18	<b>Eric</b> 4:3 9:4 <b>ESQUIRE</b> 2:2 2:5,8
<b>drive</b> 2:3,9 3:9 46:6,9 46:10 93:18,20 93:21 94:8 126:9 155:21,22 155:25 171:21	<b>edges</b> 19:24 158:17	<b>emergency</b> 15:19 59:8 66:12 133:7	<b>employed</b> 199:8	<b>essentially</b> 58:3 61:3 63:1,6
<b>driveway</b> 24:17	<b>Edgewood</b> 1:5 5:3 7:24 8:16 95:2 108:3 112:11 124:6 161:7,13 162:11,18 163:2 174:8,17	<b>employee</b> 11:18 37:7 137:8	<b>enhancement</b> 121:15	<b>establish</b> 187:13 192:9
<b>driving</b> 33:2 34:4 36:18	<b>edges</b> 19:24 158:17	<b>employees</b> 24:20	<b>enhancing</b> 114:4 115:17 118:23 160:11	<b>establis...</b> 34:22
<b>drop</b> 81:10 98:18	<b>Edgewood</b> 1:5 5:3 7:24 8:16 95:2 108:3 112:11 124:6 161:7,13 162:11,18 163:2 174:8,17	<b>enable</b> 113:12 153:24	<b>enjoy</b> 139:14	<b>estimate</b> 11:15 31:4 72:6
<b>due</b> 174:13	<b>edges</b> 19:24 158:17	<b>enabled</b> 107:4	<b>enjoyment</b> 124:4	<b>et</b> 37:11 39:7 42:5 78:2,17 85:22,22 89:24 90:15 99:12 116:20,23 144:20 145:2 150:9 165:25 169:25 174:7,16
<b>duly</b> 105:10	<b>Edgewood</b> 1:5 5:3 7:24 8:16 95:2 108:3 112:11 124:6 161:7,13 162:11,18 163:2 174:8,17	<b>employees</b> 24:20	<b>enlargement</b> 53:4	
<b>duration</b> 166:9	<b>edges</b> 19:24 158:17	<b>enable</b> 113:12 153:24	<b>ensure</b> 40:16 <b>ensures</b> 157:14	
<hr/> <b>E</b> <hr/>	<b>educate</b> 103:12	<b>encompass</b> 182:25	<b>enter</b> 25:21	
<b>E</b> 1:7,7 2:1 2:1,2,12 2:12 3:1 4:1,11 14:12 55:4 55:8 166:17 199:1,1	<b>effect</b> 31:18 81:2	<b>encompasses</b> 183:12	<b>entering</b> 133:7	
<b>earlier</b> 23:4 74:6 76:4 171:9	<b>efficient</b> 113:15 142:24	<b>encourages</b> 148:17	<b>enterprise</b> 154:10	
<b>early</b> 80:4	<b>efficiently</b> 26:3	<b>endeavor</b> 157:22	<b>entire</b> 11:9 22:11 30:6 44:3 110:25 170:21	
<b>easements</b>	<b>effort</b> 65:20 <b>egress</b> 59:8 <b>eight</b> 107:18 117:6 177:16	<b>ends</b> 80:8 <b>enforcement</b> 93:7 <b>engage</b> 83:21 <b>engagement</b> 164:12		

<b>evaluations</b>	15:18	<b>Executive</b>	60:13,18	<b>experien...</b>
102:1	<b>everyone's</b>	2:3	60:22 61:5	122:9
<b>evening</b> 6:23	180:14	<b>exhibit</b> 4:15	61:7,10,15	<b>experiment</b>
7:21,23	<b>evidence</b>	16:7,14,18	61:20,20	194:12
9:13,16	5:12,14	17:23,25	61:21,23	<b>expert</b> 99:5
10:3,8	<b>exact</b> 43:9	18:1,3,9	61:23	99:6
11:2 45:22	43:10	21:4 22:6	62:14 73:4	106:10
50:23 52:8	113:3	24:18 52:6	95:1	<b>Expiration</b>
53:15	<b>exactly</b>	52:22,22	111:18	199:16
58:23 96:4	113:22	52:23	117:17,18	<b>explain</b>
101:12	149:8	60:14	121:22,24	11:14,21
196:2	171:14	63:14	124:10,24	12:1,12
<b>event</b> 19:18	<b>Examination</b>	64:22	125:1	22:2 26:12
24:14	3:3,12,20	130:4,20	127:9	52:13
92:24	3:20 14:16	132:2	165:21	85:14
121:23	51:7	150:24	168:19	86:16
161:12	105:13	160:8	170:22	<b>explaining</b>
163:2	<b>example</b> 25:8	172:4,12	172:24	13:18
<b>events</b>	101:10	172:15	173:10	<b>explanation</b>
102:12	114:22	173:25	180:23	39:5
110:15	123:5	174:20	183:3,6	<b>exploded</b>
162:14	140:3,6	<b>exhibits</b>	<b>exists</b> 11:4	135:8
163:10	153:2	9:25 10:9	54:4 85:14	<b>explorer</b>
164:4	171:3	12:19	161:19,19	128:13
<b>evergreen</b>	178:21	13:15 14:7	<b>exits</b> 133:7	<b>expressed</b>
53:10 54:6	<b>exceeding</b>	51:10	<b>expand</b>	145:21
54:6,17	8:9	114:20	163:13	153:21
55:8 56:6	<b>exceeds</b> 8:12	120:22	<b>expect</b> 11:21	<b>extend</b> 61:10
60:9 64:15	<b>excellent</b>	<b>exist</b> 92:13	25:16 89:4	<b>extended</b>
65:5 79:12	6:22 116:1	110:25	123:17	28:4
79:13	<b>exception</b>	121:9	145:13,14	<b>extending</b>
<b>evergreens</b>	102:4	<b>existing</b>	145:15,16	13:7
60:11 78:5	<b>excess</b> 31:7	12:11 13:3	145:18	<b>extends</b>
78:7,8	109:6	13:11	<b>expected</b>	61:12
80:1 92:19	124:11	18:15	116:20	<b>extension</b>
115:7	<b>excessive</b>	22:15,23	158:24	94:1
<b>everybody</b>	100:12,14	24:1 27:16	<b>expecting</b>	<b>extensively</b>
5:13,15	<b>exclusivity</b>	28:1 35:7	10:7,9	127:1
6:1,5,23	119:10	36:8 43:15	133:23	<b>extent</b> 196:4
7:22 16:2	162:13	44:20	<b>experience</b>	<b>exterior</b>
16:21	<b>excuse</b> 8:14	46:18	105:18	137:5
28:19 62:3	31:13	48:16	119:17	<b>externally</b>
131:4	45:24,24	49:17	139:2	123:13
143:20	89:17	53:17,24	146:2	<b>extra</b> 31:18
186:8	98:24	54:1 55:13	147:19	<b>extraord...</b>
192:5	102:15	55:19 56:4	<b>experienced</b>	109:20
193:12	120:13	57:10,16	145:8	144:10
197:6,7	151:9	58:11,12	146:2	<b>extreme</b>
198:5	176:3	58:19,25	<b>experiences</b>	158:14
<b>everybody's</b>	179:7	59:19,20	146:7	<b>eyes</b> 75:1

90:21	119:3, 6, 7	174:8, 17	17:9, 11	58:12
	120:9, 10	<b>fall</b> 36:19	18:14, 15	60:22, 22
<b>F</b>	121:10, 16	79:17 80:3	18:20 19:7	61:5, 21, 23
<b>F</b> 1:7 55:17	122:16	81:10	19:9 23:3	63:11, 12
199:1	128:7	<b>falls</b> 31:3	34:23 35:2	63:17, 18
<b>face</b> 160:16	129:7	<b>false</b> 96:21	35:5 37:13	63:19, 21
<b>faces</b> 78:8	135:25	<b>familiar</b>	37:15	63:22
<b>facilitate</b>	136:21	146:4	46:16, 19	75:17
154:3	138:24	<b>families</b>	47:23, 24	78:10 85:3
<b>facilities</b>	142:23	118:13	48:20	85:6 86:7
11:10, 15	143:2	<b>family</b> 25:10	49:14, 16	88:17, 19
11:18, 22	147:17	139:13	60:25	88:22, 25
29:21	148:19	162:16	61:21 70:1	89:3 90:18
35:18	157:14	<b>far</b> 48:17, 21	73:2 85:7	93:22
97:13	158:20	49:12	87:13	94:18, 18
98:21	161:23	102:6, 13	88:22 89:5	94:20
99:10	162:17, 20	124:6	95:2, 8	183:8, 13
101:19	166:4	125:16	115:3, 8	<b>fences</b> 63:16
110:2, 3, 3	169:5	127:16	117:13, 14	<b>fencing</b>
110:13, 25	<b>facing</b> 75:14	139:12	117:17, 18	13:11 90:4
111:6, 21	75:15	150:19, 25	120:3, 3	127:9
114:11	<b>fact</b> 21:16	154:2	121:2, 2, 20	183:15, 22
115:20	36:20	156:11	122:6, 11	<b>field</b> 86:22
119:15, 25	97:15	159:18	122:25	86:23
120:6	125:17	191:3	124:9, 11	87:14
135:2, 19	173:10	<b>fashion</b>	126:17, 19	<b>fifth</b> 117:7
136:1, 3	<b>Factored</b>	45:16	126:20, 21	<b>figure</b> 35:18
137:20	100:16	<b>favor</b> 197:23	126:25	<b>file</b> 86:18
146:5	<b>factoring</b>	<b>favorably</b>	129:15, 17	87:22 88:3
161:18	37:6	82:2	131:17, 24	128:13
162:6, 7	<b>fair</b> 34:3, 5	<b>features</b>	132:20, 22	<b>filed</b> 10:1
164:14	180:5	86:25	133:2, 6	<b>files</b> 133:22
167:8	185:1	87:10, 19	150:9, 14	<b>fill</b> 13:3
168:4, 6, 14	187:7	87:21, 23	150:22	57:11
168:17	<b>Fairfield</b>	<b>federal</b>	179:7	<b>filling</b> 74:7
<b>facility</b>	166:18	97:15	181:11, 22	<b>filter</b> 54:15
25:10	<b>Fairhaven</b>	<b>federally</b>	181:23	115:18
28:25 29:9	106:14	39:1	182:7, 12	<b>filtered</b>
29:11, 13	<b>fairly</b>	<b>feel</b> 54:8	182:13	54:9 74:9
29:15	116:25	91:14	185:6, 11	<b>filtering</b>
30:13	135:19	149:16	<b>felt</b> 108:10	100:11
33:18, 23	<b>Fairways</b>	167:11	143:14	<b>final</b> 4:20
34:8 36:9	10:25 14:3	173:1	149:19	6:6 8:1
69:1, 3	23:10	178:10	186:12	85:21
102:11, 23	25:14	<b>feelings</b>	193:19	134:10
103:23	40:24	186:5	<b>fence</b> 13:7	136:9
108:6	92:20	<b>feels</b> 97:13	13:10	174:7, 15
110:21	109:3	<b>feet</b> 8:3, 4, 5	47:22	178:19
114:5, 12	113:24, 25	8:6, 7, 8, 9	48:18	<b>finally</b>
118:8, 22	118:14, 20	8:12 12:2	57:16 58:6	107:13

120:25	166:22	<b>following</b>	92:17,19	3:17 38:7
125:20	167:20	107:5	161:2,3,5	38:9,17,19
<b>financial</b>	172:21	<b>follows</b>	162:2,10	38:23 39:4
98:15	181:22	14:15 51:5	162:19,21	40:1,12,15
199:8,9	192:10	105:10	162:22	40:19 41:1
<b>find</b> 33:21	<b>firsthand</b>	166:20	163:1,6	41:3 42:1
34:9 112:9	147:19	<b>foot</b> 11:5	187:25	42:15 43:4
114:22	<b>fitness</b>	55:19	188:1	43:9,10
141:1	119:16	57:14	190:1,2	44:8 48:8
180:13	135:7	60:19,20	194:14	48:12,13
<b>finding</b>	<b>fitting</b>	60:25 95:7	195:2,3	49:12,15
112:4	74:17	123:3,20	197:20	49:19 50:3
117:7	<b>five</b> 90:7	123:21	<b>fortunately</b>	50:9 84:18
145:17	92:12	173:9	145:10	84:19,20
<b>findings</b>	112:3	182:11	<b>forward</b> 30:3	88:14 89:6
107:5	184:16	185:5,12	100:17	89:11,17
112:2,2,3	188:12	<b>footage</b> 8:10	118:14	89:18,22
117:5	<b>fix</b> 139:17	8:13	131:18	90:11,17
141:10	141:1	<b>footprint</b>	191:24	90:25 91:2
<b>fine</b> 14:9	<b>flexibility</b>	123:20	<b>found</b> 67:15	91:5,14
16:4 81:22	113:13	<b>force</b> 123:15	<b>four</b> 33:1	92:6,15
157:11	<b>flexible</b>	<b>foreclosed</b>	52:9 54:17	93:4,9
173:13	107:3	97:25	54:17	95:22
195:22	<b>flood</b> 41:15	<b>foregoing</b>	57:10 59:5	96:22,23
<b>finish</b>	<b>floodplains</b>	199:5	59:7 66:12	96:23,25
185:21	165:22	<b>Forest</b> 53:6	107:19	97:9,21
186:7	<b>floods</b> 41:16	53:22	112:2,3	98:4,10,13
196:3	43:8	93:18	115:6	98:17 99:3
<b>finished</b>	<b>floor</b> 34:24	126:9	117:5	99:18
6:10	194:17	<b>form</b> 122:21	137:23	100:2,8
<b>first</b> 5:10	<b>Florence</b>	<b>formal</b>	138:7	101:3,7,20
9:16,20	3:18 93:16	119:21	162:11	101:22,23
35:25	<b>flow</b> 19:25	<b>format</b>	167:3	101:24
38:10,18	<b>flowering</b>	104:12	169:4	102:10,14
39:23	55:9	186:16	177:13	103:5,9,21
41:19	<b>flowers</b>	<b>Fort</b> 2:3	188:11,12	189:12
48:10	56:10	<b>forth</b> 14:2	188:16,16	<b>Friedhoffs</b>
52:10 85:8	<b>flying</b>	50:8 108:9	<b>foursome</b>	95:20
90:3 93:17	165:25	138:7,10	77:25,25	<b>fringe</b> 53:17
99:20	<b>focal</b> 118:2	139:19	<b>fourth</b>	<b>front</b> 20:12
107:6	124:3	140:15	107:10	20:15,20
112:8	<b>focus</b> 52:10	141:6,10	<b>FOX</b> 2:9	20:24
117:12,16	<b>focused</b>	141:12	<b>frankly</b>	57:25
118:8	149:23	157:8	110:21	62:18
127:21	<b>folks</b> 14:25	191:23	118:8	122:19
139:10,15	71:4 192:6	<b>Fortsch</b> 1:13	161:18	124:16
155:20,22	194:9	3:7,22	<b>Freehold</b>	125:22,25
157:3	196:4	34:10,10	106:14	126:9,16
161:5	<b>follow</b> 151:6	34:13	<b>Friedhoff</b>	127:8
163:15	169:24	74:16	3:8,10,16	160:9

180:8	<b>G</b>	<b>gather</b> 77:24	<b>glow</b> 133:19	<b>God</b> 105:6
182:9,15	<b>G</b> 14:12	<b>gathering</b>	143:2	<b>goes</b> 30:3,3
182:16,18	55:23	78:16	<b>go</b> 15:23	48:23
182:21	112:20	<b>gatherings</b>	20:9,10	50:11
183:8,17	<b>gaga</b> 74:2	119:22	22:5 36:18	88:17
183:24	<b>Galvin</b> 3:3	<b>general</b>	37:11 41:2	93:20
184:1,3,7	9:5 14:6	100:22	47:17 48:9	159:17
185:8	14:18	122:23	51:15	<b>going</b> 5:16
<b>frontage</b>	21:23	141:6	55:15	6:13 11:1
20:13 74:8	23:23 26:6	<b>generally</b>	71:10,17	13:4,17
126:11,12	29:16	18:5 27:13	72:4,15	15:4,6,13
<b>fulfill</b>	31:24	110:10	75:24 76:2	16:5 17:11
119:20	41:20	<b>generated</b>	77:7 79:4	20:1 22:5
<b>full</b> 24:22	52:25	19:17	79:5,5	31:1 32:14
60:8	57:13	43:15	80:11,11	36:1,22
128:16	58:15 71:7	<b>generator</b>	80:12,23	37:10,17
149:14	71:16,17	15:19	83:3 87:7	39:11 41:4
173:14	71:19 75:4	<b>gesture</b> 83:7	89:11	48:24
186:1	75:7,9	<b>getting</b> 44:3	92:23 94:5	49:19 50:8
196:6	85:14,16	73:6 77:5	101:10,22	50:20
<b>fully</b> 60:8	86:17 87:7	78:24	104:13	53:14
152:20	87:8 88:2	83:20	105:12	55:15
167:16	88:13,23	102:5,13	107:25	61:14 63:7
<b>function</b>	138:9,17	147:4	109:15	69:10
34:1	171:9	158:6	112:6	70:20 72:1
118:22	172:6,9	161:16,16	130:1,23	73:22 75:6
<b>functional</b>	173:17,17	187:1	131:18	75:16
117:20	174:6,11	<b>Giant</b> 60:3	132:24	77:24
119:2	174:22	62:24	133:12,21	78:12,22
153:22	175:11,16	<b>Gillette</b>	151:1	79:10,21
<b>further</b> 25:3	175:23	128:8	152:14	80:2 82:22
49:20	176:3,8,10	129:5,8	154:3,14	84:9 85:2
54:23	176:11	<b>give</b> 6:11	156:11,11	85:16,17
55:14	<b>Galvin's</b>	49:1 71:14	156:13	85:19
71:23 72:5	26:9 73:11	78:8 97:7	159:19	88:15
75:4 76:6	150:24	105:5	161:3,4	90:11 94:5
83:11,22	<b>game</b> 145:24	134:2	164:15	94:15 96:9
94:14,16	145:24	178:22	165:19	97:22
122:14	<b>gap</b> 54:20	185:24	168:23	98:21 99:4
123:12	94:14	192:2	169:13	99:9,19
132:23	<b>gaps</b> 53:16	193:23	186:15	100:17
156:3	57:9,11	197:1	191:22,23	101:16
171:24	59:19 74:7	<b>given</b> 43:5	<b>go-cart</b>	102:19,22
195:19	<b>garage</b> 13:9	74:17 98:7	154:19	103:19
<b>future</b> 68:5	123:4	167:14	<b>go-carts</b>	104:13
68:22,24	171:24	186:5	154:12	106:23
69:4	176:5,22	<b>giving</b> 103:3	156:11	107:17
138:21	<b>garages</b>	<b>Glen</b> 1:9	158:4	109:12
198:8	117:25	134:9	<b>goals</b> 149:16	119:20
		<b>glimpse</b> 74:5	150:2	121:11

123:10,12	38:25	177:7	27:8	<b>growth</b>
127:23	39:10,15	<b>golfers</b>	<b>grassed</b>	113:18
129:21	39:21 40:6	77:24	43:16	135:11
131:2,4,23	40:9,17,17	<b>golfing</b>	<b>grasses</b>	<b>guarantees</b>
138:20,21	42:8,23	164:16	58:13	92:2
139:10,11	55:5 68:2	<b>good</b> 6:23	<b>gravel</b> 81:18	<b>guess</b> 30:15
139:11,16	68:5 76:9	7:19,21	<b>gray</b> 18:12	39:15
139:17	78:2,15	21:19	58:6 128:9	40:22 47:7
140:3,4,20	79:6 83:24	37:21	129:18,23	47:20
140:20,21	84:1,11	45:21,21	132:15,19	50:17
140:22,24	90:9 97:12	50:23 71:2	134:9	68:11,14
140:25	98:15	73:24	<b>grayed</b> 176:6	76:16 77:1
141:1,15	101:18	78:11,23	<b>great</b> 51:12	79:8 80:16
151:21	108:7,14	80:16	61:8 142:2	82:1 83:10
153:3	108:20,23	81:19,19	142:3	84:2 87:24
155:7,10	109:10,22	82:9 93:4	152:25	126:8,18
155:20,21	109:23	107:10	154:13	173:13
155:23,23	110:5,7,8	114:8,10	<b>greater</b>	177:6
157:5	111:14,23	179:23	19:11	190:21
158:7,8	112:13	<b>Goodbye</b>	34:22 36:5	<b>guests</b> 11:23
159:5,5,8	114:2	198:5	187:1	<b>guide</b> 156:18
159:9,9,10	115:11,15	<b>gorgeous</b>	<b>greatest</b>	<b>guy</b> 159:13
159:20,22	115:15	118:9	36:7	
160:22	116:13,16	<b>gotcha</b> 47:15	<b>green</b> 52:11	<b>H</b>
164:8	118:3,16	48:4	53:5 54:10	<b>H</b> 4:11 14:12
165:11	119:13	<b>gotten</b> 42:7	54:25	57:6 105:8
167:5	124:4,17	113:8	55:11 60:3	<b>HAAG</b> 2:14
172:21	125:15,23	<b>governing</b>	62:24	186:3
173:8	135:23	108:17	76:25	187:19,21
174:22	136:12	153:20	93:19 94:1	187:23,25
178:11	137:14	<b>government</b>	94:10	188:2,4,6
179:5	138:4,8	106:9	<b>Greenbrook</b>	188:8,11
181:17	139:13	<b>grade</b> 61:2,4	168:2	188:16
182:11	140:4,8,10	61:14	<b>gross</b> 34:24	189:20,22
185:21,24	140:14	175:8	35:3,9	189:24
187:9	141:13	<b>grading</b> 20:3	<b>ground</b> 19:22	190:1,3,7
189:12	150:3	95:11	79:21	190:9,11
190:22	153:22	150:25	<b>group</b> 4:19	190:15
191:4	154:4	<b>grand</b> 32:4	9:7 130:11	192:11,17
192:7,8	155:12	<b>grant</b> 91:7	130:19	192:21
193:9,11	156:9	182:11	<b>grouped</b>	194:19,22
196:16,18	157:3	195:16	168:25	194:24
<b>golf</b> 1:5 5:3	158:9	<b>granted</b>	<b>groups</b>	195:2,4,6
7:24 11:9	162:2	101:17	152:18	195:8,10
11:16	163:16	102:2	<b>grow</b> 60:8	197:10,14
22:24	164:1	107:9	78:12	<b>half</b> 67:10
24:14 25:9	165:21,24	<b>grass</b> 27:10	80:21	122:17
33:1 34:4	168:6	27:14	<b>growing</b>	124:23
36:16,17	169:12	79:16,19	135:1	155:5,6
36:20	175:13	<b>grass-type</b>	<b>grown</b> 138:25	<b>hall</b> 35:8

36:22	119:2	<b>hey</b> 37:3	64:21	<b>house</b> 47:22
<b>hand</b> 6:4	<b>hear</b> 6:20	138:20	76:12 87:2	57:21 63:1
16:21	7:15 30:17	139:11	87:3 91:16	93:19,21
19:14 38:6	30:18	141:15	91:18,18	160:19
45:15,17	34:11 50:2	<b>Hi</b> 14:18	97:18	<b>houses</b> 89:25
82:23 86:7	50:5 87:5	93:15	128:25	158:8,11
95:21	100:1	104:23	172:9	<b>housing</b> 31:6
96:19	166:13	105:20	174:12	137:8
105:3	187:8	166:21	188:13	141:16
<b>handle</b> 26:1	<b>heard</b> 96:15	<b>hidden</b>	<b>hole</b> 33:1	143:20,22
<b>hang</b> 81:1	192:5,6	115:10	77:5 78:3	144:1,4
<b>happen</b>	<b>hearing</b> 5:1	<b>high</b> 42:11	114:24	148:17
100:18	5:10 8:25	60:23 69:1	137:24	154:1
123:17	9:2,23	69:2 95:12	138:8	158:3
138:22	13:21	95:12	<b>holes</b> 41:7	164:20
140:24	96:19	103:1	43:21	<b>Howard</b> 3:9
<b>happened</b>	128:6	<b>high-end</b>	53:16	45:17,23
39:20	151:5	145:12	114:23	46:6
76:21	197:4	<b>highlight</b>	115:5	<b>HUDSON</b> 1:25
<b>happens</b> 61:4	<b>hearings</b>	117:8	137:15	<b>humoring</b>
93:2	8:20	<b>highlighted</b>	158:7,7	71:14
127:24	<b>heavily</b>	59:6 62:23	165:24	<b>hut</b> 168:16
146:4	120:16	<b>highly</b>	<b>Holiday</b> 3:18	168:24
<b>happy</b> 26:10	123:8	135:22	93:16	178:4
82:12	125:1	<b>hill</b> 47:16	<b>hollies</b> 56:5	<b>hybrid</b>
98:23	<b>heavy</b> 122:1	47:17	56:6 77:14	193:17,24
99:25	<b>height</b> 8:3,5	106:14	<b>holly</b> 56:10	<b>hypothet...</b>
115:22	60:18	168:18	<b>home</b> 20:16	146:7
142:17	117:13,23	<b>Hillsdale</b>	63:3	<b>hypothet...</b>
143:5	117:24	8:18,21	<b>homeowners</b>	139:3
144:12	120:3	<b>historic</b>	115:7	
169:23	121:8	4:13 16:15	<b>homes</b> 53:22	<b>I</b>
190:19	122:3,3	16:17 39:1	115:5	<b>ID</b> 199:4
197:7	181:21	76:1,3,22	116:3	<b>idea</b> 54:8
198:4,6	<b>heights</b>	90:1	126:14	60:2 71:13
<b>hard</b> 9:21	173:6	113:20	<b>honestly</b>	74:17
27:6 43:17	<b>held</b> 101:15	<b>historical</b>	70:6 194:6	131:23
92:7	102:24	70:15	<b>hope</b> 15:18	<b>identifi...</b>
<b>Haworth</b>	<b>hello</b> 146:21	<b>history</b>	195:16	16:19 18:1
136:1	149:15	107:25	<b>hopefully</b>	52:7
<b>Hazel</b> 131:22	<b>help</b> 38:15	108:1	100:5	130:21
132:1	105:6	<b>hit</b> 15:13	<b>hospitality</b>	174:20
133:22	128:24	131:24	147:16	<b>identified</b>
134:2,17	154:7,7	157:7	<b>host</b> 162:14	16:15 17:4
<b>he'll</b> 19:11	156:21	197:18	163:10	18:2 21:10
<b>headed</b> 47:16	<b>helped</b> 135:8	<b>hits</b> 184:4	164:3	53:15,23
71:18	<b>helpful</b> 92:8	<b>hitting</b> 78:2	<b>hour</b> 67:10	53:25
<b>health</b> 192:6	188:23	<b>hog</b> 155:7	67:11	54:20 57:9
<b>healthy</b>	<b>helps</b> 136:6	<b>hold</b> 15:13	<b>hours</b> 58:23	59:18,20
118:12	<b>herds</b> 90:9	15:16 44:2	152:16	59:25

62:22	<b>impair</b>	164:1	<b>incongruous</b>	154:10
63:11 86:3	107:14	169:12,19	125:7	<b>indulgences</b>
86:12	116:8	170:11	<b>inconsis...</b>	154:4
149:1,3	<b>impervious</b>	171:7	49:6	<b>Industrial</b>
150:10	10:19,21	173:12	<b>increase</b>	14:13
<b>identifies</b>	10:22 11:2	<b>improving</b>	19:17	<b>industry</b>
55:12	21:25 22:3	157:25	144:22	138:2
<b>identify</b>	22:8,15,20	<b>in-class</b>	145:1,7	<b>infiltrates</b>
94:12,13	22:22 23:2	110:21	164:2	43:23
131:13	23:6,7,12	114:5	<b>increased</b>	<b>infiltra...</b>
174:4	23:19,21	157:14	95:7 99:12	44:1
<b>identifying</b>	26:23	158:19	146:10	<b>infiltra...</b>
53:10	170:12	161:23	<b>incursion</b>	12:7 19:15
<b>illuminated</b>	<b>impervio...</b>	<b>in-person</b>	155:5	19:21,25
59:12,15	41:10 42:5	186:13,15	<b>indicate</b>	20:6 43:18
<b>image</b> 53:19	<b>implement</b>	191:24	58:25	44:6
53:19	108:19	192:7	<b>indicated</b>	<b>inflation</b>
54:16,19	116:16	193:10	8:23 58:15	99:11
55:2,4,8	<b>implemented</b>	<b>in/day</b>	60:19	<b>informat...</b>
55:17,23	108:18	160:23	62:19	133:13
56:20 57:5	149:2,4,5	<b>inches</b> 21:11	146:13	<b>initial</b>
57:6 58:3	<b>implemen...</b>	21:15,17	<b>indicating</b>	153:17
59:22	116:11,15	<b>include</b>	16:22 17:1	<b>insanity</b>
61:16 63:2	148:22	12:23	17:8 18:8	190:5
86:23	149:7	64:12	19:15	<b>inside</b>
94:13,13	<b>important</b>	102:2	22:17	133:14
128:14,16	93:10	113:15	23:17	136:18,19
131:19	135:5,19	143:21	24:19	137:1
132:21	136:12	<b>included</b>	25:23	<b>install</b>
134:1,8,10	158:18	9:24 41:24	28:20	13:12
134:18,20	160:5	93:24	30:12	<b>installa...</b>
141:25	164:10,19	164:19	52:22 53:5	92:1
142:11	<b>imposed</b>	<b>including</b>	53:20,22	<b>installed</b>
<b>images</b> 53:18	107:12	8:2 11:9	56:1,2	13:10 61:3
55:2,17	<b>improve</b>	12:21	57:2,5,8	<b>installing</b>
<b>immediate</b>	163:17	32:21	57:22 59:7	12:15
160:17	167:7,8	<b>inclusion</b>	64:6	<b>instance</b>
<b>immediately</b>	<b>improvement</b>	79:16	129:11	110:16
115:5	141:13	<b>inclusio...</b>	132:16,19	148:6
<b>impact</b> 22:2	164:1	143:21	172:14	154:7,11
61:7,14	170:3	144:9	174:25	<b>instances</b>
122:14	<b>improvem...</b>	148:17	175:2,10	110:11
123:11	9:24 23:1	153:25	<b>individual</b>	183:2
124:13	67:16,18	157:18	112:6	<b>Institute</b>
127:14	67:20	<b>inclusive</b>	157:24	138:3
161:20,24	68:13,14	32:5	<b>individuals</b>	<b>intend</b> 90:19
165:21	70:7 76:16	<b>incomplete</b>	145:7	<b>intended</b>
<b>impacts</b>	92:13	116:21	<b>indoor</b> 97:4	27:10
114:18	141:12	<b>incongruity</b>	97:24	123:4
115:25	148:23	123:24	<b>indulge</b>	<b>intensely</b>

59:6	<b>invested</b>	106:6,11	93:25	79:15,19
<b>intent</b>	141:19	106:18	107:16	80:2,3,7
107:14	158:22	113:1	111:4,17	80:17,23
116:8,11	<b>investig...</b>	136:1	112:3,5	81:3,6,8
<b>intention</b>	99:8	138:2	113:3,21	83:7,8,12
67:12	<b>investment</b>	166:19	113:23	85:10
123:24	158:1	199:4,5,7	117:9	90:22
132:19	159:3	199:10,15	121:9	92:25 93:1
<b>interest</b>	<b>investments</b>	<b>job</b> 115:17	132:18	93:5 95:2
145:1	139:1	<b>John</b> 1:10	134:24	95:3,4
146:10	141:20	2:8 3:19	135:8	96:21,22
147:17	<b>involve</b> 8:21	9:17 70:9	138:13	97:12
152:6	<b>involved</b>	104:18,23	155:15	98:13,19
199:8,9	149:15	105:20	158:14,16	98:22 99:5
<b>interested</b>	163:22	161:5	159:1	99:7,13
2:10 101:4	166:8	<b>join</b> 118:15	172:16	100:13,16
143:9	199:8	164:21	182:9	100:19
166:25	<b>involves</b>	<b>joined</b> 62:6	183:14	101:4,14
<b>interesting</b>	8:20	<b>Joint</b> 1:1	<b>kitchen</b>	101:20
33:22 34:9	<b>iPad</b> 76:1	2:4	119:24	102:15,17
137:14	<b>issue</b> 46:15	<b>Jones</b> 163:17	<b>Knickerb...</b>	103:1,5
<b>interject</b>	99:9 101:1	163:21,22	34:15	107:24
162:15	134:24	<b>JR</b> 2:8	<b>Knoll</b> 93:20	110:14,17
184:12	150:12	<b>judge</b> 34:3	93:21 94:7	110:20,22
<b>internal</b>	<b>issues</b>	<b>judgment</b>	<b>know</b> 20:16	113:24
181:8	167:18	101:13	21:9 31:18	114:20
<b>interplay</b>	<b>it'd</b> 78:6	<b>justify</b>	33:19,20	115:1
117:3	<b>item</b> 66:1	164:13	33:21,22	116:24,25
<b>interrupt</b>	<b>items</b> 13:20		33:22 34:1	117:1,25
18:19 62:1	26:8 98:25		34:6,8	118:4,6
90:12	175:12		35:12,21	119:6,8,14
131:10			35:25 36:9	119:14
<b>Interrup...</b>	<b>J</b>		36:17,18	120:4
82:25 87:1	<b>J</b> 105:8	<b>K</b> 105:8	36:22	121:1,3,5
130:25	<b>Jacques</b> 9:6	<b>Kate</b> 6:23	37:12	121:8,12
<b>interrupts</b>	<b>Jan</b> 9:8	7:22 17:16	38:12 40:5	122:5
184:1	<b>January</b>	<b>KATHARINE</b>	40:17,25	123:23
<b>intersec...</b>	191:9,24	2:5	41:6,6,11	125:18
47:11 49:5	192:11	<b>Katie</b> 131:12	41:12 42:7	126:11
70:7 76:8	193:22,23	<b>KAUFMAN</b> 2:2	42:11	127:4
76:16	195:18	<b>keep</b> 50:7	46:15 49:2	129:22
123:9	197:5	104:12	50:1 68:24	132:5
<b>intimate</b>	<b>JASIONOWSKI</b>	119:2	69:21 70:9	133:1,9,16
119:22	1:9	159:9	70:24	133:17,20
<b>introduce</b>	<b>Jefferson</b>	171:17	71:12	134:5,6,7
105:16	2:6 9:7	<b>Kendall</b>	72:23	134:25
<b>inversed</b>	<b>Jersey</b> 2:3,6	105:9	73:15,25	135:2,4,6
88:4	2:10 14:14	<b>kids</b> 52:19	78:1,2,3	135:6,7,9
<b>invest</b>	51:3 105:9	<b>kids'</b> 73:20	78:15	135:20,21
159:10	105:22	<b>kind</b> 26:25	79:10,12	135:21,21
		34:7 49:6		
		54:20 57:8		
		80:9 91:19		

136:4,10	163:21	10:8 11:25	168:4	61:25 62:3
136:11,17	164:20	12:3,18,21	<b>larger</b> 17:12	65:7,15,23
136:20,21	165:7,9,11	13:6,17	99:10	68:10 71:9
137:8,18	165:22,25	16:12 19:8	124:7,14	74:25
137:19,19	166:8,24	19:10	129:9,12	82:19
137:20,22	168:24	26:11	<b>lastly</b> 52:18	89:10,13
138:15,17	169:23,24	50:21	<b>LAURA</b> 199:3	90:11,25
138:18,23	170:8	52:18	199:14	91:4,9,16
139:15,22	171:1,2,5	58:25	<b>law</b> 2:9 39:6	91:19,21
139:25	171:17	66:23	91:22	95:19
140:5,19	172:18,21	67:17 68:3	92:25	100:21,25
140:20,24	175:16	68:8,12	99:13,14	101:5
141:9,12	177:2,17	69:11 71:2	101:6,7	102:5,12
141:15,15	177:17	71:9 76:24	102:6,8	103:24
141:16	178:14,22	81:3,14	107:8	104:21,25
142:24	181:11	82:17	112:21	105:11
145:10,11	182:2,10	83:17	<b>lawn</b> 80:13	127:23
145:18,19	186:19	92:13,25	<b>Lawrence</b>	128:10
145:23,24	188:20,22	93:13	3:10,16	130:3,5,9
146:11	189:4	183:16	48:13,13	130:15,17
147:18	190:16	<b>landscaped</b>	84:20	130:22
148:16,18	191:19	90:5	101:24	131:1
148:23,24	192:8,25	<b>landscapers</b>	<b>lawyer</b> 91:10	132:3,10
149:3,5	196:18	79:18	<b>layered</b> 53:2	134:13
151:5,16	<b>knowledge</b>	<b>landscaping</b>	<b>leave</b> 36:24	147:1
151:18,18	168:5	12:17,20	79:19	174:3,10
151:19	169:20	12:24 13:2	<b>Lee</b> 2:3	174:21
153:3,7,8	<b>knows</b> 22:11	19:12	<b>LEED</b> 3:3	186:18
153:9		51:11	14:12	188:10,18
154:5,6,8	<b>L</b>	64:25	<b>left</b> 23:8	188:24
154:13,14	<b>L</b> 2:12 14:12	65:16	28:22 70:3	189:4,7
154:23,24	<b>L-shaped</b>	72:19,21	86:7 95:22	190:16,24
154:24,25	175:7	82:3 91:20	175:3	191:2,6,10
155:4,4,7	<b>L.A.</b> 3:11	92:9 93:1	<b>left-hand</b>	191:15,22
155:7,11	51:2	114:16	20:5	192:14
155:11,12	<b>lacked</b>	115:18,23	<b>legal</b> 91:12	193:2,15
155:16,19	167:24	116:2	<b>Leibman</b> 2:2	194:10,16
155:24	<b>laid</b> 138:17	122:10	2:2 6:14	195:15
157:2,3,4	<b>land</b> 2:14	127:13	6:15 7:2	196:8,11
157:13,14	39:6 91:22	160:12,14	7:18 15:6	196:13
157:21,22	97:19,20	169:25	15:11,21	197:3,17
158:1,3,3	98:16	<b>Lane</b> 54:25	15:23 16:8	198:5
158:4,5,8	107:8	93:19 94:1	16:11	<b>lessened</b>
158:14,16	112:21	<b>large</b> 56:12	37:25 38:2	25:12
158:17,21	159:18	64:15 73:4	38:17,21	<b>let's</b> 35:24
158:24	164:5	119:22	39:3 45:13	39:24
159:2,4,7	<b>lands</b> 76:9	151:21	46:8,10	50:11
159:15	113:19	152:17	47:25 48:7	51:21
160:7,7,8	<b>landscape</b>	153:10	48:10	85:13
160:9,10	5:18 9:10	162:18	51:15,21	118:21

130:11	150:13,19	7:6,9,13	153:18	<b>litigation</b>
192:9	154:5,9	7:17 14:9	154:18	103:10
197:12	<b>line</b> 12:2	18:18 19:3	155:1,9	<b>little</b> 22:22
<b>letter</b> 53:9	13:3 18:10	21:1 26:13	156:2,10	23:6 25:17
67:24	19:7 20:19	26:16,19	156:20,23	31:22 40:5
117:11	46:20	28:9 37:19	157:10	44:25
<b>level</b> 59:2	48:21,25	37:22,25	158:10	56:13
137:4,7	49:5,8,8	38:5 39:24	159:11,25	60:25
157:6	49:11,13	40:2,22	160:24	65:21
159:3	55:11,21	42:13,16	161:4	71:12,23
162:4	55:22	45:8,11,19	164:24	76:4 77:1
<b>levels</b> 98:20	56:23	45:24 46:2	166:16	77:16,16
99:7	57:14 58:3	46:21,25	169:8	78:21
100:10,23	59:22	48:6,9	173:23	79:14 80:9
106:8	61:11,11	49:22 50:6	174:4	81:1,5,5,9
<b>license</b>	62:13	50:10,15	179:3	89:16
105:25	68:16 70:1	51:1 65:24	184:11	94:14
199:15	70:20 71:3	66:17,20	185:20	102:6,13
<b>licensed</b>	78:6,11	67:1 69:7	186:4	106:3
87:25 88:2	80:17	72:10,15	187:4,16	116:21
<b>life</b> 103:19	83:22 84:4	75:7,22	188:2,3,15	119:21
<b>Ligas</b> 9:8	84:5 85:25	81:25	190:3,4,13	132:23
99:24	86:1,2,2,5	82:15,21	190:17,21	134:11,11
133:15	86:6,13,24	83:1,16	191:1,5,8	138:12
<b>light</b> 121:18	86:24	84:5,9,14	191:14,18	139:2
123:16	87:11,13	84:17	192:4,13	159:2
142:11,21	87:18,20	85:13	192:20,24	162:19
<b>lighting</b>	88:6,10,16	86:15 87:2	193:8	191:6
13:18,18	88:20,22	87:24	194:18	<b>live</b> 48:14
52:16	89:4	89:15,21	195:4,5,12	89:24
58:22,24	101:25	91:16	196:15	93:16
58:25 59:1	114:23	92:18,24	197:4,12	100:13
66:4 67:2	115:3	93:11	197:15,23	101:18
67:4,7	122:11	95:16,20	198:1,3	102:20
133:16	126:25	95:24 96:8	<b>list</b> 20:21	103:16
<b>lights</b> 59:2	142:10	96:14,24	35:4	154:19
59:3,3,6,9	158:5	97:5,18	125:10	193:17
66:12	166:13	98:2,5,11	178:11,12	<b>lived</b> 90:6
142:22	182:8	98:14,24	<b>listed</b>	<b>lives</b> 159:13
<b>Likewise</b>	184:1,2,4	99:15	116:19,21	<b>LLC</b> 1:5 5:3
120:4	184:8	100:21	181:22	7:24
<b>limitation</b>	185:2,8,9	101:16,21	182:1	<b>LLP</b> 2:2,5
123:7	<b>linear</b> 115:3	102:6	<b>listen</b>	<b>loan</b> 97:16
<b>limitations</b>	115:8	103:2,7,12	103:15	<b>local</b> 20:14
123:2	<b>lines</b> 72:2	103:15	<b>listening</b>	93:8 100:7
155:8	78:25	104:4	148:3	126:9
<b>limited</b>	150:24	106:17	<b>literally</b>	140:23
117:2	<b>Lippert</b> 1:8	143:7	123:14	<b>locally</b> 39:2
125:6	3:4,22 5:1	147:2	136:20	<b>located</b> 8:13
<b>limits</b>	6:16,21,25	151:9	149:22	8:16 22:21

23:8 39:12	37:9 40:5	<b>lot</b> 1:5 5:4	140:6	128:20
56:13	48:15,25	7:17 8:18	<b>luxury</b>	189:16
86:22 88:9	52:14	11:21	108:13,25	193:3,5,6
111:22	54:15	14:25	109:17	<b>man</b> 194:8
121:21	69:21	20:13	143:18,18	<b>management</b>
124:10	70:14 71:8	25:21,22	143:19	44:12,14
126:15	73:14 74:8	28:5,16,18		80:24
129:16	79:11	28:18	<b>M</b>	175:4
132:20	84:10,24	29:12	<b>M</b> 131:12	<b>managing</b>
182:20	85:5,6	42:22 54:2	166:17	176:15
<b>location</b>	94:21	64:2 69:17	<b>ma'am</b> 93:14	<b>MANCINELLI</b>
10:17 17:1	95:10	70:5,5	<b>Madam</b> 95:19	2:9
17:4,7,15	107:25	71:4 81:9	<b>Madame</b> 103:2	<b>mandating</b>
49:11	114:19	81:10	<b>mail</b> 195:20	100:9
54:22 55:3	115:1,2,13	83:23	<b>main</b> 24:17	<b>map</b> 86:19
55:10	120:23	85:22	25:20,24	171:11
63:12	151:21	99:18	29:11	173:1
73:16 86:4	155:23	109:9,11	171:22	<b>Marc</b> 2:2
87:11,15	159:14	109:13	175:6	15:19
94:15	160:22	113:16	182:21	189:17
110:14	188:19	124:17	<b>maintain</b>	190:22
120:16	<b>looked</b> 22:8	125:6	40:20 69:2	195:14
121:24	76:1 85:5	126:7	<b>maintained</b>	<b>Marcantis</b>
122:12	89:7	132:25	90:19	65:14
123:8	<b>looking</b> 18:6	168:19	<b>maintenance</b>	<b>Maria</b> 2:14
124:3	41:4 53:21	182:19	14:2 28:14	186:1
125:1	54:14	184:2,4	29:8,15	187:18
127:12	55:18,20	185:8,9	30:13,25	188:10
144:19	57:3,6,24	<b>lots</b> 8:17	31:8,11,14	192:10
150:13	58:4 62:11	22:19	31:25 32:5	195:21
166:1,3	67:3,17	126:14	32:21	197:8
169:4	85:4	136:12	102:21	<b>mark</b> 130:3
<b>locations</b>	118:13	174:7,16	110:3	173:24
59:8,25	119:9,9,10	<b>loud</b> 7:2	111:17	<b>marked</b> 16:18
87:22	128:16	<b>louder</b> 7:4	170:8,9	18:1 52:6
112:22	129:2,3,13	<b>lounges</b>	171:21	130:20
<b>lock</b> 133:6	143:2	34:21	172:14	174:20
<b>logical</b>	149:8	<b>low</b> 59:2	173:21	<b>marshalled</b>
166:3	157:15	103:1	175:6,12	161:12
<b>long</b> 69:20	164:11	147:4	<b>major</b> 4:20	<b>masses</b> 56:11
79:20	173:2	<b>lower</b> 28:21	8:1,1 90:1	<b>massive</b>
90:23	176:7,21	73:18	174:7,15	155:10
92:12 98:8	<b>looks</b> 48:7	85:23	178:10	<b>master</b> 39:6
105:25	55:23 76:7	117:17	<b>making</b> 62:6	107:15,25
125:10	76:9,20	121:8	68:15	108:1,9,17
166:5,25	89:7	124:10	111:5	116:8,11
<b>longer</b> 59:14	133:16	175:2	141:19	149:1,4,11
<b>look</b> 15:24	140:5	<b>lowered</b>	170:11,16	149:14,17
16:8 22:6	<b>losing</b>	39:14	171:17	149:21
36:15 37:2	197:16	<b>lunches</b>	<b>MALE</b> 128:12	150:2

153:21	182:14	186:13	164:25	117:18,18
167:10,16	194:7	189:17	165:3	118:5,17
170:3	<b>means</b> 43:20	195:21	178:16	119:4,19
<b>matching</b>	44:1 55:5	<b>meets</b> 25:10	196:25	119:24
24:6	69:3	<b>Melillo</b> 4:17	197:24	120:1
<b>material</b>	<b>meant</b> 152:10	9:10 50:21	<b>members'</b>	123:19
53:11,25	<b>measure</b>	51:25 52:5	186:5	124:3
54:1,3,7	86:21	<b>member</b> 1:11	<b>membership</b>	125:13
56:16 73:7	87:16	1:12,13,14	164:13	136:10,17
175:12	89:11	1:15,16	167:23,24	137:7
<b>materials</b>	101:10	13:21 38:5	<b>mention</b>	139:14
26:11,24	<b>measured</b>	96:17	24:23	140:3
<b>Matt</b> 131:21	85:10	119:5	41:14	179:6
132:1,12	86:16,21	128:12,20	97:11	180:21,22
132:24	87:16 89:9	136:11	171:17	180:25
133:12,21	<b>meet</b> 18:20	189:16	179:6	181:8,21
142:4	18:22	193:3,5,6	<b>mentioned</b>	<b>million</b>
<b>Matt's</b> 129:3	35:11,11	<b>members</b> 5:23	18:13 19:5	97:17
<b>matter</b> 1:3	112:25	6:10 11:22	23:4 39:10	<b>mind</b> 71:14
190:25	140:17	25:14	58:10	176:21
191:9	<b>meeting</b> 5:6	26:14,19	73:18	191:12,17
198:7	5:21 38:11	28:9 37:23	93:25	<b>miniature</b>
<b>MATTHEW</b> 1:14	38:11	45:8 50:12	147:8,9	40:9
<b>mature</b> 60:8	46:12	60:17	177:5	<b>minimal</b>
60:12	51:19	66:22 69:7	<b>message</b>	61:10
<b>maturity</b>	53:13	72:12	193:16	121:17,25
60:7	56:24	82:17	<b>met</b> 5:6 40:9	122:16,22
<b>maximize</b>	57:20	93:12	145:13,16	124:23
113:18	58:21 60:6	95:17	<b>metes</b> 30:18	125:4
<b>maximizing</b>	63:9 109:8	104:5,7	170:22	<b>minimally</b>
114:1	113:9	110:11	<b>middle</b>	61:12
<b>maximum</b> 8:10	180:12,13	117:21	164:15	122:15
8:12 24:13	184:15,17	118:16,16	<b>Middlesex</b>	<b>minimize</b>
26:5 36:12	185:25	119:1,5,9	106:3,12	122:14
37:1	186:7,12	119:13,23	<b>Middletown</b>	123:10
181:24,24	186:14,20	119:25	106:16	<b>minimum</b> 40:7
<b>MAYOR</b> 1:9	186:21	120:13	<b>midway</b> 8:3	<b>minor</b> 20:2
<b>meal</b> 25:11	187:12,12	124:6	8:11 11:7	158:18
<b>mean</b> 31:10	189:8,15	135:16	11:17	<b>minute</b> 18:19
31:17	191:24,25	139:11,16	24:15	86:16
73:25	192:7,15	140:21,25	27:16,19	121:5
79:15 82:4	193:10,11	145:13,21	29:12	146:24
89:6 97:25	193:17,24	151:5	31:16 35:6	<b>minutes</b>
98:22	194:3,4	152:1	36:10,21	47:13
152:17	195:17	153:7,16	44:11,11	184:16
158:11	196:17,18	154:24	44:13	190:18
159:16	196:22,24	159:12	99:10	197:8
165:14	197:18	160:25	107:19	<b>minutiae</b>
171:1	<b>meetings</b> 5:8	162:16	111:18,20	39:16
181:7	143:25	164:2,11	117:13,16	<b>missed</b> 46:12

<b>missing</b>	188:25,25	154:3,10	118:5	143:1
39:21	189:2,5,7	<b>music</b> 100:13	119:20	160:21
59:24 60:1	189:11,14	100:13	127:22	<b>Neither</b> 50:9
62:16	189:17	102:3,7,9	130:3	<b>netting</b>
173:16	192:9	103:18	134:23	127:9,9
<b>misspeak</b>	193:9,14	<b>mute</b> 62:5	144:25	<b>never</b> 161:12
147:10	194:15,16	87:4	145:20	<b>new</b> 2:3,6,10
<b>mitigated</b>	197:18,20	179:22	147:6	9:19 10:9
121:9	<b>motor</b> 80:8	<b>muted</b> 6:1	148:23	12:18,21
<b>mitigating</b>	<b>motorists</b>	<b>MYERSON</b> 2:9	165:7	12:24 14:7
115:24	72:22		182:6	14:14
<b>mix</b> 31:22	<b>Mount</b> 142:8	<b>N</b>	189:2	17:15 26:9
79:14	<b>move</b> 17:17	<b>N</b> 2:1,12 3:1	195:15	26:11
136:18	26:11	4:1 14:12	196:1,5,5	44:13 51:3
<b>mixing</b> 80:16	44:24	14:12	196:19	51:10,11
<b>MLUL</b> 188:19	54:19,23	105:8,8	<b>needed</b> 42:22	68:20
<b>modern</b>	60:14	166:17	<b>needle</b> 81:10	72:18 77:8
117:19	64:22 70:2	<b>name</b> 38:18	<b>needs</b> 63:13	105:9,22
<b>modifica...</b>	73:2 96:2	46:3 48:10	113:1	106:5,11
10:6	104:10	48:12	115:10	111:20
<b>modifica...</b>	130:2	93:15	145:13,16	113:1
68:1,3,3	132:11	104:24	160:14	114:23,24
68:17	<b>moved</b> 72:6,7	105:1,20	194:8	115:5,20
163:15	126:19	106:16	<b>negative</b>	118:14,17
<b>modify</b> 25:1	<b>movement</b> 8:1	<b>Nassau</b> 134:8	115:25	119:19
<b>moment</b> 62:1	<b>moves</b> 30:2	<b>national</b>	124:13	126:23
134:2	184:6	137:24	127:14	132:14
184:12	<b>moving</b> 53:3	<b>native</b> 53:25	156:5	136:1
<b>Monday</b> 58:2	56:19	55:9 56:7	<b>negatively</b>	138:2
74:1	57:14	58:9	61:7,14	150:8
<b>money</b> 92:2	58:17	<b>near</b> 47:11	<b>negligible</b>	166:6,18
<b>monies</b> 97:15	<b>multiple</b>	49:4,4	95:6	166:25
<b>Monmouth</b>	12:20	78:7	<b>neighbor</b>	168:17
106:11	33:24	184:23	56:25	170:23
<b>month</b> 15:24	<b>multipur...</b>	<b>nearly</b> 97:14	57:20	172:25
155:25	137:4	<b>necessarily</b>	63:20	189:2
<b>months</b>	<b>municipal</b>	87:14	116:1	196:4
119:19	91:22	<b>necessary</b>	127:3	199:4,5,7
135:8,12	92:25	87:18	160:17,19	199:10,15
<b>Montvale</b>	99:14,21	114:17	184:8	<b>newly</b> 107:20
2:10	106:5	135:3	<b>neighbor's</b>	<b>Newman</b> 105:9
<b>Morganstein</b>	107:8	<b>need</b> 24:10	13:9 63:3	<b>nice</b> 78:21
3:18 93:15	112:21	24:21	<b>neighbor...</b>	79:16,23
93:16 94:4	149:21	48:10	102:16,24	79:23
94:9,17,22	<b>municipa...</b>	68:21	103:16	80:18,18
95:5,13	113:13	70:17 75:3	120:12	81:2
<b>Morris</b>	<b>municipa...</b>	97:3	<b>neighboring</b>	<b>Nick</b> 65:14
106:13	107:16	100:25	55:21 57:6	<b>night</b> 50:8
<b>motion</b> 187:9	113:22	112:1,18	<b>neighbors</b>	123:14
187:14	138:6	117:1	116:2	134:10,18

134:19	114:22	140:6,8	<b>offer</b> 113:13	97:9,11
142:15	115:3	152:16	<b>office</b> 12:7	99:3,3,15
192:16	<b>northwest</b>	167:25	88:3,11	99:15
<b>nine</b> 97:23	175:9	170:12	<b>office's</b>	100:4,8
158:6	<b>nos</b> 188:12	171:18	181:18	101:21,22
178:7,25	188:17	172:23,24	<b>OFFICES</b> 2:9	101:24
<b>noise</b> 62:6	<b>Notary</b> 199:3	173:5	<b>official</b>	103:21,23
78:1 98:20	199:4,15	177:1	106:3	104:6
99:4,9,16	199:15	181:10	<b>officials</b>	106:17
99:18,21	<b>note</b> 13:20	<b>numbers</b>	138:3	128:16
99:24	25:5 30:11	35:14,15	<b>oh</b> 10:5 20:4	130:22,23
100:7,12	56:17	64:3,4	42:2,15	134:6
100:14,23	<b>noted</b> 41:6	146:18	48:4 71:16	146:16,20
101:14	43:6 198:8		192:24	147:3,20
102:1,21	<b>notes</b> 16:9	<b>O</b>	<b>okay</b> 5:25	147:25
102:22	67:15	<b>O</b> 1:7 2:12	6:16 7:13	149:25
103:18	105:1	105:8	7:15,19	151:2,8
<b>non-conf...</b>	153:17	166:17	15:6,10,22	152:22
170:23	<b>notice</b> 75:13	<b>o'clock</b>	16:1,4,13	153:18
<b>non-playing</b>	155:21,23	104:14	19:3 21:2	156:25
124:6	195:19,21	<b>oak</b> 77:13	21:12,23	158:6
<b>nonconfo...</b>	195:22	<b>oath</b> 199:6	26:18	160:24
172:25	<b>notices</b>	<b>obligation</b>	27:12,15	164:24
<b>nonconfo...</b>	195:14	144:1	27:24 28:3	168:8
173:10	<b>notifica...</b>	<b>obtaining</b>	34:13 38:9	177:12
<b>normally</b>	147:5	106:8	39:3,4	178:9
30:17	<b>November</b> 1:2	<b>obtrusive</b>	40:1 42:1	179:25
186:14	5:5,6,10	120:24	43:4 44:8	180:3,10
<b>north</b> 12:23	8:24 9:3	<b>obviously</b>	45:7,19	182:3
18:8 20:17	9:14,23	15:8 33:16	47:3,18	185:14,19
47:13	13:21	33:25 36:6	48:4,6	192:24,25
72:20 73:3	21:24 26:9	68:13	51:6 65:23	194:16,19
73:18	50:25	96:25	65:24	196:12
76:25 77:9	53:13 96:3	112:14	66:21	197:3,14
78:24	96:5,13	119:17	67:14 69:6	197:15
83:14 84:8	99:23	128:8	70:11	<b>old</b> 47:12
89:25	<b>noxious</b>	129:14	71:16	49:5 77:7
106:14,18	114:10	135:6,10	75:22	97:16
127:2,3	115:9	141:9	81:19 82:8	127:10
171:24	159:23,24	145:3	82:21	<b>Olive</b> 142:8
177:25	<b>number</b> 9:21	153:7	84:14,15	<b>omitted</b>
<b>north/south</b>	9:24 24:11	<b>occur</b> 43:8	85:20 87:8	151:10,15
74:18	24:24	140:3,4	89:22	<b>on-line</b>
75:11,20	25:18 29:6	<b>occurred</b>	90:17	191:4
<b>northbound</b>	30:2,14	109:2	91:14 92:6	<b>on-site</b>
73:9	31:25	<b>October</b>	92:16	11:10
<b>northern</b>	36:12 43:7	174:14	93:11 95:5	175:17
13:3 52:10	90:10,18	<b>offend</b>	95:20	<b>once</b> 145:23
68:4,16	135:25	155:15	96:15,21	167:10,23
74:7	138:24	156:5	96:24 97:9	<b>one-story</b>

181:4	<b>opportunity</b>	99:21	<b>overall</b> 4:20	<b>page</b> 4:12
<b>ongoing</b>	48:2 63:10	<b>orientate</b>	16:11 22:6	84:23,24
174:13	71:15 92:1	16:20	22:7 23:20	<b>pandemic</b>
<b>opaque</b>	98:7	28:19	25:16	144:24
123:12	108:11,12	<b>orientated</b>	32:10	<b>par</b> 161:18
133:19	116:14	173:21	52:23	162:7
142:21	118:15	<b>orientation</b>	74:12	163:11
143:1	149:1	74:21,23	113:25	<b>Paragon</b> 2:9
<b>open</b> 26:14	153:10	74:23	121:1,1	<b>parallel</b>
26:16	164:11,20	75:11,12	122:16	174:24
33:12 38:1	165:12	75:20	137:11	<b>parcel</b> 33:14
66:13	<b>opposed</b> 20:1	<b>original</b>	138:15	41:23 86:3
80:20	128:4,4	159:18	157:21	183:14
82:22	181:12	174:11	167:10	<b>park</b> 26:2
110:11	198:1	<b>originally</b>	170:2,2	<b>parking</b> 11:6
112:23	<b>Orange</b> 146:3	71:5	171:6,11	11:13,16
113:5,19	147:8,11	106:22	171:15,17	11:19
114:2	147:17	150:21	171:19	22:19
151:18,23	152:6,7,10	<b>ornamental</b>	172:4,9,11	23:24 24:6
161:24	152:11,12	56:9 58:9	172:17	24:10,22
195:20	168:2	58:9,13	174:8,17	25:21 26:1
<b>open-ended</b>	<b>Oranges</b>	79:19	<b>overlap</b>	26:2 28:5
65:21	152:8	<b>ought</b> 186:6	11:22 25:6	29:1,5,6,7
<b>opened</b> 59:11	<b>order</b> 71:12	<b>outcome</b>	<b>overlook</b>	29:12,13
<b>opening</b> 10:6	113:17	199:9	137:5	30:4,7,8
<b>operate</b>	117:10	<b>outdoor</b>	<b>owe</b> 159:1	30:12,19
138:21	133:23	102:2	<b>owned</b> 138:23	31:4,7
168:1,2,3	167:15	<b>outer</b> 19:24	<b>owner</b> 13:16	32:1,4,6
168:7	188:21	21:10,18	64:24 65:7	32:20 33:1
<b>operated</b>	<b>ordinance</b>	<b>outside</b>	141:19	33:17 34:2
138:24	24:1 32:25	21:17	158:21	34:7,14,15
<b>operating</b>	32:25	102:9	159:5	34:18,19
139:2	33:17,20	123:15	<b>owners</b>	34:20
145:6	34:3,20	136:19,19	102:20	35:19 36:6
146:2	35:1 40:6	136:20		36:14 37:6
153:5	40:14	137:1	<b>P</b>	99:12
<b>operational</b>	100:7	159:21	<b>P</b> 2:1,1,12	134:24
146:7	107:12	161:23	14:12	136:16
168:5	116:9,12	<b>outstanding</b>	<b>P.E</b> 2:15	137:13,14
<b>operations</b>	116:19,20	97:16	14:12	137:25
140:6	116:25	<b>outweigh</b>	<b>p.m</b> 1:2 67:9	138:4,10
141:5	118:19	107:3,12	67:14	138:11
<b>operator</b>	123:7,24	124:7	195:18	139:8,9,12
159:6	126:3	<b>outweighing</b>	198:9	139:12,22
<b>opinion</b>	138:11	117:7	<b>P.P</b> 14:12	139:24
182:14	157:9	<b>outweighs</b>	105:8	140:11,18
<b>opinions</b> 5:7	169:17	117:21	<b>PA</b> 2:9	140:22
<b>opportun...</b>	180:7,12	121:16,25	<b>package</b> 4:17	163:2
145:22	181:1	125:3,16	51:18 52:2	164:4
151:22	<b>ordinances</b>	127:16	52:5 167:9	168:19

173:3	174:9,18	122:17	<b>perspective</b>	83:23
<b>Parsippany</b>	<b>partnership</b>	124:23	69:22	130:13
2:6	111:2	146:10,11	<b>pervious</b>	<b>piece</b> 30:20
<b>part</b> 14:3	<b>parts</b> 99:20	155:5,6	27:4	31:19 57:6
22:9 23:5	<b>Party</b> 2:10	<b>perforated</b>	<b>PETER</b> 1:16	107:7
28:15,24	<b>Passaic</b>	19:20 20:7	<b>PGA</b> 161:12	111:5
29:5,21,22	166:18	43:20	161:20,24	112:10,17
30:1,4,9	<b>path</b> 13:19	<b>performed</b>	162:14	122:16
32:22	66:4 78:17	102:21	163:1,10	136:9
68:16 82:1	<b>patio</b> 27:1	<b>perimeter</b>	164:4	170:20
85:18	<b>Patriot</b>	61:5	<b>phone</b> 62:5	<b>piecemea...</b>
92:10	52:11 55:1	<b>period</b> 40:21	<b>photo</b> 4:19	167:12
93:25	<b>pause</b> 26:10	59:14 92:4	60:23	<b>Piermont</b>
137:6,19	49:3 129:1	<b>periods</b>	128:5	28:14
140:3	<b>paved</b> 81:15	136:24	129:3,24	174:23
143:23	<b>pavement</b>	145:9	130:6,11	183:21
164:10,20	27:7	<b>permanent</b>	130:19,24	184:7
170:9,10	<b>paver</b> 27:4	92:10	131:16	<b>pine</b> 57:11
170:14,17	<b>pavers</b> 27:11	<b>permit</b> 8:2,3	132:13	58:7 60:9
171:7,15	<b>PE</b> 3:3	8:5,6,8,10	160:10	60:12,18
173:4,13	<b>peak</b> 136:24	8:13,14	<b>photograph</b>	61:7,15,23
178:2,13	145:9	167:17	80:25	62:18 73:4
178:19,23	186:19	<b>permits</b>	129:15	<b>piners</b> 80:17
179:1	<b>pedestrians</b>	91:22	133:3,4	80:19,25
182:2,2	59:4	113:9	142:7	81:4,8
183:14	<b>Pelham</b>	150:18	<b>photographs</b>	160:8
<b>participate</b>	132:13,14	<b>permitted</b>	76:3 128:3	<b>pipe</b> 19:20
186:8	133:5	8:4,6,10	132:6	20:7 21:5
187:6	<b>people</b> 15:11	8:12 20:11	<b>photos</b> 4:19	21:7,14,18
<b>particip...</b>	47:7 62:6	117:15	53:19 54:3	43:20,20
194:4	72:23	120:4	130:17,20	<b>piped</b> 100:13
<b>particip...</b>	84:25	181:24,24	<b>physical</b>	<b>pit</b> 74:2
197:6	85:11	<b>permitting</b>	86:25	<b>Pitney</b> 2:5
<b>particip...</b>	90:13,13	167:15	87:10,19	6:24
187:2	90:16 99:1	<b>person</b> 5:6,8	87:21	<b>place</b> 79:21
<b>particular</b>	103:17	8:24 42:20	88:24	139:3
100:23	104:11	62:5 85:8	146:15	153:5,6
112:10,17	139:10	98:21	<b>physically</b>	165:18
128:21	140:19,20	100:15	86:20	168:15
144:23	145:23	104:11	87:15	195:18
<b>particul...</b>	154:7	159:6	<b>pick</b> 100:25	<b>placed</b>
11:7 77:4	161:6	186:22,25	134:21	182:20
121:4	165:8,13	187:3,6	190:24	<b>placement</b>
129:20	186:20,21	189:8,10	191:2	158:19
<b>parties</b>	186:22	189:15,18	192:11	<b>places</b> 97:23
103:17	187:6	191:4	<b>picture</b>	<b>placing</b>
199:7	191:19,20	195:13	77:16	127:7,11
<b>Partner</b> 4:15	<b>percent</b>	196:25	84:22 85:4	<b>Plains</b>
4:21 9:5	22:13	<b>personally</b>	132:11	106:13
17:25 18:4	74:21	141:19	<b>pictures</b>	<b>plan</b> 4:20,20

8:1 13:18	26:8 67:19	<b>playing</b>	164:7	<b>posted</b> 8:25
16:12 17:3	68:6	74:22, 22	171:19	<b>potential</b>
30:11	104:19	80:3 124:5	172:16	114:17
62:19	105:21, 25	177:7	195:25	115:24
68:22, 24	106:5	<b>pleasant</b>	196:20	<b>potentially</b>
83:10	108:2	54:14	<b>points</b> 41:17	151:6
85:18, 21	113:15	106:15	152:2	<b>power</b> 15:20
85:22	127:18	<b>please</b> 6:1	163:13	<b>PP</b> 3:3, 19
107:15, 15	138:2	15:2 17:21	<b>police</b> 101:1	<b>practical</b>
107:25	169:13, 15	22:2 28:12	102:25	101:11
108:1, 9, 18	169:18	38:18, 22	<b>poll</b> 165:3	<b>practice</b>
109:1	<b>plans</b> 5:20	46:3 51:22	191:20	138:8
116:8, 12	9:25 12:25	66:5 82:20	<b>polled</b> 165:5	<b>practiced</b>
149:2, 4, 11	39:7 58:25	82:23 83:3	165:8	106:4
149:14, 17	76:24	87:3, 4	<b>pond</b> 23:8, 9	<b>preceded</b>
149:21	85:15	90:15, 18	23:10, 14	70:7
150:2	86:19	90:21	27:20, 25	<b>preeminent</b>
153:21	173:20	104:20	28:6 45:1	135:23
157:6, 7	<b>plant</b> 53:11	105:2, 16	45:2 171:3	<b>prefer</b> 30:23
166:6	53:25, 25	131:12	<b>pontificate</b>	<b>preference</b>
167:11, 16	54:3 55:7	154:21	90:14	187:10
169:17	60:4 83:8	172:8	<b>pool</b> 11:17	<b>preferen...</b>
170:3	<b>planted</b>	174:5	24:15	153:8
171:11, 15	115:7	187:17	25:10	<b>preliminary</b>
171:17, 20	<b>planting</b>	<b>pleased</b>	29:13 63:5	4:20 7:25
172:17	4:17 51:18	89:23	102:9	85:21
174:7, 8, 16	52:1, 4, 16	<b>pleasing</b>	119:16	174:6, 15
174:18	62:25	74:10	139:14	<b>prepared</b>
176:2, 7	<b>plantings</b>	<b>plenty</b> 80:21	164:16	4:15, 17, 21
<b>planned</b>	12:23 13:4	<b>plus</b> 36:21	184:23	17:25 18:3
112:12	13:13 19:9	36:21 80:7	<b>pornography</b>	51:18, 23
<b>planner</b> 2:16	84:3 92:2	80:7	154:25	51:24 52:5
6:7, 8 9:17	92:3	111:24	155:3	86:11
9:20 11:20	<b>platform</b>	138:8	<b>portion</b>	87:10
18:24	187:2	<b>point</b> 14:5	21:18	149:13
32:13, 16	<b>play</b> 25:9	27:9 39:9	23:16	174:9, 18
37:16	52:19	42:12 49:6	62:14	<b>presence</b>
42:19	62:22	73:24	63:12 94:7	165:24
70:14 96:7	102:7	79:22	169:1	183:25
96:9	165:4, 8	87:18 96:1	<b>portions</b>	<b>present</b>
104:20	167:3	102:17	28:4	65:11
106:19	168:25	106:15	<b>position</b>	110:10
143:8	<b>playability</b>	108:16	114:5	111:14
169:11	124:4	118:2	118:10, 12	120:8
<b>planner's</b>	164:2	120:25	<b>possibility</b>	122:2
50:2	<b>played</b> 140:9	124:3	90:20	125:12
104:14	<b>players</b>	143:4	<b>possible</b>	126:3
105:25	168:22	149:20	68:19 89:1	127:10
<b>planning</b> 1:1	<b>playground</b>	152:21	90:22	138:1
2:4 9:17	13:8	159:2	157:23	139:21

162:8,8	147:9	177:15	<b>proofs</b>	112:17
186:21	163:24	186:6	147:22	114:21,23
197:24	166:2,19	<b>problem</b> 21:3	<b>proper</b> 65:20	115:3
<b>presenta...</b>	170:7	<b>procedural</b>	178:20	122:11
5:17 6:10	<b>primarily</b>	188:20	<b>properly</b>	125:18
161:6	22:16 27:5	<b>procedure</b>	97:1	126:25
<b>presented</b>	54:3 56:16	189:13	103:24	148:11
5:11 67:19	<b>primary</b> 32:9	<b>procedures</b>	<b>properties</b>	159:5
67:21	75:19	153:6	12:5 20:16	165:19,23
104:9	110:7,8	<b>proceed</b> 6:13	79:1 115:2	167:1
128:6	112:2,3	6:18 38:8	<b>property</b>	168:10,12
129:25	119:5,20	50:17	8:15,21,22	169:2
169:20	<b>principal</b>	104:16	10:21 11:4	170:6,20
170:21	31:21	<b>proceeding</b>	12:2,15	170:22
173:14	32:17	1:4 5:12	13:3,14,16	171:4,6
<b>presenting</b>	105:21	<b>proceedings</b>	13:22	176:16
53:14	108:23,24	62:8 69:21	14:22	177:2,6,13
67:22	109:21,24	131:11	20:14 22:1	177:23
170:6	117:3	<b>process</b>	23:25	178:22
<b>preserving</b>	124:16,18	152:18	29:21 30:5	181:9
113:19	125:23	<b>professi...</b>	30:6,7,20	182:7
114:1	126:13	9:16 40:6	31:10,13	183:22
<b>presume</b>	<b>principally</b>	40:17	31:19 32:4	184:1,4,8
195:22	119:13	106:19	32:11 39:1	185:2
<b>presuming</b>	<b>prior</b> 70:15	161:9,10	40:10	<b>proponent</b>
196:1	76:15	199:5	41:20 43:2	78:19
<b>pretty</b> 31:11	96:19	<b>professi...</b>	55:21,22	<b>proposal</b>
37:14,15	126:24	10:3	56:22 57:1	17:20 20:4
56:15	128:6	<b>profitab...</b>	57:7 59:21	21:25
77:17 79:3	<b>private</b>	159:15	62:13 63:4	145:4
80:20,21	33:16,23	<b>program</b>	64:25 65:7	<b>propose</b> 96:2
<b>prevail</b>	112:24	23:24	65:17,17	189:17
189:1	113:6	<b>project</b> 9:6	68:4,16	<b>proposed</b> 9:9
<b>preview</b> 10:4	154:10	9:7,11	70:1,5	10:18 12:9
10:12	<b>pro</b> 110:1	22:10	71:3 78:25	12:20 17:3
<b>previous</b>	111:16	104:19	83:25 84:1	17:7,10,13
8:19 17:4	<b>probability</b>	<b>projected</b>	84:4,5,11	17:15,17
17:14	36:1	140:18	86:2,11,24	18:12,13
18:10 30:9	<b>probably</b>	<b>prominent</b>	87:11,13	18:17 19:1
51:19	26:1 36:12	135:22	87:16,20	19:6,8,10
58:21	68:8 69:4	<b>promote</b>	88:4,10,16	19:11
60:15	69:11 71:8	112:18	88:20,22	22:25
173:20	77:23,23	<b>promotes</b>	90:1	25:19 26:4
<b>previously</b>	92:22	148:10	100:12,24	27:19
10:16	129:9	<b>promoting</b>	102:8	28:23
14:14 19:6	133:2	113:11	104:1	43:15
51:4 52:24	135:23	<b>promptly</b>	107:7,22	44:23
64:6 96:18	158:4	92:21	108:15,23	47:10,10
109:2	159:22	<b>proofed</b>	109:5	47:12
112:15	167:2	148:7	112:10,12	48:17

51:11	120:6	82:22,23	23:25,25	26:22
56:21	124:18	93:12	147:7	28:13 32:9
58:15,19	136:10	95:17	<b>push</b> 150:20	32:15
59:1 63:25	142:23	96:12,15	<b>pushed</b> 76:14	37:18 38:6
65:16 66:4	148:9,25	96:17	77:8	38:16
66:9 71:22	150:18	104:5,7	150:22	39:23
72:18,21	164:11	105:17	<b>put</b> 32:6	40:23
73:7,13	<b>provided</b> 9:3	107:10	69:13 71:8	41:20
74:24	9:9 19:23	110:12	78:6 84:23	46:12
80:14	29:10 35:2	112:24	85:2 90:8	47:20
85:24	86:18 88:3	113:7	90:17	48:17
117:14,16	96:3	114:8,10	93:18	49:23 50:4
121:11,20	117:10	125:2	134:16	57:1,24
123:21	118:20	129:14	136:7	64:3 67:2
124:15	120:21	151:17,19	153:5,6	67:16,23
125:21	135:1	151:23	157:18	68:8,11,12
136:25	171:15	152:15,17	158:8	69:11,12
142:13	199:6	152:24	159:22	70:12 72:9
150:9,21	<b>provides</b>	153:4,10	160:7,7	72:14
163:16	34:21	160:16	167:8	75:25
183:16	118:25	185:22,23	172:3,6	76:19
<b>proposing</b>	119:1	187:1	186:24	82:24
10:14	148:10	189:13	194:1	84:24
11:11,13	164:22	191:16	<b>puts</b> 35:16	88:15
18:16	<b>providing</b>	192:1	<b>putting</b>	89:19 91:1
19:13 20:7	9:15 21:17	193:13	72:25	91:4,9,10
24:5 51:11	37:17	195:21	73:15 78:9	93:17
54:21 55:3	80:13	196:25	90:3,4	94:25
55:7 56:5	113:3,4	199:4,15	160:1	95:18
57:10 58:8	120:4,18	<b>publication</b>	181:10	97:19
60:11	124:5	191:3		99:16
62:25 64:7	127:15	<b>published</b>	<b>Q</b>	100:6
64:10,16	140:16,16	195:20	<b>quality</b>	101:23
139:25	158:1	<b>pull</b> 70:16	159:4	104:3
141:4	163:25	73:10 78:1	161:17,22	111:12
<b>proposition</b>	166:1	142:1	161:25	122:5
100:22	<b>proximity</b>	<b>pulled</b> 109:9	162:6	154:2
<b>proves</b>	19:1 69:18	<b>purchased</b>	163:10,18	156:19,24
140:11	97:23	110:18	164:5	157:4
<b>provide</b> 12:4	<b>public</b> 3:7	<b>purely</b> 36:16	<b>quantities</b>	159:18
12:7 13:14	3:14 5:23	67:23	173:14	164:8
14:6 18:24	6:11 9:1	<b>purpose</b>	<b>quantity</b>	166:11,21
19:11 59:2	9:14,20	107:14	64:9	166:23
59:3 64:24	13:21	112:19,20	<b>question</b>	169:11
66:10	26:17	113:11	10:13	170:7
67:25	33:12 38:1	116:8,11	14:20	172:21
99:23	38:6 45:9	<b>purposes</b>	16:24	173:8
109:17	50:13	107:8	20:10	177:21
112:21	51:10	156:4	21:23	184:21
114:16	60:17	<b>pursuant</b>	23:23	<b>questioned</b>

63:20	162:17	<b>realizat...</b>	160:10	<b>recommen...</b>
85:11	194:6	128:5	168:15	82:3,11
<b>questioning</b>	<b>quote</b> 150:19	129:24	169:20	<b>reconnect</b>
70:21	<b>quoting</b>	<b>realize</b> 47:8	170:5,13	7:10,11
<b>questions</b>	154:24	101:12	170:17	<b>reconstr...</b>
3:4,7,12	<hr/>	<b>really</b> 10:16	171:8	4:15 10:14
3:14,21	<b>R</b>	14:21 44:4	172:17,20	11:24 12:1
5:22,23,24	<b>R1:7 2:1,12</b>	45:3 52:9	173:2	12:9,22,24
6:3,8 9:13	166:17	53:7 54:14	178:15	14:20,24
9:20,22	199:1	55:12,18	193:19	17:20,24
26:14,17	<b>R.P.R</b> 199:3	56:3 59:8	<b>Realty</b> 1:5	18:3 52:15
26:20	199:14	60:13	5:3 7:24	56:19
28:10	<b>race</b> 154:12	62:13	<b>rear</b> 63:4	83:14 84:8
37:20 38:1	<b>races</b> 134:12	66:15	65:5,5	125:13,21
42:14,17	142:6	72:22 73:6	176:12	182:5
45:9 48:1	<b>rainfall</b>	75:19	184:10	<b>record</b> 38:18
48:3,8	43:6	76:20	<b>reason</b> 75:19	46:3 48:11
49:20,23	<b>raise</b> 6:4	77:21	164:12	51:22,23
50:4,13	38:6 82:23	78:22	175:25	82:11
58:22 62:5	96:19	79:12	176:4	96:16
66:22 69:8	105:2	81:12	<b>reasonable</b>	131:3,9,13
72:12	<b>raised</b> 45:17	85:12	82:12	131:25
82:16,22	<b>raising</b>	88:18	120:15	144:15
83:17	45:15	93:25 95:6	125:14	152:4
89:14	<b>range</b> 33:2	108:11	<b>reasons</b>	159:8
90:16	36:18	110:14,20	141:7	172:23
91:12,13	<b>ranges</b> 34:5	110:24,25	<b>rebuilding</b>	173:5,13
93:12 96:5	<b>rare</b> 149:20	116:22	167:22	174:5
96:11,17	149:21	118:11,23	<b>rebuilt</b>	179:1
96:20	<b>re-exam</b>	119:5,8,20	150:8	181:15
98:25	149:20,24	119:25	<b>recall</b> 5:18	182:2
104:4,8	<b>re-exami...</b>	120:10,24	42:20 64:4	199:6
109:13	108:2,10	121:11	67:9 70:2	<b>recorded</b>
127:19	149:13	122:9,15	70:10	13:25
136:13	150:7	123:23	<b>received</b>	<b>recording</b>
143:5	<b>re-look</b>	124:12,17	9:22	131:6
151:7	178:18	125:18,25	<b>receiving</b>	<b>recourse</b>
153:15	<b>reaction</b>	129:19	75:1	100:24
160:25	53:8	132:19	<b>recess</b> 7:14	<b>recreati...</b>
163:14	<b>read</b> 39:6,13	134:7,22	<b>recharge</b>	112:23
165:1	131:3,10	135:4,12	73:11	113:5
178:15	<b>reading</b>	135:15,16	<b>recognize</b>	144:22
185:23	46:13	136:4,9,11	6:4,17	145:22
197:1	<b>reads</b> 181:1	136:15	151:20	<b>Red</b> 104:24
<b>quick</b> 46:11	<b>ready</b> 15:19	138:21	153:20	<b>redid</b> 70:3
69:12	134:5	140:4	<b>recognizing</b>	<b>redone</b> 47:7
<b>quickly</b>	<b>real</b> 69:12	141:18,20	83:4 84:21	<b>reduced</b>
142:1	139:2	144:15	<b>recommen...</b>	10:23 11:3
<b>quite</b> 71:2	<b>realization</b>	145:15	67:24	23:13
111:22	160:10	158:24	169:24	41:12 45:4

23:12	100:16	21:16	62:17	69:2 91:20
<b>reduction</b>	<b>regulation</b>	<b>release</b>	63:13	112:9
22:8 23:2	199:10	82:19	68:21	117:7
23:5,19,21	<b>regulations</b>	<b>released</b>	92:21	123:22
42:4	108:21	38:3	111:20	124:20
<b>Rees</b> 163:17	<b>Reiter</b> 2:16	<b>relevant</b>	<b>replacement</b>	126:16
163:21	3:21 128:3	98:9,15	64:4,11,14	169:12,18
<b>referee</b>	143:8,11	170:25	64:17	169:21
199:6	144:6,8,14	<b>relocated</b>	68:21,24	182:21
<b>reference</b>	144:17	55:5	<b>replacing</b>	<b>requirement</b>
21:13	146:9,13	126:25	69:3 93:1	18:21,23
129:13	146:16,20	<b>reluctant</b>	<b>report</b> 20:21	20:19
149:12	146:23	194:6,11	149:13	32:25 33:5
<b>referenced</b>	147:3,13	<b>remaining</b>	150:7	33:8 36:13
143:18	147:20,24	42:22	181:18,18	75:20
181:6	148:2	<b>remember</b>	182:1	109:8
<b>referencing</b>	149:9,25	42:24	<b>Reporter</b>	138:10,11
152:5	151:2,13	118:19	199:4,5	179:14
168:18	151:25	<b>remembering</b>	<b>REPORTING</b>	182:24
179:18	152:9,14	15:1	1:25	183:4
<b>referred</b>	152:22	<b>remind</b> 15:1	<b>represent</b>	<b>requirem...</b>
148:4	153:12	143:20	65:14	33:11
175:4,5	179:15,16	<b>reminding</b>	87:22	39:13
178:4	179:21	144:8	91:11	109:7
<b>referring</b>	180:2,4,6	<b>removed</b> 13:5	<b>represen...</b>	112:25
47:13	180:10,18	13:11,23	9:4	113:8
172:12	180:19,25	55:6 63:18	<b>represented</b>	126:5,6
<b>reflecting</b>	181:5,13	63:19,20	65:8	<b>requires</b>
132:8	181:16,20	77:11	<b>represen...</b>	32:25
<b>regard</b> 11:24	<b>reiterated</b>	178:2	106:7	36:10,11
12:11,17	114:15	<b>removing</b>	<b>represents</b>	40:6 92:14
19:1 21:24	<b>rejoins</b>	63:14	131:16	101:8
96:12	184:6	171:3	<b>requested</b>	<b>research</b>
159:19	<b>relate</b>	<b>renovated</b>	14:4 20:2	190:18
<b>regarding</b>	107:19	110:20	122:2	<b>researched</b>
19:11 20:3	112:10,11	118:6	<b>requesting</b>	103:14
20:10	156:3	<b>renovation</b>	126:21	<b>residence</b>
150:8	171:8	118:7	144:17	108:19
<b>region</b>	<b>related</b> 57:1	<b>reorgani...</b>	<b>requests</b>	138:6
108:12	58:22 61:2	192:23	170:24	<b>residences</b>
110:21	74:6	<b>repair</b> 94:17	<b>require</b>	77:12
111:1	119:12	<b>repaired</b>	33:17 37:6	143:18
114:6	199:7,8	93:23	92:1 183:9	<b>resident</b>
135:21	<b>relates</b>	<b>repeatedly</b>	<b>required</b> 8:8	63:11 65:4
136:5	10:17	103:3	11:9 18:21	100:22
<b>Registered</b>	107:6	<b>replace</b> 13:1	24:2 32:20	<b>residential</b>
199:5	108:22	60:2,2	35:18,20	39:9,12,22
<b>regular</b>	<b>relating</b>	63:22 64:5	39:21 64:5	40:24 42:9
192:16	49:24	92:3,22	64:10	102:3,16
<b>regulated</b>	<b>relative</b>	<b>replaced</b>	67:19 68:4	102:24

108:5,13	163:14	110:19	72:15	46:20
108:20,25	179:20	174:13,19	73:19,21	48:21,25
109:9,18	198:2	<b>revision</b>	77:18 79:9	49:5,7,8
112:14,23	<b>responsi...</b>	116:15	80:2 81:16	49:11
113:4	14:2	<b>revisions</b>	84:13 85:1	57:14
116:16	102:16	5:19	85:12,13	69:19 72:2
118:23	<b>rest</b> 24:21	108:18	85:16 86:3	86:1,5,13
120:8	40:10	<b>revitali...</b>	86:6 88:17	86:24
125:8	119:15	114:12	88:25 93:4	87:18 88:6
153:24	142:14	<b>rid</b> 158:6	93:8 95:24	89:4 125:3
168:19	<b>restaurant</b>	<b>ride-share</b>	98:4,10	<b>rightly</b>
<b>residents</b>	25:11 33:5	25:13	101:18	138:14
68:15 77:9	33:9,17	<b>Ridgewater</b>	103:23	<b>rights</b>
80:1 93:8	37:11	137:20	104:2	113:16,23
115:14	<b>restaurants</b>	<b>Ridgewood</b>	105:2,11	<b>riparian</b>
118:14,25	33:12	110:24	105:12,15	150:16,23
152:1	34:21	161:7,10	112:20	<b>rise</b> 157:5,6
168:13	<b>restrict...</b>	161:19	128:13	<b>risk</b> 102:21
<b>resolution</b>	14:1	162:9,10	129:6,19	<b>River</b> 1:1
30:4 65:22	<b>restroom</b>	163:6	131:19,23	8:18,20
82:5	111:21	<b>right</b> 6:16	147:24	15:20
178:20	177:19	6:20 7:3,8	151:3	38:24
<b>resolve</b>	<b>restrooms</b>	7:12,13	156:10,13	41:16 46:7
190:22,23	111:24	15:14,21	160:3	152:1
190:23	177:6,10	16:2,21,24	163:4,19	168:13
<b>resources</b>	<b>result</b> 5:20	17:1,17	172:11	<b>Rivervale</b>
158:22	23:1 43:16	18:7 22:17	173:2	1:6 3:8,10
<b>respect</b> 10:8	<b>resultant</b>	24:18 28:8	175:2,9,9	3:15,16,17
22:7 23:10	87:12	32:8 33:10	175:17	5:4 12:4
31:23	<b>resulted</b>	33:13	176:14	12:16,22
75:16	109:10	34:17	177:4	12:25 13:7
79:24	<b>resulting</b>	37:21	179:5	13:13,23
99:24	11:2	38:14	180:1,8	16:22
143:15	<b>results</b>	39:22	181:1,5,10	17:10,11
144:3,18	23:13	40:12,15	181:13	18:8,14
144:23	<b>retain</b> 19:16	40:19 42:1	184:20	19:2 20:1
147:21	<b>retaining</b>	45:14 47:7	187:4,16	20:13
149:18	61:20	47:22,25	188:18,22	23:18
150:2,7,10	76:11,18	49:1,6,9	189:4	38:23
156:4	<b>retention</b>	50:12,15	190:14	44:22 45:5
181:2	23:8,9	51:15,16	191:1	47:11,14
<b>respective</b>	<b>return</b> 15:8	51:17	193:8	48:14
112:25	15:8	52:22 53:4	197:17	56:21,25
<b>respond</b> 9:21	<b>review</b> 5:19	55:18 57:5	<b>right-hand</b>	57:21
197:24	9:2 62:20	57:22	62:14	58:11,18
<b>response</b>	66:7	59:21	80:25	61:8,19
37:24	169:16	60:20 62:3	85:23	63:2 64:24
45:10	<b>reviewed</b>	62:13 63:2	<b>right-of...</b>	65:14 70:3
50:14 53:8	10:2	66:20,22	17:9 19:7	71:25 72:3
153:15	<b>revised</b> 4:21	70:4 71:19	20:19	72:19

75:15 76:5	175:1	35:14 63:7	138:20	194:8
76:5 83:5	183:17,21	158:5	163:10	<b>screened</b>
84:7,20	183:21	165:23	164:3	114:18
95:8 111:2	<b>roads</b> 126:10	183:14	<b>says</b> 33:20	115:10
115:20	<b>roadway</b>	<b>running</b>	35:1 36:3	120:16
127:6	76:17 86:3	16:21 18:8	80:14	121:12
161:16	121:3,7	23:14 49:1	85:21	123:9
175:1	122:4,4	73:21	102:7,8,20	125:2
183:17,21	<b>roadways</b>	<b>runoff</b> 12:8	131:14	127:1
184:4,6	120:17	12:15	181:3,22	160:6
<b>road</b> 1:6 2:6	<b>Robert</b> 1:11	19:17	<b>scan</b> 45:13	<b>screening</b>
3:8,10,15	1:13 34:10	27:17 28:1	<b>scenario</b>	12:4 13:14
3:16,17	<b>Roberts</b>	44:16,25	143:1	65:1,20
5:4 12:4	188:20	45:4	<b>scenarios</b>	67:25
12:16,22	<b>roll</b> 90:21	<b>runs</b> 86:6	145:12	68:18
12:25 13:7	187:17	174:24	<b>schedule</b>	90:23
13:13,23	194:18	<b>Rutgers</b>	152:15	114:25
16:22	<b>rolling</b> 73:9	105:23	<b>school</b>	115:21
17:10,11	<b>roof</b> 175:19		105:24	120:19
18:8,14	175:22,24	<b>S</b>	152:18,24	121:11
19:2 20:1	176:6,10	<b>S</b> 2:1,12,12	<b>Science</b> 9:6	122:1
20:13	176:12,22	3:11 4:11	<b>scientific</b>	123:16
38:23 45:5	<b>roofed</b>	51:2	191:21	127:2
46:8,16	175:14	<b>safe</b> 59:3	<b>Scott</b> 1:8	<b>scribed</b>
47:12,14	<b>rooftop</b> 27:7	66:10	69:9 74:16	40:14
48:14,22	44:16	142:24	<b>Scott's</b>	<b>Sea</b> 106:15
52:11 53:5	<b>room</b> 119:7	<b>safety</b> 75:5	194:14	<b>seasonal</b>
53:6 56:21	186:23	<b>sake</b> 131:3	<b>screen</b> 15:4	46:14
56:25	<b>rooms</b> 119:7	<b>sales</b> 109:19	15:7,8,12	120:14
57:21	137:4,5	<b>sand</b> 175:12	15:15,15	135:25
58:11,18	<b>roots</b> 81:20	<b>satisfied</b>	16:22 38:3	136:3
61:8,19	<b>Ross</b> 1:14	65:15,19	51:13 61:8	147:18
63:2 65:14	37:3,5	65:22	63:24	<b>seasons</b> 67:4
70:3 71:5	187:15	<b>satisfy</b>	67:18	153:2
71:25 72:3	188:4,5	83:13	70:18 71:7	<b>seat</b> 140:14
72:6,19	190:7,8	127:3	74:12	<b>seating</b>
73:1 74:19	195:6,7	<b>Saturday</b>	82:20	136:13
75:6,15	<b>roughly</b>	101:12	85:17	137:9
76:5,5,25	64:13	140:7	90:20 94:2	<b>seats</b> 34:23
77:6 83:5	<b>Round</b> 143:25	<b>save</b> 48:5	104:22	136:18,20
84:7,20	<b>rounds</b> 140:8	<b>saving</b>	115:14	137:1,1,2
85:10 94:7	<b>routed</b> 23:7	168:10	120:23	137:4,11
94:11 95:8	27:20 28:5	<b>saw</b> 65:9	127:22,25	139:20,23
105:9	<b>row</b> 60:11	70:15	128:16,22	<b>second</b> 7:12
115:20	62:16 63:7	84:22	131:14,19	15:13
122:7	80:19	167:24	132:7	20:10 49:2
127:6	<b>Rules</b> 188:20	178:1	142:19	87:2,3
129:14,17	<b>Rumson</b>	<b>saying</b> 83:6	146:23	91:18,18
150:22	106:15	88:21	172:10	92:17
168:13	<b>run</b> 31:5	97:25	193:24	109:20,21

111:5	128:8,13	181:8	126:16	71:13,24
130:24	128:15,19	<b>separate</b>	150:11	77:7,7
132:13	129:18	31:13	155:6	80:12,12
173:9	130:9	<b>separated</b>	182:12,21	80:23
174:12	133:24	125:2	185:2,4	85:20 94:6
187:14,15	142:10,14	<b>separates</b>	<b>setback's</b>	172:5,13
189:19	142:15,15	86:2	47:23	174:9,18
194:14	155:4,10	<b>separation</b>	<b>setbacks</b>	174:24
197:22	158:11	53:11	30:20	<b>sheets</b> 52:13
<b>secondary</b>	160:11	<b>September</b>	170:13	77:6 85:18
60:11	171:21	53:9	173:6	<b>shifted</b> 12:2
109:10	173:3	<b>series</b> 62:24	182:9	<b>shines</b>
126:11,12	175:3	<b>serve</b> 119:25	<b>sets</b> 14:2	123:16
<b>secondly</b>	176:21,22	122:14	46:21	<b>shirt</b> 104:24
107:7	189:8	140:7	<b>seven</b> 4:19	<b>shop</b> 110:1
112:18	191:12,16	<b>service</b> 26:3	130:14,15	111:16
113:12	<b>seeing</b> 16:2	56:9 75:5	130:16,17	<b>short</b> 31:4
120:2	45:11,14	75:18	130:18,19	78:3
<b>secretary</b>	55:1 56:22	77:13,15	177:16	141:17
2:14 10:1	57:3	78:19 79:8	<b>shade</b> 55:9	184:14
<b>section</b>	128:12	<b>services</b>	<b>shaded</b> 18:11	193:19
57:17	131:22	25:13	58:6	<b>shorten</b>
58:10	134:14	168:16	<b>shadowed</b>	158:7
61:17	172:17	<b>serving</b> 75:1	19:9	<b>shortfalls</b>
122:5	<b>seeking</b>	75:6	<b>shape</b> 122:21	145:8
173:3	18:25	<b>set</b> 85:18,21	<b>share</b> 15:4,7	<b>shortly</b>
180:7	106:25	85:22	15:14,15	192:1
<b>see</b> 7:3	107:18	86:19	51:13	<b>shots</b> 70:15
16:25 17:2	111:11	108:9	85:17 94:2	<b>shoulder</b>
24:5 34:17	148:21	125:25	127:22	153:2
35:15	185:17	129:14	172:10	<b>shoved</b> 76:17
36:13 37:1	<b>seen</b> 100:2	138:7,10	181:7	<b>show</b> 42:11
38:7 42:13	134:1	139:5,19	<b>shared</b>	57:18
50:11,16	168:12	140:15	128:21	63:23
54:2 55:11	194:9	141:6,10	<b>sharing</b>	85:17,19
57:25 59:5	<b>selected</b>	141:12	15:12	102:17
62:23 70:4	128:13,15	155:11	<b>shed</b> 123:4	132:6
71:21,24	<b>SEMERARO</b> 2:2	157:8	<b>sheds</b> 117:25	153:17
72:5,23,23	<b>send</b> 41:5	193:20	177:23	170:21
73:15,19	<b>senior</b>	<b>setback</b> 8:6	178:1	171:6,11
74:4 76:23	195:19	8:7 18:20	<b>sheet</b> 4:20	171:25
77:7,8	<b>sense</b> 28:15	18:22	23:9 24:18	173:2,19
83:3 89:23	29:22 30:6	20:12,18	25:23	<b>showed</b> 61:18
93:25	96:6	20:20,24	28:19,21	122:5
95:10,21	152:13	88:8 121:5	28:22 53:3	160:9
96:4	170:10	121:19,25	53:7 55:16	<b>showing</b> 30:6
104:22	<b>sensitive</b>	122:15,19	60:15,15	55:11
109:12	167:17	122:20	61:16	57:22 58:7
115:6	192:8	124:21,24	62:11	64:23
127:24,25	<b>sentiment</b>	125:4,22	69:13	74:19

132:10	61:20	176:7	<b>smaller</b>	132:7
142:18,19	76:18 85:7	<b>sites</b> 113:20	18:16	133:22
<b>shown</b> 13:15	<b>sign</b> 92:20	<b>situated</b>	126:24	146:23
16:16	<b>signaling</b>	42:9	<b>snack</b> 13:9	181:16
18:11 63:1	45:15	<b>situation</b>	52:20	<b>sort</b> 27:4
83:24	<b>significant</b>	107:23	62:21	76:10
88:23	138:25	140:22	99:10	77:12
94:12	141:20	141:14,18	111:16	78:16 81:5
115:25	<b>similar</b>	<b>six</b> 59:2,7	184:21,22	81:6 194:8
150:24	34:22	66:9	184:24	<b>sound</b> 78:2
172:15	61:17 74:8	111:13,23	185:1	101:8
176:1	118:1	125:11,11	<b>Snowmass</b>	<b>sources</b>
<b>shows</b> 59:22	135:24	125:12,17	168:3	42:10
63:15	<b>simply</b> 27:3	129:11	<b>social</b>	<b>south</b> 17:6
92:22	88:4	130:14,15	118:16	18:8 19:14
123:23	<b>simultan...</b>	130:16	<b>soften</b> 58:8	19:16
132:15,17	35:13 36:2	132:6	<b>soil</b> 8:1	24:16 25:2
133:6,9,15	<b>single</b> 13:9	169:3	43:24	44:24
178:21	<b>single-f...</b>	172:1,2,18	<b>soils</b> 44:7	59:21
<b>shrift</b>	103:25	177:3	<b>solely</b>	72:20 73:5
141:17	<b>sir</b> 48:1,9	<b>size</b> 113:16	149:23	73:8 78:8
<b>shrub</b> 56:12	67:1 84:15	116:23	171:8	105:22
<b>shrubs</b> 54:6	90:21	122:25	<b>solid</b> 183:15	127:4,6
64:15	<b>site</b> 4:20,20	123:19	<b>somebody</b>	152:6,10
90:15	8:1 22:11	124:14	15:5 73:5	152:12
<b>shut</b> 15:12	22:13,23	129:10	85:7,9	168:2
67:7,10	23:17 25:9	162:20	87:4,15	<b>southeast</b>
97:1	25:21	194:12	89:8	22:16
142:22	53:13	<b>sized</b> 10:24	128:18	<b>southern</b>
<b>shuts</b> 15:19	76:25	119:23,24	131:2	25:22
<b>side</b> 18:7	85:18,21	<b>sky</b> 121:13	189:10,14	62:12
23:8 29:11	85:21	129:19	190:19	93:20
35:25	86:19,25	132:18	194:8	173:3
55:14	87:10,21	133:10	196:19	<b>southwest</b>
62:14	109:1	<b>skylight</b>	197:17	174:23
72:20 73:4	114:21	142:10,12	<b>somebody's</b>	175:3
73:10	124:17	142:14	75:1	<b>space</b> 13:8
83:14 86:6	125:12	<b>skylight's</b>	<b>soon</b> 134:18	22:19
122:22	149:22	142:17	134:21	34:22,23
171:4	157:6,7	<b>slate</b> 138:20	<b>sooner</b> 193:4	35:2,5,10
177:25	167:15	<b>slide</b> 71:13	<b>sorry</b> 5:22	36:9 37:6
182:22	169:17	76:25 79:4	7:20 41:3	37:12 63:8
184:2,5,9	170:15	79:5,5	42:2,15	83:24
184:9	171:11,15	<b>slight</b> 23:19	65:25 66:8	112:22,24
185:8	171:17,19	<b>slightly</b>	67:15	113:4,5,19
<b>sidewalk</b>	172:17	17:6	71:11,16	114:2
48:19,22	174:7,8,16	<b>slope</b> 56:17	75:9 79:6	139:22
48:23 49:1	174:18,23	<b>slopes</b> 121:6	83:1 87:7	<b>spaces</b> 11:8
49:10	175:15	<b>small</b> 111:22	95:22 96:8	11:13,16
58:11	176:1,2,5	122:20	104:6	11:16,18

11:19 24:1	42:23	138:4,7,9	35:17,21	<b>storage</b>
24:5,10,12	108:3,4,9	139:7	37:4,8	137:8
24:13,14	108:19	140:10	38:15	175:11,18
24:15,16	109:17	160:16	39:10 40:2	<b>stories</b> 8:4
24:16,21	156:8	183:3,3	40:4,13,16	117:14
25:2,2,4	<b>specifics</b>	185:13,16	40:20,25	181:23
25:18,20	82:6	<b>standards</b>	41:2 42:3	<b>storing</b>
25:22 26:2	<b>spectacular</b>	33:20	42:25	43:14
26:4 29:1	118:9	34:20,20	44:10,18	<b>storm</b> 19:18
29:5,6,7,9	<b>spend</b> 132:5	99:22	45:3,7	43:5,13
29:14,17	<b>spill</b> 140:23	113:10	70:6 71:6	44:3,5
30:9,12,14	<b>spilling</b>	153:5	72:13	<b>storm's</b>
30:25	140:23	<b>standing</b>	75:23,24	41:15
31:25 32:1	<b>spoke</b> 59:17	53:21	77:21	<b>stormwater</b>
32:4,6,20	60:6	<b>standpoint</b>	81:19,25	19:15,21
33:1,3	186:12	64:11	82:8,14	23:14
34:2 35:11	<b>spoken</b> 64:8	137:11	92:9,15,16	43:22
36:10,11	<b>spring</b> 80:4	138:12	93:7 126:4	44:12,14
139:24	100:10	139:21	126:8	73:12
141:2,4	<b>spruce</b> 94:15	<b>start</b> 14:19	160:13	167:18
<b>sparse</b> 93:21	<b>square</b> 8:9	31:8 55:25	176:15,19	<b>story</b> 8:4
<b>speak</b> 6:2,3	8:10,11,12	83:6 99:4	176:23	117:14
6:11 63:10	11:5 23:3	107:17	179:12,23	173:8
68:23	34:23 35:2	<b>started</b>	181:19	180:20
74:20 98:5	35:5 37:13	106:2	182:8	181:2,12
98:6,6	37:15	161:6	<b>Statile's</b>	181:12,24
100:19	93:18	<b>starting</b>	12:7 53:8	<b>straits</b>
107:3	122:25	81:1	67:24	118:11
144:25	123:2,20	<b>state</b> 39:1	82:11	<b>strategy</b>
154:20	123:21	46:2 99:13	117:10	54:10
167:25	<b>stacking</b>	99:22	169:24	<b>street</b> 12:5
186:9	31:8	100:6	181:18	20:14
<b>speaking</b>	<b>stand</b> 13:9	199:4,4,7	<b>stature</b>	61:18 80:2
62:4 64:12	52:20	<b>state-of...</b>	118:23	115:4
74:1 75:25	62:21 73:4	121:16	<b>status</b> 98:15	122:8
83:2 87:4	111:16	<b>stated</b> 74:6	<b>statute</b>	126:9
132:2	184:24	140:15	107:4	132:21
147:5	185:1	160:12	199:7	154:20
155:13	<b>standard</b>	<b>statement</b>	<b>stay</b> 59:13	159:13
<b>special</b>	35:6,11	98:19	159:9	182:22
192:15	36:19	<b>Statile</b> 2:15	<b>staying</b>	183:23
<b>species</b> 13:2	37:14	3:5,14	177:1	<b>streets</b>
79:13 90:6	39:18 40:7	12:13 14:4	<b>stays</b> 40:17	140:24
<b>specific</b>	40:10	15:18 20:2	<b>steam</b> 197:16	<b>strengthen</b>
60:7 68:24	102:24	20:9 21:2	<b>Steve</b> 3:15	81:5,6
107:7	126:2,12	21:12,19	83:5	<b>strength...</b>
108:22	126:13,18	27:16,24	<b>stick</b> 192:19	78:5
156:2	126:20	28:3,8	<b>stone</b> 19:20	<b>strenuously</b>
165:16	137:14,23	30:22	20:8 21:17	38:13
<b>specific...</b>	137:23,24	34:19	<b>stop</b> 159:22	<b>strict</b> 37:14

37:15	<b>stump</b> 13:22	<b>suggest</b> 68:7	24:8 26:15	88:9
<b>stringy</b> 81:1	<b>subdivided</b>	96:11	27:2 32:18	<b>survival</b>
81:9	109:8	<b>suggesting</b>	37:4 51:12	78:9
<b>strong</b> 79:12	<b>subdivision</b>	162:20	62:2 65:20	<b>Susan</b> 1:15
<b>stronger</b>	41:25	<b>suggestions</b>	70:22,25	162:23
79:25	109:4	81:24 82:4	75:18	<b>swale</b> 20:3
<b>strongly</b>	<b>subject</b>	<b>Suite</b> 2:3,9	89:21	<b>swales</b> 12:8
119:12	111:19	14:13	92:18	19:24
<b>structural</b>	123:6	166:18	94:20	<b>swaling</b>
68:3	148:11	<b>summer</b>	111:6	58:14
<b>structure</b>	<b>subjected</b>	100:10	114:17	<b>swear</b> 105:4
32:18	101:14	<b>sun</b> 75:21	127:3	<b>swim</b> 164:16
118:20	<b>subjective</b>	<b>sun's</b> 74:25	152:25	<b>swimming</b>
121:21	101:13,13	<b>sunlight</b>	155:17	110:2
123:3,14	<b>subjecti...</b>	80:21	160:18,21	<b>sworn</b> 3:2
124:8,9,10	102:25	<b>sunrise</b>	166:16,22	4:2 14:10
125:25	<b>submarine</b>	102:21	173:16	14:14
132:15,20	134:12	<b>sunset</b>	177:11	50:24 51:4
133:14,19	142:5	102:22	182:1	104:20
134:9	<b>submitted</b>	<b>superfluous</b>	192:5	105:3,10
155:6	12:19	170:17	194:8	105:11
175:14,20	13:25 14:8	<b>superimp...</b>	195:21	166:19
176:10,16	26:12	58:5	196:9	<b>swung</b> 78:25
179:13	<b>subsequent</b>	<b>superimp...</b>	197:14	<b>synergistic</b>
180:16	109:1	63:23	<b>surface</b>	169:5
182:15	193:11	<b>Superior</b>	23:15 27:6	<b>synergy</b>
185:4	<b>substantial</b>	106:11	27:8,14	153:23
<b>structures</b>	65:19	<b>supplement</b>	43:17	<b>system</b> 9:8
32:10	107:10	54:1 56:14	<b>surfaces</b>	12:8 19:15
107:22	114:8,9	58:14	22:15,20	19:19,25
111:12,14	158:1	60:13	23:6,7,21	20:6 23:13
118:1	<b>substant...</b>	<b>supleme...</b>	27:11	43:18,19
124:21	129:9,12	4:17 51:17	<b>surprising</b>	43:23,23
125:5,10	160:6	52:1,4,15	138:5	
126:2	<b>success</b>	<b>supleme...</b>	<b>surrounded</b>	<b>T</b>
148:24	154:4	59:1 64:2	20:7	<b>T</b> 2:12 4:11
170:12	<b>successful</b>	<b>supleme...</b>	<b>surrounding</b>	105:8
171:18,20	103:10	56:4,4	43:24	166:17,17
171:22	111:7	62:18	182:10	199:1,1
172:18,24	144:10	<b>supplements</b>	<b>surround...</b>	<b>table</b> 31:18
173:5,7,15	153:22	53:2	124:13	<b>Taikina</b> 3:19
177:2,3,9	156:8	<b>suppose</b> 35:7	<b>survey</b> 86:10	9:17
177:13,16	157:23	37:1 75:3	86:17 87:9	104:18,23
178:7,13	159:17	<b>supposed</b>	87:19	104:23
178:24	<b>successf...</b>	99:7 100:9	88:10	105:2,7,16
179:9	138:25	182:7,8	<b>surveyed</b>	105:20
182:10	<b>sufficient</b>	<b>Supreme</b>	87:20	130:3
183:5	44:2	154:24	<b>surveyor</b>	131:20
<b>studies</b>	112:21	<b>sure</b> 15:3	86:12,18	141:24
99:16	167:25	17:22 22:4	87:25 88:2	143:3,5,12

152:5	<b>talking</b>	139:10,16	69:18,25	167:25
156:15	35:25	161:14	71:21	168:1,4,6
163:12	39:14 47:1	<b>telling</b>	72:18,20	168:14,16
196:3	88:18,18	103:13	73:1,22	168:17,20
<b>take</b> 44:5	129:10	<b>ten</b> 58:7	74:5,22	168:22,24
70:5 71:7	139:1	178:7,24	75:6 76:6	177:25
71:8 73:14	149:23	185:12,16	76:15 79:7	178:1,4
84:10,10	193:22	<b>tend</b> 69:21	83:15 84:8	182:4,5,19
86:16	<b>tall</b> 78:22	<b>tennis</b> 4:14	85:1,3,23	183:12,13
94:21 95:9	179:10	4:15 8:5,7	86:5,13,22	<b>term</b> 70:8
96:11	<b>tan</b> 13:10	8:8,13 9:9	87:12,17	90:23
104:11,12	63:21	10:13,15	88:5,10,18	<b>terms</b> 32:16
139:13	<b>tape</b> 86:21	10:16	88:19,24	35:1 57:12
164:14	87:15	11:17,24	89:1 97:4	60:6,7
176:24	<b>Tappan</b> 47:12	12:1,9,11	97:24	64:3 77:22
180:14	49:5	12:22,24	107:20,20	78:23 80:1
189:8,12	<b>tavern</b> 37:11	12:25	110:2	83:13
190:18	<b>taverns</b>	13:19	114:11	111:25
191:13	34:21	14:20,21	115:20	116:1
195:17,18	<b>team</b> 99:1	14:24,25	119:15	120:21
<b>taken</b> 41:13	104:8	16:15,18	120:3,6,14	137:12
53:19	128:23	16:23,25	121:17,21	155:7
81:16	196:6	17:2,3,6,7	121:22	160:22
87:15	<b>tech</b> 193:20	17:10,12	122:10,16	161:17
118:10	<b>Technically</b>	17:13,14	122:17,18	<b>testified</b>
129:15	30:8	17:17,20	122:21,23	10:22
132:21	<b>tee</b> 33:2	17:24 18:3	122:25	24:11
160:21	55:5 77:5	18:10,12	123:1	25:20
165:3	77:5,8,8	18:13,15	124:15	32:19
191:20	77:22,23	18:17 19:1	125:1,21	52:24
<b>takes</b> 78:21	78:7,15,24	19:6,14,24	126:5,6,23	57:13 96:4
<b>talk</b> 65:4	137:24	20:10,11	127:7	96:13,18
66:3	138:8	20:14,19	135:10,11	114:15
106:21,22	<b>tees</b> 34:4	20:24	144:19,19	127:1
106:23	<b>teeth</b> 91:5	22:19	145:1,1,2	138:9,16
117:9	<b>telephone</b>	24:15	145:2,4,8	143:23
121:4	101:1	29:13	145:22	144:21
136:9	<b>television</b>	43:13,17	146:5,10	163:13,24
137:13	43:7	46:14,18	147:6,17	164:18
151:11,16	<b>tell</b> 24:4	46:22	150:8,20	<b>testifies</b>
156:15	26:24 51:9	47:10,12	151:17,20	14:15
171:2,16	51:22 70:2	48:16,16	154:8	105:10
184:18	70:6,9	48:18 49:7	157:13,25	<b>testify</b> 51:4
<b>talked</b>	72:1 76:20	49:13,18	159:24	75:4 98:8
110:16,22	76:22 89:7	52:15,16	160:1,4	166:20
115:18	90:14 91:8	56:19,22	164:9,9	<b>testifying</b>
118:4,5	97:24	57:4,12,17	165:17	11:1 42:14
124:22	102:18	58:5,16,17	166:2,4,6	97:19
134:25	103:5,8	59:4,18	166:25	<b>testimony</b>
193:18	105:17	66:5,11	167:5,10	3:2 4:2

5:11 6:11	93:6,10	90:21	92:21	160:20
9:3,14,15	94:4,24	96:16	96:14,15	162:18
9:19 10:5	95:13,16	104:19	101:25	164:21
10:7,10	100:3	105:21	102:5,13	168:9
14:7 18:25	103:23	106:22	102:14	171:1,22
26:9 37:17	104:17	110:4,9	103:8	173:24
46:13 50:2	105:19	119:7	112:2,16	175:5,23
50:5 60:16	106:20	122:13	112:19	177:25
64:5 67:9	128:2	133:17	113:10	178:16
87:5 89:10	132:3,12	134:24	114:3,14	179:16
96:3,5	143:3,11	135:7,10	114:19	180:24
97:3,7	143:12	137:17	115:13,16	183:11
98:14	144:7,8,16	148:20	115:19,20	184:17,22
99:23	146:19	157:13,24	115:23,25	186:1,4,19
103:3	149:9,10	158:9,9,17	116:5,20	186:22
104:14	153:12,18	183:12	117:5,8,19	187:10
105:4	160:24	<b>think</b> 14:19	118:17	191:5,8,9
120:21	169:8,10	16:5 17:18	119:19	191:14,18
127:18	172:8	21:4,6	120:12,14	193:3
135:1	174:21	26:13	120:20,22	194:10,13
141:23	176:25	27:10 28:5	121:14,23	194:25
143:13,18	179:3	30:11	122:13	195:24
147:7	185:20	32:15	124:12	196:23
150:6	196:12	34:13	127:7,11	<b>thinking</b>
185:24	197:6	35:22	127:22	31:5
196:3,4	<b>Thanksgi...</b>	36:14,14	128:20	<b>thinks</b>
197:1	197:7	37:16,25	129:22	160:14
199:6	198:4,6	39:9 41:7	130:3,6	<b>thinner</b> 13:4
<b>text</b> 131:4	<b>that'd</b> 142:3	42:8,19	134:13,22	53:24
193:16	<b>theory</b> 20:18	48:24,25	135:4,18	<b>third</b> 133:4
<b>thank</b> 6:19	<b>they'd</b> 6:12	60:23	136:6	155:24
7:19 14:11	164:21	61:13 65:8	138:21,22	<b>thirdly</b>
19:4 21:1	177:15	65:21 67:8	139:6,7,18	107:9
21:20	<b>thin</b> 59:23	67:9 69:1	140:1,13	114:7
23:22 26:6	62:15	69:4,17	140:15,17	<b>THOMAS</b> 3:11
27:15 28:8	77:17	70:19 71:2	141:7,24	51:2
28:12	<b>thing</b> 30:23	71:2,6	142:25	<b>thorough</b>
37:19 38:9	61:1 77:2	73:22	148:8,12	143:14
38:10,21	90:8 113:3	74:10,24	148:22	<b>thought</b>
41:18 44:8	134:23	75:19 76:3	151:2,22	126:19
47:18	135:14,14	76:11 77:4	152:20,23	129:6
50:19 62:9	146:25	77:18 78:4	153:3,6,9	152:9,18
62:10	151:10	78:6,9,12	153:16	167:5
65:23	152:24	78:20,22	154:16,18	179:13
66:14 69:6	154:13	79:11,25	155:5	<b>three</b> 8:14
72:10	155:10	80:4,6,11	156:18	16:25
82:14,15	158:5	80:14 81:2	157:2	17:13
83:4 84:16	159:16	81:12 82:6	158:3,8,13	22:15
84:17,21	<b>things</b> 9:17	83:11,22	158:15,23	36:22 55:8
87:6 92:15	69:17,21	85:18	159:1,20	55:8 56:11

58:8 77:12	161:10	<b>tournament</b>	83:13	127:23
79:8,8	162:11	161:21,24	94:15	190:18
92:12	<b>today</b> 41:4	<b>tournaments</b>	<b>trees</b> 13:4	193:17
107:21	54:4 60:4	161:9,11	54:6,17,18	<b>trying</b> 9:21
111:11	72:4	163:7	55:6,8,9	83:8
125:6	175:15	<b>town</b> 110:19	56:8 58:9	128:25
150:3	176:1,5	111:1	60:24	<b>tubular</b>
155:24	<b>told</b> 145:15	114:5	61:10 64:6	63:18
162:10	154:11	119:3	64:7,10	<b>TUESDAY</b> 1:2
167:2,20	<b>tolerant</b>	137:17	65:5 68:18	<b>turn</b> 6:1
171:22	60:4	144:11	68:19,20	<b>turned</b> 75:17
172:1	<b>Tom</b> 9:9	167:6,11	68:20 69:3	131:6
177:13	50:20	176:17	73:14,16	<b>turns</b> 52:12
188:12	<b>tonight</b> 5:2	<b>townhouse</b>	73:17	94:10
<b>ticked</b> 64:9	5:16 6:13	23:11	77:19	196:17
<b>tied</b> 86:24	47:1 65:8	25:15	78:14 81:6	<b>Twenty-five</b>
188:14,25	106:21	<b>townhouses</b>	92:23	179:11
<b>till</b> 197:9	170:8	143:19	93:22	<b>twice</b> 129:9
197:13	185:22	168:10	<b>tremendous</b>	<b>two</b> 8:4
<b>time</b> 9:16	190:23	<b>township</b> 1:1	111:1	17:14
24:11,25	197:9	108:12	119:18	18:16 36:5
42:14,16	<b>tools</b> 113:15	143:25	158:22	41:17
59:14	<b>top</b> 7:21	150:4	<b>trench</b> 19:20	46:21
60:12 64:5	53:2 56:23	<b>track</b> 159:8	20:8 43:21	52:13
67:11	57:1 67:18	<b>tracks</b> 140:7	<b>tried</b> 46:13	53:18 55:1
68:20,21	77:3,3	<b>traditional</b>	<b>trigger</b>	55:17
76:7 90:12	81:13	113:14	157:8	59:25
91:24 94:3	<b>topography</b>	<b>traffic</b> 80:8	169:17	72:18
98:19	172:22	<b>transcript</b>	<b>triggered</b>	73:15 86:1
101:15	<b>total</b> 11:8	1:3 5:12	59:10	89:24 90:1
106:4	11:13	8:25 97:10	66:13	92:4 97:14
108:2,11	21:11,14	131:7	<b>trim</b> 76:10	99:20
109:4,16	24:10,10	199:10	81:11	107:19
109:19,25	24:24	<b>transfer...</b>	<b>trimmed</b> 81:4	111:17,21
132:5	25:18 29:5	113:16	<b>trouble</b>	112:20
145:15	30:2 32:4	<b>transitions</b>	15:17	117:14
152:2	33:2 34:2	55:1	<b>truck</b> 115:11	134:24
155:2,20	35:9	<b>Transpor...</b>	<b>true</b> 100:18	148:3
155:22	123:21	138:3	135:15	155:20,22
159:14	137:1,10	<b>traveling</b>	179:12	163:12
165:8	172:23,24	73:5,8	<b>truly</b> 129:19	165:17
166:15	173:4	<b>treated</b>	148:21	167:21
169:14	178:23	30:21	<b>trust</b> 159:5	171:20,25
176:20	<b>totality</b>	<b>tree</b> 13:22	159:6	173:11,21
193:19,24	31:19	54:21 55:3	<b>truth</b> 105:5	177:4,5
195:14	<b>totally</b>	55:9 56:6	105:5,6	178:1
198:8	142:20	56:7,9	<b>try</b> 5:9 7:9	180:20
<b>times</b> 66:10	<b>touch</b> 66:1	61:11 73:9	7:11 15:21	181:12,22
143:17	136:14	77:13,16	99:2	188:12,14
153:8	185:16	78:21	109:12	<b>two-and-...</b>

34:23	56:5	112:21	<b>Vaccaro</b> 1:15	148:23
139:22,23	<b>undetained</b>	113:14	162:15	172:25
<b>two-car</b>	23:18	114:2	188:6,7	173:15
171:24	<b>unfortun...</b>	117:3,10	190:9,10	178:11
176:5,22	71:23	120:16	195:8,9	181:10
<b>two-story</b>	142:9	124:16	<b>Vale</b> 1:1	<b>variety</b> 5:7
180:15,24	145:11	125:24	8:18,21	60:7 63:15
<b>type</b> 27:11	<b>Union</b> 51:3	136:23	15:20	112:22
89:23	<b>unique</b> 93:2	138:20	38:24	<b>various</b>
104:25	107:23	142:23	41:16 46:7	11:22 23:1
<b>types</b> 110:15	108:12	145:4	152:1	25:7 41:5
136:3,4,4	116:14	146:10	168:13	<b>vary</b> 89:5
148:4	148:16	150:3	<b>valet</b> 26:1,3	<b>vegetation</b>
<b>typical</b>	149:1	151:19,23	26:3 141:2	53:24
137:19	<b>uniquely</b>	156:17	<b>valets</b> 31:5	54:21 56:4
138:19	112:12	158:14	<b>variance</b> 8:2	57:10
159:21	<b>units</b> 99:11	159:18,24	18:21,25	59:19
<b>typically</b>	143:24	160:4	20:23	77:11
110:6,12	<b>unlit</b> 123:13	<b>uses</b> 25:7	36:13	<b>vehicle</b> 80:8
124:19	<b>unmute</b> 38:8	31:11	40:23 42:8	<b>vehicles</b>
171:10	65:11	35:12,24	42:22 43:1	31:8
192:18	<b>unquote</b>	36:22	47:21	<b>vendor</b> 11:19
194:7	150:19	110:5,10	107:14	<b>vendors</b>
	<b>upgraded</b>	112:23	112:6	24:20
<hr/>	89:23	113:5	116:7	<b>ventilation</b>
<b>U</b>	<b>upper</b> 20:5	114:4,11	117:9	99:11
<b>Uh-huh</b>	137:4,7	116:18	126:18,22	<b>verbatim</b>
151:13	<b>upstairs</b>	117:4	148:9	199:5
<b>uncontro...</b>	119:8	123:25	150:10	<b>verge</b> 110:18
28:1 44:21	<b>usage</b> 34:8	125:8,10	170:23	<b>versus</b> 27:14
<b>undergoing</b>	<b>use</b> 2:14	125:17,18	173:16	32:17
109:19	11:9 25:9	125:24	178:13,22	36:10
<b>underneath</b>	30:24	126:14	181:12,22	112:7
78:13	31:14	137:17	183:9	123:1
<b>underserved</b>	33:25 35:1	144:22	185:17,18	128:21
97:13	35:6 36:4	157:13	<b>variances</b>	181:23
<b>understand</b>	36:13 39:6	159:23	8:2 20:22	<b>viability</b>
5:17 6:6	40:10	<b>usually</b>	39:19 91:7	135:16
39:20	58:22	79:17	106:23,24	157:15
70:20 85:2	63:21	<b>utilized</b>	107:1,2,9	<b>viable</b> 111:7
94:7 97:22	66:11	86:19	107:18	157:16
155:18	68:22	<b>utilizes</b>	111:10,25	164:22
159:12	91:22	163:6	112:4,9,18	<b>viburnum</b>
166:7	97:19,20	<b>utilizing</b>	114:3,7,9	56:12
177:20,20	98:16	11:23	117:2,6	64:15
<b>understa...</b>	103:25	121:24	141:10	<b>VIDEO</b> 1:25
46:16	107:8	124:25	143:15	<b>view</b> 54:9,15
77:15	108:23,24		144:18	62:12 73:6
143:24	109:21,24		147:22	83:25
193:10	110:1,8,8		148:4,6,7	84:11
<b>understory</b>				
		<hr/>		
		<b>V</b>		
		<b>V</b> 14:12		

115:9,14	<b>wait</b> 45:17	82:23 83:6	167:8,16	74:14,16
115:15	50:1	97:21	167:19	165:2,2,7
120:17	145:14	102:18	<b>wants</b> 168:25	165:13,17
123:9	197:9,12	104:12,13	189:10	166:5,10
127:5	<b>waited</b> 167:9	104:14,25	191:12	166:24
<b>viewed</b> 82:2	<b>waiting</b>	115:15	192:2	168:8
<b>views</b> 54:12	134:15,16	127:21	<b>warehouse</b>	169:6
54:13,14	<b>waitlist</b>	132:5	115:11	188:8,9
74:10	145:2	133:12	<b>warrants</b>	190:11,12
115:17	146:13	134:4,17	73:15	195:10,11
<b>vinyl</b> 13:10	<b>walk</b> 17:19	141:25	<b>wasn't</b> 32:22	<b>ways</b> 36:25
63:21	25:15 52:9	143:9	44:1 69:25	<b>we'll</b> 6:4
<b>violate</b>	114:22	144:2	70:8 71:5	14:19 22:3
101:6	<b>walked</b> 53:13	145:25	94:19	26:16
<b>violative</b>	<b>walking</b>	151:4,6	103:9	65:22 85:1
122:18	12:18	154:23	141:15	89:15 96:6
<b>virtual</b>	72:24	157:17	<b>watching</b>	99:2
191:25	122:8	158:6	134:11	104:10
<b>virtually</b>	177:24	159:17	142:5	117:9
5:8 192:3	<b>walks</b> 114:21	162:15	<b>water</b> 43:21	134:21
<b>visibility</b>	<b>walkway</b> 27:7	163:9,9	<b>watermelon</b>	152:23
74:9	81:15,18	164:3	79:16	160:13
<b>visible</b>	<b>walkways</b>	165:18	<b>wave</b> 38:6	177:3
123:15	27:1	167:6	<b>waving</b> 38:7	184:16,17
<b>visit</b> 53:13	136:21	168:15,22	<b>way</b> 6:13	187:12
<b>visiting</b>	<b>wall</b> 49:9,10	168:23	10:4,12	196:19,21
119:14	54:11	169:1	14:13	196:21
<b>visual</b> 53:11	61:21	180:4,6,7	36:15 37:2	<b>we're</b> 6:13
67:25	76:11,18	184:13	41:16	10:9 18:16
122:14	86:6,8	186:5,18	52:11,21	19:13 20:6
123:10	122:9	187:7,7,7	55:1 59:9	21:17
<b>visually</b>	<b>Wallington</b>	187:8	70:4 72:1	23:11 43:6
131:16	194:5	189:14	75:14,14	52:23 53:5
<b>vital</b> 119:3	<b>walls</b> 21:14	190:17	75:15	53:14 54:5
<b>vitality</b>	175:19,21	191:13	85:19 95:6	54:14,21
157:19	<b>want</b> 15:14	192:4,11	100:11	55:1,2,7
<b>Voir</b> 3:20	15:15 17:5	192:17,18	109:14,14	55:11,20
105:13	17:16,16	197:1	115:23	56:3,3,5
<b>volume</b> 23:14	24:23	<b>wanted</b> 25:5	122:21	58:7 62:11
43:14 44:2	26:13	32:3 41:14	133:1,20	62:24 63:7
<b>vote</b> 30:3	30:24 31:5	61:5 97:10	138:22	63:23 64:7
187:17	36:12,25	97:12	139:6	64:10,12
189:8	38:10	108:4	141:1	64:16
190:20	40:10 41:6	118:21	184:3	67:17
192:3	47:22 50:1	130:5	193:20,25	82:12
<b>votes</b> 188:25	50:6,7	136:14	194:4	83:11
	51:9 61:25	154:12	<b>Wayne</b> 1:16	88:17,18
	75:7,24	156:8	3:23 9:6	93:9 102:5
<b>W</b>	80:9 81:2	157:19	72:16,17	102:13
<b>W</b> 48:13	81:12 82:2	164:8	73:17	107:16
166:17				

111:4,11	96:15	147:17	146:2	91:10 94:2
113:2,3,3	113:8,21	152:7,10	147:16	94:5,10,19
113:4,9,10	114:20	<b>Westchester</b>	151:16	95:4,9
114:1	134:1	110:23	152:6	104:5,7,18
116:14	138:23	135:22	163:23	106:20
126:21	171:14	137:20	166:12,21	128:2,11
128:12	184:12	147:9	167:2	128:15,23
130:6,9	192:6	152:10	168:14	129:2,5
133:2	<b>web</b> 193:25	161:8,11	170:2	130:8,14
134:15	<b>Weber</b> 3:9	161:20	171:23	130:16,18
139:1,16	45:17,20	162:8,16	178:4	130:23
140:16,16	45:21,23	<b>whichever</b>	<b>witness</b> 3:2	131:21
140:23	46:1,4,6,9	36:11	4:2 6:6	132:7,12
141:1,15	46:11 47:3	<b>white</b> 34:15	15:10,22	133:25
143:4	47:5,15,18	57:10 58:7	16:1,4,13	134:6,15
144:23	48:4	60:9,11,18	16:20	134:19
147:5	<b>website</b> 5:13	61:7,15,23	17:22 18:2	142:2
150:1	5:15 9:1	62:18 73:4	19:5 21:9	144:5,7,16
157:15	10:2	77:13	21:13,21	145:5
158:1,6,7	<b>wedding</b>	80:16,19	26:17 27:2	146:12,14
158:7	24:13	80:25 81:4	27:5,13,22	146:17,22
159:5,5,20	<b>Wednesday</b>	81:8	28:2,7,17	147:12,14
160:11,16	192:18,19	104:24	29:3,7,18	147:23
160:20	<b>Wednesdays</b>	138:13	29:24 30:8	148:1,14
163:25	192:18	<b>widened</b> 76:5	32:2,7,12	149:19
164:10	<b>week</b> 120:21	76:8	32:24 33:6	150:15
169:23	129:25	<b>wild</b> 155:7	33:10,13	151:8,14
171:3	<b>week's</b> 46:12	<b>willing</b>	33:19 38:4	152:3,8,12
172:17	<b>weekend</b>	114:16	38:14	152:20,23
173:1	100:11	<b>windy</b> 101:9	41:22	154:16,22
174:3	<b>weekly</b>	<b>winter</b> 79:20	42:19	155:3,18
176:7	145:24	128:8	43:12	156:7,13
178:10,11	<b>weeks</b> 155:24	129:20	44:17,19	157:1,11
181:10,25	<b>weigh</b> 75:8	132:16	45:6,9	158:13
182:11	143:8	133:10	46:17,24	159:20
185:21,24	159:12	135:13	47:4,9,16	160:3
189:12	<b>weighing</b>	164:15	48:3,24	161:15
190:21	112:7	165:4	49:4,14,17	162:4,13
191:8,9	<b>weir</b> 171:4	<b>wintertime</b>	50:18,20	162:24
193:11,22	<b>Welcome</b>	151:19	51:16,24	163:4,8,20
195:22	106:17	154:8	52:8 62:2	164:17
196:16	<b>went</b> 48:15	<b>wish</b> 6:3	62:4,10	165:1,5,10
<b>we've</b> 13:12	60:21 85:5	70:9	67:6,12,22	165:15,20
17:3 19:9	89:7,8	<b>Witmond</b> 4:3	68:23	166:7
21:10	146:24	9:4 110:18	69:15 73:3	169:16,22
54:16,17	<b>weren't</b> 68:2	118:5	73:24	170:15,25
54:19 58:4	170:16	132:1	74:20 75:2	171:13
58:4 60:5	<b>west</b> 14:13	134:25	77:20	172:3,8
60:10,10	53:4 146:3	139:1	81:17	175:21
64:1,8	147:8,10	141:19	82:17 91:1	177:10,15

178:3,8	<b>worse</b> 69:23	103:21	107:15	<b>1.7</b> 97:16
179:8,11	<b>wouldn't</b>	134:19	108:3	<b>10</b> 22:13
180:17,22	29:4 169:5	156:24	109:5	61:16
181:3,14	<b>wrap</b> 80:9	157:1	148:16	122:6
182:17	96:7	162:23	150:17,23	185:5,11
183:10,19	136:15	165:2	179:17	<b>10-feet</b>
183:25	184:15	174:3	<b>zoned</b> 103:24	60:23
184:24	<b>wrapping</b>	175:23	<b>zoning</b> 11:8	<b>10-foot</b>
185:3,7,12	115:4	177:11	24:1 33:4	75:17
185:15	<b>wraps</b> 184:5	191:10	33:17 48:1	126:21
<b>witness's</b>	<b>wrestling</b>	193:3,6	106:2	185:4
87:5	153:19	196:15	107:11,24	<b>10-foot-...</b>
<b>witnesses</b>	<b>writing</b>	197:12	108:1	58:5 183:8
5:11,21,24	107:24	<b>year</b> 41:16	109:16	<b>10/22/21</b>
9:12 96:3	<b>written</b>	97:14	112:19	4:21
96:12,18	117:24	100:18	113:11	174:19
196:2	<b>wrong</b> 27:19	118:13	116:9,12	<b>100</b> 74:21
<b>wondered</b>	33:23	167:12	126:8	118:12
69:13	44:18	<b>year-round</b>	148:11,15	166:18
<b>wonderful</b>	152:8	120:6	148:22	<b>101</b> 3:16
115:17	<hr/> <b>X</b> <hr/>	135:15	149:4	<b>105</b> 3:19,20
129:6	<b>X</b> 3:1 4:1,11	145:4,22	154:4	<b>108</b> 137:3
<b>wood</b> 63:19	36:10,11	145:25	156:4,8	<b>11</b> 5:5,10
63:22	<b>XI02050</b>	146:4	<b>zoom</b> 15:25	53:10
<b>woodland</b>	199:15	151:22	23:6 38:11	62:11
55:13,19	<hr/> <b>Y</b> <hr/>	157:16	62:6 65:9	104:14
55:20,24	<b>y</b> 31:20	164:12,13	65:10	115:6
56:13	<b>yard</b> 20:12	164:18,21	85:25	117:17
<b>woods</b> 78:10	20:20,24	<b>years</b> 78:21	90:13	124:9
<b>word</b> 180:14	57:25 65:6	90:7,7	131:14,15	178:25
<b>words</b> 31:3	124:16	92:4,12,12	131:18,21	<b>11/19/2021</b>
40:8 92:11	125:22,25	93:22	174:22	4:18 52:2
<b>work</b> 9:21	126:16	106:7	175:2	52:6
36:25	127:8	138:24	186:7,20	<b>11:00</b> 67:9
64:23	182:9,15	162:17	187:2,12	67:14
75:14 83:8	182:16,18	167:3,20	193:12	184:12
160:13	183:8,18	167:21	194:9	<b>11:17</b> 198:9
<b>worked</b> 111:2	183:24	173:11	<b>zoom-in</b>	<b>113</b> 137:1
<b>working</b>	185:8	<b>Yep</b> 21:21	171:11	<b>116</b> 64:6,10
116:2	<b>yards</b> 20:15	<b>yeses</b> 188:11	<b>zoomed</b> 132:8	<b>11th</b> 5:6
145:6	90:15	188:16	<b>zooming</b> 53:5	8:24 9:3
160:17	<b>yeah</b> 27:22	<b>yesterday</b>	<hr/> <b>0</b> <hr/>	9:14,23
<b>works</b> 136:21	43:10 46:4	15:16	<b>0.4</b> 11:5	10:22
193:2,6	47:5 67:14	<b>yield</b> 72:9	<b>07024</b> 2:3	13:21
<b>world</b> 125:15	70:22 75:9	<b>yields</b> 36:11	<b>07054-2891</b>	21:24 26:9
<b>world-re...</b>	79:7 80:25	<b>York</b> 132:14	2:6	50:25 96:3
163:23	92:19 93:9	<hr/> <b>Z</b> <hr/>	<b>07645</b> 2:10	96:5,13
<b>worry</b> 132:4	101:7,22	<b>zone</b> 94:6	<hr/> <b>1</b> <hr/>	99:24
<b>worrying</b>		103:25		<b>12</b> 115:6
41:9				<b>12-month</b>

120:10	<b>161</b> 3:22	<b>20</b> 3:5 106:7	150:14,22	179:7
160:4	<b>164</b> 3:23	109:2	173:9	<b>309</b> 25:20
<b>1201</b> 1:5 5:3	39:11	146:10	179:25	139:23
8:18 85:22	42:11	<b>200</b> 51:3	181:10,11	<b>31</b> 8:17
174:7,16	<b>166</b> 4:3,3	<b>2000</b> 76:4	181:23	<b>31st</b> 174:12
<b>12th</b> 192:21	<b>169</b> 3:23	<b>2001</b> 8:17,17	182:11,12	<b>33</b> 3:7
193:23	<b>17</b> 4:16	<b>2005</b> 149:14	<b>25-feet</b>	117:13
<b>13-page</b> 52:2	48:20	150:1	181:4	179:8
<b>13,750</b> 8:11	69:25	<b>2008</b> 4:13	<b>25-foot</b> 12:3	181:11
<b>13,750-s...</b>	80:14 85:7	16:15,17	122:19	<b>33-feet</b>
123:20	<b>17-and-a...</b>	16:24	124:20,24	179:7
<b>13:43-5.9</b>	46:19	18:11	126:2	<b>35</b> 8:3 90:7
199:10	49:14,15	70:17	160:1	126:17,21
<b>130</b> 4:19	<b>17,000</b> 11:5	71:20 72:2	182:12	182:7,13
<b>14</b> 3:3,3	23:3	72:5	<b>25-year</b>	185:6
32:1	<b>17.5</b> 89:5	<b>2015</b> 110:17	19:18	<b>35-feet</b>
<b>14-foot</b>	121:20	118:11	41:15 43:5	183:1
179:13	122:11	<b>2016</b> 39:10	44:5	<b>35-foot</b>
<b>140</b> 39:17	<b>17.58</b> 8:7	108:1	<b>2500</b> 115:3,7	150:11
64:7	87:13	149:4,12	<b>26</b> 3:6 8:17	<b>350-person</b>
<b>142</b> 22:12	88:22	150:7	<b>26,136</b> 8:9	24:13
41:23	<b>17.58-foot</b>	<b>2018</b> 108:16	122:25	<b>36</b> 21:11,15
109:9,24	86:9	108:21	<b>261</b> 136:25	<b>360</b> 24:10,12
182:18	<b>174</b> 4:21	116:15	<b>267</b> 182:19	24:25 26:5
<b>142-acre</b>	<b>18</b> 3:4 21:17	149:4	183:4,11	138:16
157:22	41:7	174:12	<b>26th</b> 192:23	139:5,18
<b>142.273</b> 37:5	119:19	<b>2021</b> 1:2	<b>27</b> 3:5	140:16
<b>143</b> 3:21	135:8,12	149:6	<b>27,776</b>	141:3
<b>15</b> 22:12,14	<b>18-hole</b> 40:6	174:14	123:20	<b>37</b> 8:5 120:3
135:20	40:9 108:6	<b>2023</b> 199:16	<b>28</b> 3:6	121:2,2
171:8,12	112:13	<b>22nd</b> 53:9		<b>370</b> 11:13
190:18	116:13	174:14	<b>3</b>	25:19 26:4
<b>150</b> 35:2,4,5	<b>18-holes</b>	<b>23</b> 1:2 85:20	<b>3</b> 77:7,7	29:17
37:13,14	40:21	181:22	121:19	140:1,15
39:14 41:8	<b>19</b> 109:2	<b>240</b> 2:9	143:25	140:16
55:19	<b>1930s</b> 76:2	166:18	172:5	141:4
109:6	<b>196</b> 64:10,11	<b>25</b> 8:4,6,8	199:16	<b>373</b> 34:1
129:15,17	<b>1992</b> 106:1	12:2 17:11	<b>3-feet</b> 95:12	<b>374</b> 137:1,9
132:22	<b>1995-ish</b>	18:14,20	<b>3-inch</b> 21:14	<b>38</b> 3:8
<b>150-foot</b>	76:21	19:7,9	<b>30</b> 21:5	<b>384</b> 32:6
56:16	<b>19th</b> 192:22	46:16	60:19	
<b>151</b> 136:18		57:14	64:15	<b>4</b>
<b>153</b> 3:22	<b>2</b>	60:20 73:2	78:21	<b>4</b> 4:20 55:16
<b>15th</b> 53:13	<b>2</b> 2:3 53:3,7	117:14	105:9	116:7
<b>16</b> 4:14	77:1,5	120:3	146:10	122:24
62:15	94:6 95:8	126:19,20	150:13	174:9,18
149:19,24	<b>2-foot</b> 58:14	126:25	182:6	<b>4/10ths</b> 23:2
<b>160</b> 11:16	95:6,12	131:17,24	<b>30-inch</b> 21:5	23:20
24:12	<b>2-foot-high</b>	133:1	21:14	<b>40</b> 11:19
42:12	57:15	150:9,13	<b>30-somet...</b>	24:16

60:25, 25	<b>6</b> 61:21 79:5	32:23, 24		
<b>40-foot</b>	79:5	33:2		
160:8	124:15	<b>87</b> 76:22		
<b>40-foot-...</b>	174:7, 16	<b>89</b> 3:17		
61:22	<b>6-foot</b> 58:12	106:2		
<b>43</b> 3:5	<b>6.01</b> 5:4			
<b>44</b> 117:18	8:18 28:18	<hr/> <b>9</b> <hr/>		
<b>449</b> 1:6 5:4	85:22	<b>9</b> 3:18 17:9		
<b>45</b> 3:9 47:23	<b>6.01</b> 1:5	18:15		
47:24	<b>60</b> 64:13	60:15		
<b>461</b> 13:7, 13	90:13	80:23		
63:2 64:24	182:18	93:16		
64:25	<b>600</b> 123:2, 21	<b>90</b> 132:20		
65:14	124:11	<b>906-2078</b>		
183:17	<b>600-squa...</b>	1:25		
184:4, 9	123:2, 6	<b>93</b> 3:18		
<b>48</b> 3:10	<b>61</b> 4:21	<b>95</b> 76:4, 22		
<b>486</b> 57:21	25:22			
<b>49.99</b> 15:24	174:9, 18			
<hr/> <b>5</b> <hr/>	<b>611</b> 14:13			
<b>5</b> 61:21	<b>63</b> 186:20, 22			
85:20	<b>66</b> 3:13			
123:18	<b>69</b> 3:13			
174:7, 16	<hr/> <b>7</b> <hr/>			
<b>50</b> 34:23	<b>7</b> 125:5			
133:2, 5	<b>7:30</b> 1:2			
158:8, 11	195:18			
<b>50094914</b>	<b>72</b> 136:19			
199:4, 15	<b>732</b> 1:25			
<b>51</b> 3:11, 12	<b>75</b> 3:14			
<b>513</b> 3:15	<b>77</b> 34:1			
56:25 83:5	<b>774</b> 137:11			
84:7	139:20			
<b>52</b> 4:18	<b>79</b> 136:19			
<b>525</b> 3:8, 9, 10	<hr/> <b>8</b> <hr/>			
3:16, 17	<b>8</b> 20:21			
38:23 46:6	69:13			
46:8 48:14	80:12, 12			
84:20	122:6			
89:24	125:20			
<b>530</b> 2:3	<b>8/31/18</b> 4:21			
<b>5th</b> 192:21	174:19			
192:25, 25	<b>80</b> 11:16, 18			
193:6, 10	24:14, 15			
193:22	138:10			
195:18	<b>83</b> 3:15			
197:5	<b>84</b> 3:16 11:8			
<hr/> <b>6</b> <hr/>	24:1 32:20			